

CITY OF HOUSTON, TEXAS, ORDINANCE NO. 1999- 766

**AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON (FIFTH WARD AREA) AS A REINVESTMENT ZONE FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.**

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**WHEREAS**, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

**WHEREAS**, the City has prepared a preliminary reinvestment zone financing plan for the creation of a proposed reinvestment zone within a contiguous area of the City known as the Fifth Ward area (the "proposed zone"), which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

**WHEREAS**, the City, prior to May 31, 1999, provided written notice of the City's intention to create the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing bodies of all other taxing units levying taxes on property within the proposed zone; and

**WHEREAS**, a notice of the June 22, 1999, public hearing on the creation of the proposed zone was published on June 15, 1999, in the Houston Chronicle, a newspaper of general circulation in the City; and

**WHEREAS**, Harris County, pursuant to Section 311.003, Texas Tax Code, has waived the Tax Code requirement that it receive notice of the City's intention to create the zone sixty (60) days before the public hearing on the creation of the proposed zone; and

**WHEREAS**, the Houston Independent School District, pursuant to Section 311.003, Texas Tax Code, has waived the requirement that it receive notice of the City's intention to create the proposed zone sixty (60) days before public hearing on the creation of the proposed zone; and

**WHEREAS**, at the public hearing on June 22, 1999, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code, and no person appeared or presented evidence against the creation of the proposed zone, its boundaries or the concept of tax increment financing; and

**WHEREAS**, no owner of real property in the proposed zone protested the inclusion of his property in the proposed zone; and

**WHEREAS**, the City has provided all information and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other

law as a condition to the creation of the proposed zone; and

**WHEREAS**, the total appraised value of property in the proposed zone and all other reinvestment zones previously created by the City is approximately \$3,578,291,987; and

**WHEREAS**, the total appraised value of taxable real property in the City and in the industrial districts created by the City is approximately \$59,653,340,000; and

**WHEREAS**, the total appraised value of real property taxable by Harris County, in which the proposed zone is located, is approximately \$102,486,793,000; and

**WHEREAS**, the total appraised value of real property taxable by the Houston Independent School District, within those boundaries the proposed zone is located, is approximately \$37,033,231,000; and

**WHEREAS**, the total area within the proposed zone is approximately 241 acres, excluding property that is publicly owned; and

**WHEREAS**, approximately 18.5 acres of the property in the proposed zone is currently used for residential purposes, as that term is defined in Section 311.006(d) of the Texas Tax Code; **NOW, THEREFORE,**

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

**Section 1. Findings**

(a) That the facts and recitations 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.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone 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, or welfare in its present condition and use because of the presence of:

- a. a substantial number of substandard, slum, deteriorated, or deteriorating structures ;
- b. the predominance of defective or inadequate sidewalk or street layout;
- c. faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d. unsanitary or unsafe conditions;
- e. the deterioration of site or other improvements;
- f. defective of unusual conditions of title; and
- g. conditions that endanger life or property by fire or other cause.

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;
- (2) That less than ten percent of the property in the proposed zone is used for residential purposes within the meaning of Section 311.006(d), Texas Tax Code.
- (3) That the total appraised value of taxable real property in the proposed zone, and in existing reinvestment zones of the City, does not exceed fifteen percent of the total appraised value of taxable real property in the City and in industrial districts created by the City;
- (4) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Harris County or the Houston Independent School District;
- (5) That development or redevelopment of the property within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(e) That the description of the area included in the Zone which was the subject of the notice and hearing on the proposed creation of the Zone is substantially the same, with some slight modification for more accurate description that did not increase the area included in the Zone, as the boundaries described in Exhibit "B" attached hereto.

**Section 2. Exception to Guidelines**

That the City hereby excepts the proposed zone from compliance with any City reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable to the proposed zone and that the zone does not satisfy. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

**Section 3. Designation of the Zone**

That the City, acting under the provisions of Chapter 311, Texas Tax Code (the "Act"), including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area depicted on the map attached hereto as Exhibit "A" and described in Exhibit "B" attached hereto and incorporated herein to promote the development of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Eighteen, City of Houston, Texas, (the "Zone").

**Section 4. Board of Directors**

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for other taxing units levying taxes within the Zone, each of whom may appoint one director. Any taxing unit that

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<sup>1</sup> Sequential number of Reinvestment Zone to be inserted by City Secretary upon effective date of ordinance in accordance with Chapter 311, Texas Tax Code.

appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 2000, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board, provided, if more than four taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above four that appoints a director to the board, provided, further, that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Five of the Board of Directors, any position unfilled on January 1, 2000, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The following persons are hereby appointed as initial directors to the Board of Directors of the Zone in the position specified below:

<u>Position</u>	<u>Name</u>
1	Richard Farias

- 2 Harvey Clemons, Jr.
- 3 Stephan Fairfield
- 4 Eleanor Jones
- 5 Tyrone Dorian

The directors appointed to odd-numbered positions shall be appointed for a two year term, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a term beginning on the effective date of this Ordinance, and ending December 31, 1999. Thereafter, the Mayor shall annually nominate and appoint, subject to City Council approval, the member to serve as chair for a term of one year beginning January 1 of the following year. The City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City, pursuant to Section 311.010(a) of the Texas Tax Code hereby authorizes the Board of Directors to exercise all of the City's powers necessary to



administer, manage or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel and financial advisors payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the Director of the Planning and Development Department, that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan. Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Section 311.008 of the Texas Tax Code without additional authorization from the City.

**Section 5. Duration of the Zone**

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2029, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.

**Section 6. Tax Increment Base**

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 1999, the year in which the Zone is designated as a reinvestment zone (the "Tax Increment Base").

**Section 7. Tax Increment Fund**

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied and collected by the City or any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by the Act, of real property located in the Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the

Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purposes pursuant to Section 311.010(b) of the Texas Tax Code.

**Section 8. Severability**

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become operative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

**Section 9. Open Meetings**

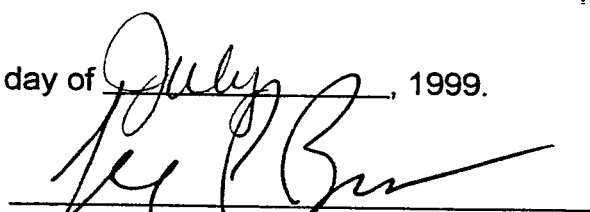
It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered and


formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 10. Emergency**

There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days of its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

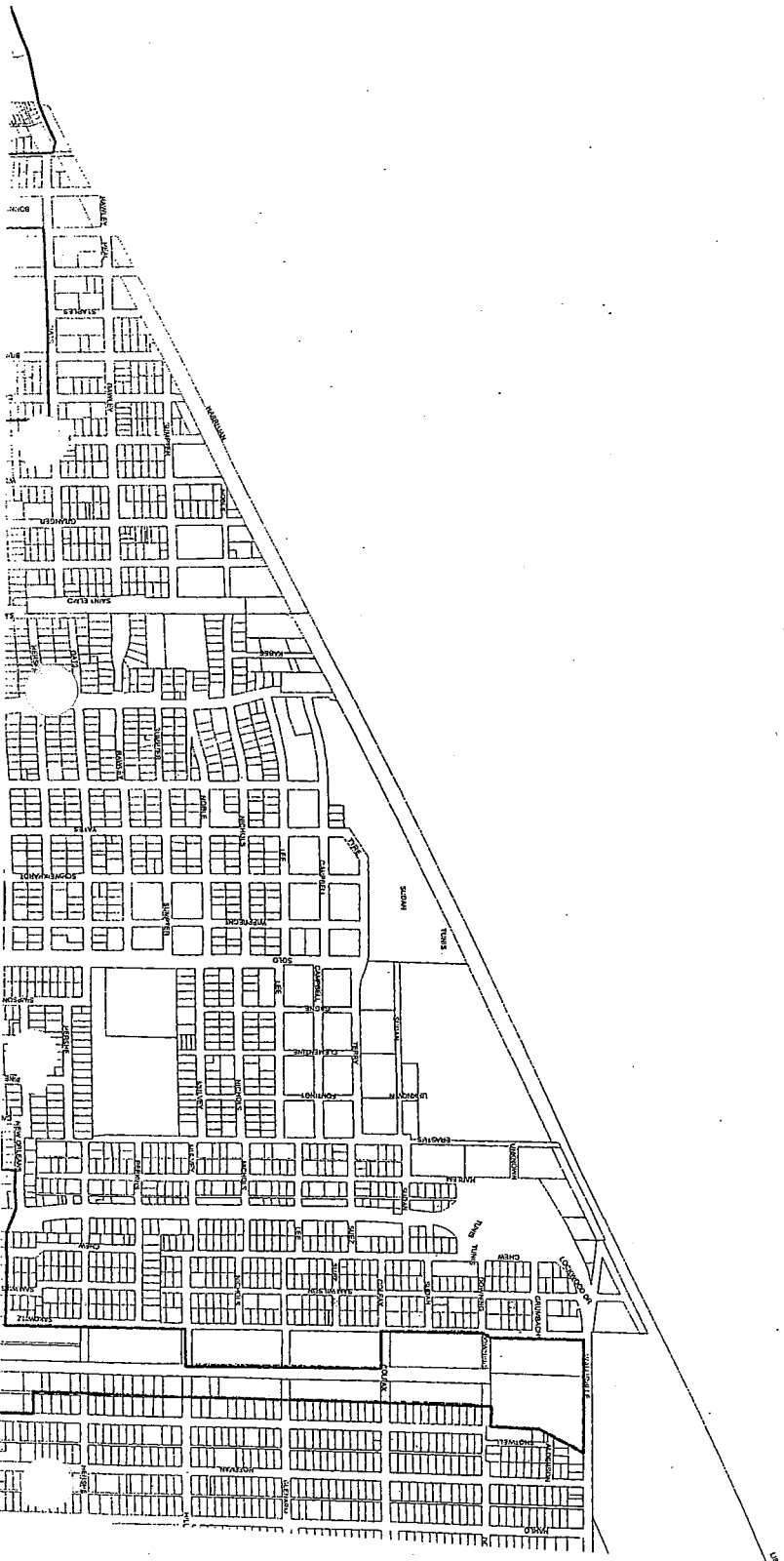
PASSED AND APPROVED this 21<sup>st</sup> day of July, 1999.

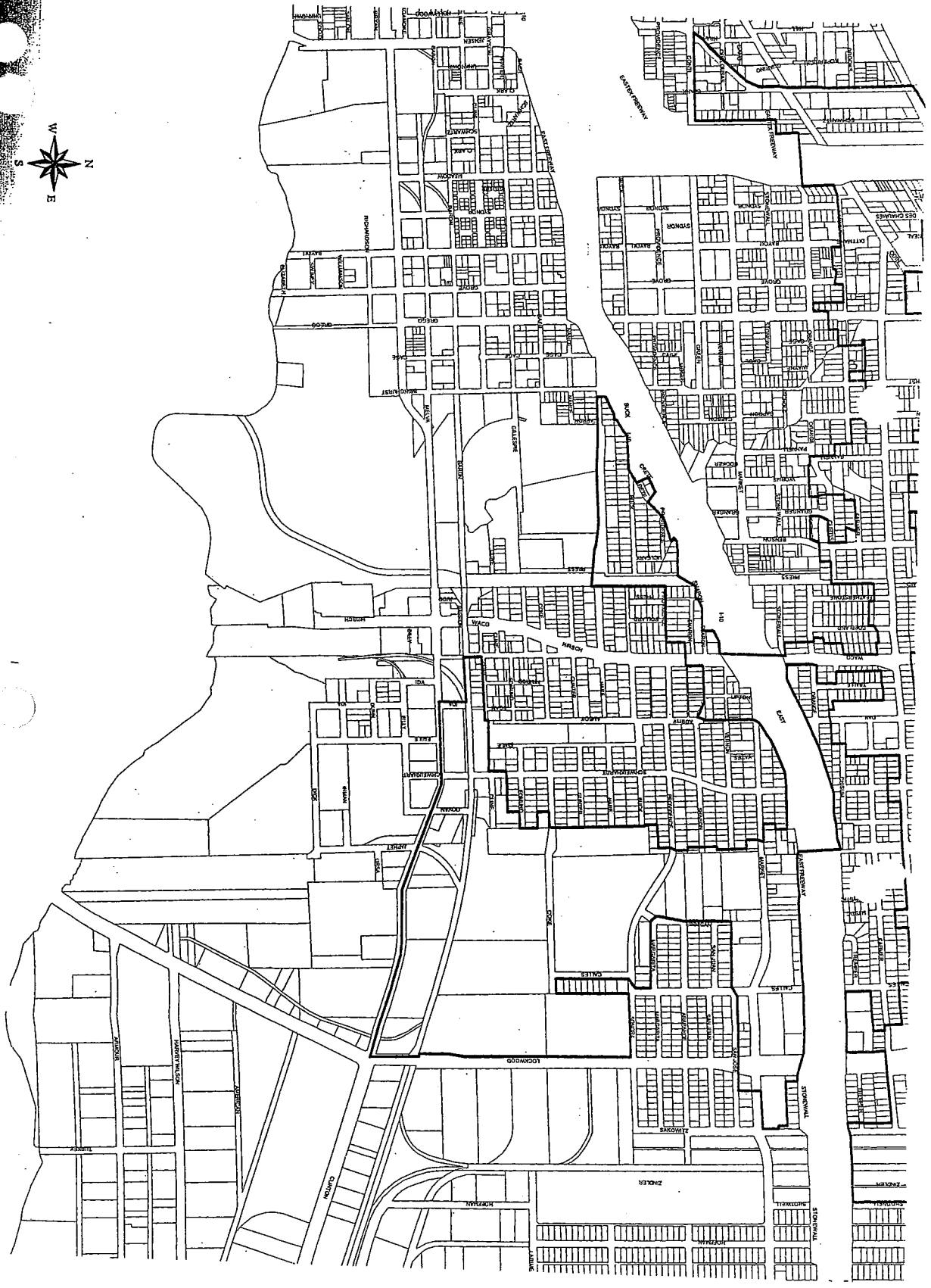
  
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Mayor of the City of Houston

(Prepared by Legal Dept.   
(DFM/dfm July 13, 1999 Senior Assistant City Attorney)  
(Requested by Robert Litke, Director, Planning and Development Department)  
L.D. No. 61-96061-02

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# PROPOSED 5th WARD TAX INCREMENT REINVESTMENT ZONE





## FIFTH WARD BOUNDARY DESCRIPTION

BEGINNING at the intersection of the west right-of-way line of Waco Street and the south right-of-way line of New Orleans Street and proceeding in a southerly direction along the west right-of-way line of Waco Street to the southeast corner of Lot 11B, Block 3 of the Burke Section 1 subdivision;

THENCE in an easterly direction along a projection of the south property line of Lot 11B, Block 3 of the Burke, Section 1, subdivision to its intersection with the east right-of-way line of Waco Street, said intersection being the southwest corner of Lot 1, Block 4 of the Burke Section 1 subdivision;

THENCE in an easterly direction along the south property line of Lots 1 through 9, Block 4 of the Burke, Section 1, subdivision, and a projection thereof to its intersection with the east right-of-way line of Dan Street, said intersection being the southwest corner of Lot 1B, Block 113 of the Augusta subdivision;

THENCE in an easterly direction along the south property line of Lots 1B, 2B, 3, 4, and 5, Block 113 of the Augusta subdivision, and a projection thereof to its intersection with the east right-of-way line of Yates Street, said intersection being the southwest corner of Lot 1, Block 114 of the Augusta subdivision;

THENCE in an easterly direction along the south property line of Lots 1 through 5, Block 114 of the Augusta subdivision, and an easterly projection thereof to its intersection with the east right-of-way line of Schweikhart Street, said intersection being the southwest corner of Lot 1, Block 115 of the Augusta subdivision;

THENCE in a northerly direction along the east right-of-way line of Schweikhart Street to its intersection with the south right-of-way line of New Orleans Street;

THENCE in an easterly direction along the north property lines of Lots 1 through 5, Block 115, of the Augusta subdivision, to its intersection with the west right-of-way line of Wipprecht Street and the south right of way line of New Orleans Street;

THENCE in a southerly direction along the west right-of-way line of Wipprecht Street to the southeast corner of Lot 5, Block 115 of the Augusta subdivision;

THENCE in an easterly projection of the south property line of Lot 5, Block 115 of the Augusta subdivision to its intersection with the east right-of-way line of Wipprecht Street, said intersection being the southwest corner of Lot 1, Block 116 of the Augusta subdivision;

THENCE in an easterly direction along the south property line of Lots 1 through 3, Block 116 of the Augusta subdivision, and an easterly projection thereof to its intersection with the east right-of-way line of Solo Street, said intersection also being the northwest corner of Lot 1, Block 8 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 1 through 4, Block 8 of the Pinecrest subdivision, and an easterly projection thereof to its intersection with the east right-of-way line of Simpson Street, said intersection also being the northwest corner of Lot 1, Block 7 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 1 through 4, Block 7 of the Pinecrest subdivision and an easterly projection thereof to its intersection with the east right-of-way line of Mystic Street, said intersection also being the northwest corner of Lot 1, Block 6 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 1, 2, 3A, 3B, and 4, Block 6 of the Pinecrest subdivision, and an easterly projection thereof to its intersection with the east right-of-way line of Pinecrest Street, said intersection being the northwest corner of Lot 1, Block 5 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 1, 2, 3, and 4B, Block 5 of the Pinecrest subdivision, and an easterly projection thereof to its intersection with the east right-of-way line of Calles Street, said intersection also being the northwest corner of Lot 1, Block 4 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 1, 2, 3, 4, 5B, and 6, Block 4 of the Pinecrest subdivision to the southwest corner of Lot 16, Block 4 of the Pinecrest subdivision;

THENCE in a northerly direction along the west property line of Lot 16, Block 4 of the Pinecrest subdivision to its intersection with the south right-of-way line of New Orleans Street;

THENCE in an easterly direction along the north property line of Lots 16, 15, 14, and 13, Block 4 of the Pinecrest subdivision, to its intersection with the east right-of-way line of Lockwood Drive, said intersection also being the northwest corner of Lot 11A, Block 3 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 11A and 12, Block 3 of the Pinecrest subdivision and an easterly projection thereof to its intersection with the east right-of-way line of Chew Street, said intersection being the northwest corner of Lot 9, Block 2 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 9 through 12, Block 2 of the Pinecrest subdivision and an easterly projection thereof to its intersection with the east right-of-way line of Sam Wilson Street, said intersection also being the northwest corner of Lot 5, Block 1 of the Pinecrest subdivision;

THENCE in an easterly direction along the north property line of Lots 5 through 7, Block 1 of the Pinecrest subdivision, and an easterly projection thereof to its intersection with the east right-of-way line of Sakowitz Street;

THENCE in a northerly direction along the east right-of-way line of Sakowitz Street to its



intersection with the south right-of-way line of Mulvey Street, said intersection being the northwest corner of Lot 1, Block 84, of the Denver subdivision;

THENCE in an easterly direction along the south right-of-way line of Mulvey Street to its intersection with the west right-of-way line of the Southern Pacific Railroad;

THENCE in a northerly direction along the west right-of-way line of the Southern Pacific Railroad to its intersection with the south right-of-way line of Colfax Street, said intersection being the northeast corner of Lot 48, Block 98 of the Denver subdivision;

THENCE in a westerly direction along the south right-of-way line of Colfax Street to its intersection with the east right-of-way line of Sakowitz Street, said intersection being the northwest corner of Lot 1, Block 98 of the Denver subdivision;

THENCE in a northerly direction along the east right-of-way line of Sakowitz Street to its intersection with the south right-of-way line of Wallisville Road;

THENCE in an easterly direction along the south right of-way line of Wallisville Road to the northwest corner of Lot 7, Block 1 of the Smith Long subdivision;

THENCE in a southwesterly direction along the west property line of Lots 7, 16, and 17 and a southwesterly projection thereof to the south right-of-way line of Doris Street, said intersection being the northwest corner of Lot 15, Block 3 of the Smith subdivision;

THENCE in a southwesterly direction along the west property line of Lots 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, and 1, Block 3 of the Smith Long subdivision to its intersection with the northernmost north right-of-way line of Tunis Street;

THENCE in a westerly direction along the north right-of-way line of Tunis Street to a point that is the northerly projection of the east property line of Lot 1, Block 100 of the Denver subdivision;

THENCE in a southerly direction along the northerly projection of the east property line of Lot 1, Block 100 of the Denver subdivision to its intersection with the south right-of-way line of Tunis Street, said intersection also being the northeast corner of Lot 1, Block 100 of the Denver Subdivision;

THENCE in a southerly direction to its intersection with the south right-of-way line of Colfax Street, said intersection also being the northeast corner of Lot 1, Block 97 of the Denver subdivision;

THENCE in a southerly direction along the east property line of Lots 1 through 24, Block 97 of the Denver subdivision and a southerly projection thereof to its intersection with the south right-of-way line of Glenarm Street, said intersection also being the northeast corner of Lot 1, Block 86 of the Denver subdivision;

THENCE in a southerly direction along the east property line of Lots 1 through 16, 17A, 17B, 18,

19, 20A, 21, 22A, 22B, 23 and 24, Block 86 of the Denver subdivision and a southerly projection thereof to its intersection with the north right-of-way line of Mulvey Street, said intersection also being the northeast corner of Lot 1 Block 83 of the Denver subdivision;

THENCE in a southerly direction along the east property line of Lots 1 through 7, 8A, 8B, 9 through 12, 13A, 13B, 14 through 17, 18A, 18B, 19, 20A, 20B, and 22 through 24, Block 83 of the Denver subdivision to its intersection with the southerly projection of the south right-of-way line of Hershe Street, said intersection also being the northeast corner of Lot 1, Block 62 of the Denver subdivision;

THENCE in a southerly direction along the east property line of Lots 1, 2, 3A, 3B, 4 through 12, and approximately 15 feet of Lot 13, Block 62 to its intersection with a westerly projection of the north property line of Lot 36A, Block 62 of the Denver subdivision;

THENCE in an easterly direction along the west projection of the north property line of Lot 36A, Block 62 to the northwest corner of Lot 36A, Block 62 of the Denver subdivision;

THENCE in an easterly direction along the north property line of Lot 36A, Block 62 of the Denver subdivision to the west right-of-way line of Shotwell Street, said intersection also being the northeast corner of Lot 36A, Block 62 of the Denver subdivision;

THENCE in a southerly direction along the east property line of Lots 36A, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26 and 25, Block 62 of the Denver subdivision to its intersection with the south right of way line of Lyons Avenue, said intersection also being the northeast corner of Lot 48, Block 59 of the Denver subdivision;

THENCE along the east property line of Lots 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26 and 25, Block 59 of the Denver subdivision to its intersection with the north right-of-way line of Interstate Highway (IH) 10;

THENCE in a westerly direction of the north right-of-way line of IH 10 to its intersection with the west property line of Lot 2, Block 3 of the Parkwood subdivision, said intersection also being the southwest corner of Lot 2, Block 3 of the Parkwood subdivision;

THENCE in a northerly direction along the west property line of Lots 2 and 1, Block 3 of the Parkwood subdivision and a northerly projection thereof to its intersection with the north right-of-way of Tremper Street, said intersection also being the southwest corner of Lot 2, Block 4 of the Lyons Avenue Park Extension subdivision;

THENCE in a northerly direction along the west property line of Lots 2 and 1, Block 4 of the Parkwood Subdivision, and Lots 11 and 10, Block 8 of the Lyons Avenue Park Extension subdivision to its intersection with the south right-of-way line of Farmer Street, said intersection being the northwest corner of Lot 10, Block 8 of the Lyons Avenue Park Extension subdivision;

THENCE in a westerly direction along the north property line of Lots 10A, 9, 8, 7, 6, 5, 4, 3, 2, 1, 1A, Block 8 of the Lyons Avenue Park Extension subdivision, to its intersection with the south right-

of-way line of Farmer Street to the west right-of-way line of Lockwood Drive, said intersection being the northeast corner of Lot E, Block 8 of the Lyons Avenue Park Extension subdivision;

THENCE in a southerly direction along the west right-of-way line of Lockwood Drive to the north right-of-way line of IH 10;

THENCE in westerly direction along the north right-of-way line along IH 10 to the east right-of-way line of Calles Street;

THENCE in a northerly direction along the east right-of-way line of Calles Street to the southwest corner of Lot 1, Block 4 of the Lyons Avenue Park Extension subdivision;

THENCE in a easterly direction along the south property line of Lots 1 through 7, Block 4 of the Lyons Avenue Park Extension subdivision to the southeast corner of Lot 7, Block 4 of the Lyons Avenue Park Extension subdivision;

THENCE in a northerly direction along the east property line of Lot 7, Block 4 of the Lyons Avenue Park Extension subdivision to the northeast corner of Lot 7, Block 4 of the Lyons Avenue Park Extension subdivision;

THENCE in a westerly direction along the north property line of Lot 7, Block 4 of the Lyons Avenue Park Extension subdivision to the northwest corner of Lot 7, Block 4 of the Lyons Avenue Park Extension subdivision;

THENCE in a northerly direction along a northerly projection of Lot 7, Block 4 of the Lyons Avenue Park Extension subdivision to its intersection with the north right-of-way line of Farmer Street, said intersection also being the southeast corner of Lot 15, Block 3 of the Lyons Avenue Park Extension subdivision ;

THENCE in a northerly direction along the east property line of Lot 15, Block 3 of the Lyons Avenue Park Extension subdivision to the northeast corner of Lot 15, Block 3 of the Lyons Avenue Park extension subdivision;

THENCE in a westerly direction along the north property line of Lots 15 through 20, Block 3 of the Lyons Avenue Park Extension subdivision and a westerly projection thereof to its intersection with the west right-of-way line of Calles Street, said intersection also being the southeast corner of Lot 11, Block 2 of the Lyons Avenue Park Extension subdivision;

THENCE in a northerly direction along the east property line of Lot 11, Block 2 of the Lyons Avenue Park extension subdivision to the northeast corner of Lot 11, Block 2 of the Lyons Avenue Park Extension subdivision;

THENCE in a westerly direction along the north property line of Lots 3 through 11, Block 2 of the Lyons Avenue Park Extension subdivision to the northwest corner of Lot 3, Block 2 of the Lyons Avenue Park Extension subdivision;

THENCE in a southerly direction along the east property line of Lot 2, Block 2 of the Lyons Avenue Park Extension subdivision to the southwest corner of Lot 3, Block 2 of the Lyons Avenue Park Extension subdivision;

THENCE in a westerly direction along the north property line of Lots 22 and 21, Block 2 of the Lyons Avenue Park Extension subdivision and a westerly projection thereof to the intersection with the west right-of-way line of Mystic Street;

THENCE in a northerly direction along the west side of Lot 9, Block 1 of the Lyons Avenue Park Extension subdivision to the northeast corner of Lot 9, Block 1 of the Lyons Avenue Park Extension subdivision;

THENCE along the to its intersection with the south right-of-way line of Lyons Avenue;

THENCE in a westerly direction along the north property line of Lots 9, 8, 7, 6, 5, 4, 3, 2B, 2A and 1 to its intersection with the west right of way of Solo Street to the northeast corner of Lot 3, Block 120 of Stonewall Courts subdivision;

THENCE in a westerly direction along the north property line of Lots 3, 2 and 1 of Block 120 of the Stonewall Courts subdivision thereof to its intersection with the west right-of-way of Wipprecht Street to the southwest corner of Lot 5, Block 120 of the Stonewall Courts subdivision;

THENCE in a westerly direction along the north property line of Lots 5, 4 and 3, Block 119, and an easterly projection thereof, Block 119 of the Stonewall Courts subdivision to its intersection with the west right-of-way line of Schweikhart Street, said intersection also being the southeast corner of Lot 5, Block 118 of the Stonewall Courts subdivision;

THENCE in a westerly direction along the north property line of Lot 6, Block 118 of the Stonewall Courts subdivision to the northwest corner of Lot 6, Block 118 of the Stonewall Courts subdivision;

THENCE in a northerly direction along the east property line of Lot 4, Block 118 of the Stonewall Courts subdivision to the northeast corner of Lot 4, Block 118 of the Stonewall Courts subdivision;

THENCE in a westerly direction along the north property line of Lots 4, 3, 2 and 1, Block 118 of the Augusta subdivision to its intersection with the southerly projection along the east property line of Lots 1 and 10, Block 118 of the Augusta subdivision thereof to its intersection with the south right-of-way of Farmer Street;

THENCE in a southerly direction along the east property line of Lots 1A, 1B, 1C, 10A, 10B and 10C, Block 122 of the Stonewall Courts subdivision to the southwest corner of Lot 10C, Block 122, of the Stonewall Courts subdivision thereof to its intersection with the west right-of-way of Yates Street;

THENCE in a westerly direction along the north right-of-way line of Chisum Street to its westerly projection to the corner also being the southwest corner of Lot 6, Block 121 of the Stonewall Courts

subdivision;

THENCE in a southerly direction along a southerly projection of the north right-of-way of Chisum Street, to its intersection with the south right-of-way line of Chisum Street, said intersection also being the northwest corner of said Lot 1, Block 1 of the Stonewall Courts subdivision;

THENCE in a southerly direction along the east property line of Lot 1, Block 1 of the Stonewall Courts subdivision to its intersection with the north property line of Lot 10, 11 and 12, Block 1 of the Stonewall Courts subdivision, to its intersection with the west right-of-way of Dan Street, said intersection being the northeast corner of Lot 10, Block 1 of the Conklin Courts subdivision;

THENCE in a westerly direction along the south property line of Lots 14 and 13, Block 1 of the Stonewall Courts subdivision and a westerly projection thereof to the west right-of-way line of Dan Street, said intersection being the northwest corner of Lot 10, Block 6 of the Conklin Subdivision;

THENCE in a westerly direction along the north property line of Lots 10 and 9, Block 6, of the Conklin Court Subdivision to the southeast corner of Lot 2, Block 2 of the Greens Subdivision;

THENCE in a northerly direction along the west property line of Lots 11, 10, 9, 8, 7, 6, 5, 4 and 3, Block 2 of the Greens Subdivision to the northeast corner of Lot 3, Block 2 of the Greens Subdivision;

THENCE in a westerly direction along the north property line of Lot 3, Block 2 of the Greens Subdivision to the northwest corner of Lot 3, Block 1 of the Greens subdivision;

THENCE in a northerly direction along the east property line of Lot 2, Block 2 of the Greens subdivision and continuing along the east property line of Lots 10, 9, 8, 7, 6, 5, 4 and 3, of Block 2 of the Greens subdivision to the northeast corner of Lot 3, Block 2 of the Greens subdivision;

THENCE in a westerly direction along the north property line of Lot 3, Block 2 of the Greens subdivision to its intersection with the west right-of-way line of Tralle Street, said intersection being the northeast corner of Lot 3, Block 1 of the Greens subdivision;

THENCE in a westerly direction along the north property line of Lot 3, Block 1 of the Greens subdivision to the northwest corner of Lot 3, Block 1 of the Greens subdivision;

THENCE in a southerly direction along the west property line of Lots 3 through 11, Block 1 of the Greens subdivision to the northwest corner of Lot 11, Block 1 of the Greens subdivision;

THENCE in an easterly direction along the north property line of Lot 11, Block 1 of the Greens subdivision to its intersection with the west right-of-way line of Tralle Street;

THENCE in a southerly direction along the west right-of-way line of Tralle Street to its intersection with the north right-of-way line of Orange Street;

THENCE in a westerly direction along the north right-of-way line of Orange Street to its intersection with the east right-of-way line of Waco Street;

THENCE in a southerly direction along the west property line of Lots 2B and 19B, Block 5 of the Conklin Courts subdivision to its intersection with the north right-of-way line of IH 10, said intersection being the southwest corner of Lot 19B, Block 5 of the Conklin subdivision;

THENCE in a easterly direction along the south property line of Lots 19B, 18, 17, 16, 15, 14, 8, 9 and 10, Block 5 of the Conklin subdivision to its intersection with the east right-of-way of Dan Street;

THENCE in an easterly direction along the south property line of Lots 9 through 12, Block 5 of the Conklin subdivision and Lots 7 through 11, 5 and 6, Block 1 of the Pinecrest subdivision to the west right-of-way of Schweikhart Street;

THENCE in an easterly direction along the south property line of Lots 1, 2, 3A, 3B, 4B and 14, Block 2 of the Pinecrest subdivision to its intersection with the south right-of-way of IH-10;

THENCE in a easterly direction along the south right-of-way line of IH 10 to the northwest corner of Lot 8, Block 2 of the Parkwood subdivision;

THENCE in a southerly direction along the west property line of Lot 8, Block 2 of the Parkwood subdivision to the southwest corner of Lot 8, Block 2 of the Parkwood subdivision;

THENCE in a easterly direction along the south property line of Lots 8, 7A, 6A, 5A, 4A, 3A, 2A and 2, Block 2 of the Parkwood subdivision to the northwest corner of reserve A, Block 2 of the Parkwood subdivision;

THENCE in a southerly direction along the west property line of the Reserve A, Block 2 of the Parkwood subdivision to the southwest corner of Reserve A, Block 2 of the Parkwood subdivision;

THENCE in an easterly direction along the south property line of Reserve A, Block 2 of Parkwood subdivision to its intersection with the west right-of-way line of Sakowitz Street;

THENCE in a southerly direction along the west right-of-way line of Sakowitz Street to its intersection with the north right-of-way line of Market Street;

THENCE in a westerly direction along the north right-of-way line of Market Street, to its intersection with of a northerly projection of the west property line of Lot 4B, Block 2, of the San Jose subdivision;

THENCE in a southerly direction along a northerly projection of the west property line of Lot 4B of the San Jose subdivision to its intersection with the south right-of-way line of San Jose Street;

THENCE in a westerly direction along the north right-of-way line of San Jose Street to its intersection with the east right-of-way line of Calles Street;

THENCE in a southwesterly direction to the northeast corner of Lot 10, Block 1 of the Parkhill Section 1 subdivision;

THENCE in a westerly direction along the north property line of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, Block 1 of the Parkhill Section 1 subdivision and a westerly projection thereof to the west right-of-way of line of Finnigan Drive;

THENCE in a southerly direction along the west right-of-way line of Finnigan Drive to its intersection with the north right-of-way line of Margarita Street;

THENCE in a southeasterly direction to the intersection of the east right-of-way line of Finnigan Drive and the south right-of-way line of Margarita Street;

THENCE in an easterly direction along the south right-of-way line of Margarita Street to the west right-of-way line of Calles Street;

THENCE in a southerly direction along the west right-of-way line of Calles Street to its intersection with the north right-of-way line of Sonora Street;

THENCE in a southwesterly direction along a southwesterly projection of the east property line of Lot 3, Block 4 of the Parkhill Section 1 subdivision to the intersection of the south right-of-way line of Sonora Street and the east right-of-way line of Calles Street;

THENCE in a southerly direction along the east right-of-way line of Calles Street to its intersection with the north right-of-way line of Coke Street;

THENCE in an easterly direction along the south property line of Lot 12, Block 5 of the Parkhill Section 1 subdivision, to the southeast corner of Lot 12, Block 5 of Parkhill Section 1 subdivision;

THENCE northerly direction along the east property line of Lots 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, Block 5 of the Parkhill Section 2 subdivision to the south right-of-way line of Sonora Street;

THENCE in an easterly direction along the south right-of-way line of Sonora Street to its intersection with the west right-of-way line of Lockwood Drive;

THENCE in a southerly direction along the west right-of-way line of Lockwood Drive to its intersection with the center line of the right-of-way of Clinton Road;

THENCE in a westerly and northerly direction along the centerline of Clinton Road to its intersection with the southwest corner of Ida Street;

THENCE in a northerly direction along the west right-of-way line of Ida Street to its intersection with the south right-of-way line of Barron Street;

THENCE in a westerly direction along the south right-of-way line of Barron Street to its intersection

with the east right-of-way line of Waco Street;

THENCE in a northerly direction along the east right-of-way line of Waco Street to its intersection with the south right-of-way line of Cline Street;

THENCE in an easterly direction along the south right-of-way line of Cline Street to the southwest corner of Tract 7B, of the Harris & Wilson Survey Abstract 32;

THENCE in a northerly direction along the west property line of Tract 7B, Harris & Wilson Survey, Abstract 32 to the northwest corner of said Tract 7B;

THENCE in an easterly direction along the north property line of Tracts 7B, 7C, and 8A, of the Harris & Wilson Survey Abstract 32 to the intersection with the west right-of-way line of Schweikhart Street;

THENCE in a northerly direction along the west right-of-way line of Schweikhart Street to the northeast corner of Lot 8, Block 23 of the Pinecrest Court Section 3 subdivision;

THENCE in an easterly direction along an easterly projection of the north property line of Lot 8, Block 23 of the Pinecrest Court Section 3 subdivision to its intersection with the east right-of-way line of Schweikhart Street;

THENCE in an easterly direction along the south property line of Lots 1 through 6, Block 24 of the Pinecrest Court Section 3 subdivision southeast corner of Lot 6, Block 24 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the east property line of Lot 6, Block 24 of the Pinecrest Court Section 3 subdivision to the south right-of-way line of Edmund Street, said corner being the northeast corner of Lot 6, Block 24 of the Pinecrest Court Section 3 subdivision;

THENCE in an easterly direction along the south right-of-way line of Edmund Street to the northeast corner of Lot 9, Block 24 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along a northerly projection of the east property line of Lot 9, Block 24 of the Pinecrest Court Section 3 subdivision to its intersection with the north right-of-way line of Edmund Street, said intersection also being the southeast corner of Lot 18, Block 22 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the east property line of Lot 18, Block 22 of the Pinecrest Court Section 3 subdivision to the northeast corner of Lot 18, Block 22 of the Pinecrest Court Section 3 subdivision;

THENCE in a westerly direction along the north property line of Lots 18, 17B, 17A, and 16, Block 22 of the Pinecrest Court Section 3 subdivision to the northwest corner of Lot 16, Block 22 of the Pinecrest Court Section 3 subdivision;



THENCE in a northerly direction along the east property line of Lot 6, Block 22 of the Pinecrest Court Section 3 subdivision to the south right-of-way line of Coke Street;

THENCE in an easterly direction along the south right-of-way line of Coke Street to the northeast corner of Lot 9, Block 22 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along a projection of the east property line of Lot 9, Block 22 of the Pinecrest Court Section 3 subdivision to its intersection with the north right-of-way line of Coke Street, said intersection also being the southeast corner of Lot 18, block 20 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the east property line of Lots 18 and 9, Block 20 of the Pinecrest Court Section 3 subdivision and a northerly projection thereof to the north right-of-way line of Gunter Street, said intersection also being the southeast corner of Lot 18, Block 18 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the easterly portion of Lot 18 and 9, Block 18 of the Pinecrest Court Section 3 subdivision, and a northerly projection thereof to the north right-of-way line of Hare Street, said intersection also being the southeast corner of Lot 18, Block 16, of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the east property line of Lots 18 and 9, Block 16 of the Pinecrest Court Section 3 subdivision and a northerly projection thereof to its intersection with the north right-of-way line of Buck Street, said intersection also being the southernmost southeast corner of Lot 22, Block 1 of the Pinecrest Court Section 3 subdivision;

THENCE in a westerly direction along the north right-of-way line of Buck Street to the southernmost southwest corner of Lot 22, Block 14 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the west property line of Lot 22, Block 14 Pinecrest Court Section 3 subdivision to the northwest corner of Lot 22;

THENCE in an easterly direction along the north property line of Lots 22 through 25, Block 14 of the Pinecrest Court Section 3 subdivision to the northeast corner of Lot 25, Block 14 of the Pinecrest Court Section 3 subdivision, said corner also being the southwest corner of Lot 13, Block 14 of the Pinecrest Court Section 3 subdivision;

THENCE in a northerly direction along the west property line of Lot 13, Block 14 of the Pinecrest Court Section 3 subdivision and a northerly projection thereof to its intersection with the north right-of-way line of Providence Street, said intersection also being the southwest corner of Lot 25B, Block 12 of the Pinecrest Court Section 2 subdivision;

THENCE in a northerly direction along west property line of Lot 25B, Block 12 of the Pinecrest Court Section 2 subdivision to the northeast corner of Lot 25B, Block 12 of the Pinecrest Court Section 2 subdivision, said corner also being the southeast corner of Lot 12A, Block 12 of the

Pinecrest Court Section 2 subdivision;

THENCE in a westerly direction along the south property line of Lot 12A, Block 12 of the Pinecrest Court Section 2 subdivision to the southwest corner of said Lot 12A;

THENCE in a northerly direction along the west property line of Lot 12A, Block 12 of the Pinecrest Court Section 2 subdivision and a northerly projection thereof to its intersection with the north right-of-way line of Sharon Street, said point also being the southwest corner of Lot 21, Block 10 of the Pinecrest Court Section 2 subdivision;

THENCE in a northerly direction along the west property line of Lot 21, Block 10 of the Pinecrest Court Section 2 subdivision to the northwest corner of Lot 21, Block 10 of the Pinecrest Court Section 2 subdivision;

THENCE in an easterly direction along the north property line of Lot 21, Block 10 of the Pinecrest Court Section 2 subdivision to the southwest corner of Lot 10B, Block 10 of the Pinecrest Court Section 2 subdivision;

THENCE a northerly direction along the west property line of Lot 10B, Block 10 of the Pinecrest Court Section 2 subdivision, and a northerly projection to its intersection with the north right-of-way line of Vernon Street, said intersection also being the southeast corner of Lot 20A, Block 8 of the Pinecrest Court Section 2 subdivision;

THENCE in a northerly direction to the northeast corner of said Lot 20A along the easterly portion of Lot 20A, Block 8 of the Pinecrest Court Section 2 subdivision;

THENCE in a westerly direction along the north property line of Lots 20A and 19, Block 8, Pinecrest Court Section 2 subdivision to the northwest corner of Lot 19, Block 8, Pinecrest Court Section 2 subdivision, said corner also being the southwest corner of Lot 9, Block 8, Pinecrest Court Section 2 subdivision;

THENCE in a northerly direction along the western property line of Lot 9, Block 8, Pinecrest Court Section 2 subdivision and a northeasterly projection thereof to its intersection with the north right-of-way line of Market Street said intersection also being the southeast corner of Lot 10, Block 6 of the Pinecrest Court subdivision;

THENCE in a westerly direction along the north right-of-way line of Market Street to the southwest corner of Lot 12 Block 6 of the Pinecrest Court subdivision;

THENCE in a northerly direction along the west property line of Lot 12, Block 6 of the Pinecrest Court subdivision to the northwest corner of Lot 12, Block 6 of the Pinecrest Court subdivision;

THENCE in a easterly direction to the northeast corner of Lot 12, Block 6 of the Pinecrest Court subdivision, said corner also being the southeast corner of Lot 6, Block 6, subdivision;

THENCE in a northerly direction along the east property line of Lot 6, Block 6 of the Pinecrest Court Section 2 subdivision to its intersection with the south right-of-way line of IH 10;

THENCE in a westerly and southwesterly direction along the south right-of-way line of IH 10 to its intersection with the south right-of-way line of Market Street, said intersection also being the northeast corner of Lot 8, Block 3 of W.E. Carter Section 4 subdivision;

THENCE in a southerly direction along the east property line of Lots 8 and 16, Block 3 of the W.E. Carter Section 4 subdivision to the southeast corner of Lot 16, Block 3 of the W.E. Carter Section 4 subdivision, and a southerly projection thereof to its intersection with the south right-of-way line of Sharon Street, said intersection also being the northeast corner of Lot 8, Block 5 of the W.E. Carter Section 4 subdivision;

THENCE in a southerly direction along the east property line of Lot 8 and 12, Block 5 of the W.E. Carter Section 4 subdivision and a southwesterly projection thereof to its intersection with the south right-of-way line of Sharon Street;

THENCE in a westerly direction along the south right-of-way line of Sharon Street to its intersection with the east right-of-way line of Waco Street;

THENCE in a southerly direction along the east right-of-way line of Waco Street to the southwest corner of Lot 4A, Block 1 of the Lenox subdivision;

THENCE in a westerly direction along a westerly projection of the southerly property line of Lot 4A, Block 1 of the Lenox subdivision to the intersection with the west right-of-way line of Waco Street, said intersection being the northeast corner of Tract 6, of the Harris & Wilson Survey, Abstract 32, said point also being the west right-of-way line of Waco Street;

THENCE in a westerly direction along the north right-of-way line of Tract 6 of the Harris & Wilson Survey, Abstract 32, to the northwest corner of said tract;

THENCE in a southerly direction along the west property line of Tracts 6, 30A and 30B of the Harris & Wilson Survey, Abstract 32, to the southwest corner of Tract 30B of the Harris & Wilson Survey, Abstract 32;

THENCE in a westerly direction along the south property line of Tracts 29, 28, 27A, 25, 24, 23 22 and 19 of the Harris & Wilson Survey, Abstract 32, and a westerly projection thereof to its intersection with the west right-of-way line of Press Street;

THENCE in a southerly direction along the east right-of-way line of Press Street to the south right-of-way line of Hare Street, said point also being the northeast corner of Lot 12, Block 12 of the Lexington Place subdivision;

THENCE in a westerly direction along the south right-of-way line of Hare Street to the northwest corner of Lot 2, Block 1 of the H.M. Cohen subdivision;

THENCE in a northerly direction along a northerly projection of the west property line of Lot 2, Block 1 of the H.M. Coker subdivision to its intersection with the north right-of-way line of Hare Street, said intersection also being the southwest corner of Lot 14, Block 5 of the Bryan Heights subdivision;

THENCE in a northerly direction along the west property line of Lot 14, Block 5 of the Bryan Heights subdivision to its intersection with the south right-of-way line of IH-10;

THENCE in a northeasterly direction along the south right-of-way line of IH 10 to the southwest corner of the right-of-way line of Crete Street;

THENCE in a northerly direction to the northwest corner of Lot 10, Block 10 of the Bryan Heights subdivision, said point also being the south right-of-way line of IH 10;

THENCE in a northeasterly direction along the south right-of-way line along IH 10 to the west right-of-way line of Waco Street;

THENCE in a northerly direction along the west right-of-way line of Waco Street to its intersection with the north right-of-way line of Stonewall Street;

THENCE in a westerly direction along the north right-of-way line of Stonewall Street to the southwest corner of Lot 14, Block 2 of Conklin Court subdivision;

THENCE in a northerly direction along the west property line of Lots 14 and 11, Block 2 of Conklin Court subdivision and a northerly projection thereof to its intersection with the north right-of-way line of Orange Street, said intersection also being the southwest corner of Lot 11, Block 1 of the Conklin Court subdivision;

THENCE in a westerly direction along the north right-of-way line of Orange Street to the southwest corner of Lot 10, Block 1 of the Conklin Court subdivision;

THENCE in a northerly direction along the west property line of Lot 10, Block 1 of the Conklin Court subdivision to the northwest corner of Lot 10, Block 1 of the Conklin Court subdivision;

THENCE in a easterly direction along the north property line of Lot 10, Block 1 of the Conklin Court subdivision to the southeast corner of said Lot 10, said corner also being the southwest corner of Lot 12, Block 1 of the Conklin Court subdivision;

THENCE in a northerly direction along the west property line of Lots 12, 13 and 14, Block 1 of the Conklin Court subdivision to the northwest corner of Lot 14, Block 1 of the Conklin Court subdivision;

THENCE in a easterly direction along the north property line of Lot 14, Block 1 of the Conklin Court subdivision to its intersection with the west right-of-way line of Waco Street;

THENCE in a northerly direction along the west right-of-way line of Waco Street to the northeast corner of Lot 20, Block 1 of the Patrick Daly subdivision;

THENCE in a westerly direction along the north property line of Lot 20, Block 1 of the Patrick Daly subdivision to the northwest corner of Lot 20, Block 1 of the Patrick Daly subdivision, said point also being the southeast corner of Lot 2B, Block 1 of the Patrick Daly subdivision;

THENCE in a northerly direction along the east property line of Lot 2B, Block 1 of the Patrick Daly subdivision to the northeast corner of Lot 2B, Block 1 of the Patrick Daly subdivision;

THENCE in a westerly direction along the north property line of Lots 2B and 1B, Block 1 of the Patrick Daly subdivision and a southwesterly projection thereof to its intersection with the west right-of-way line of Copeland Street, said intersection also being the northeast corner of Lot 3, Block 2 of the Patrick Daly subdivision;

THENCE in a southerly direction along the east right-of-way line of Copeland Street to the northwest corner of Lot 4, Block 2 of the Patrick Daly subdivision;

THENCE in a westerly direction along the north property line of Lots 4 and 19, Block 2 of the Patrick Daly subdivision to its intersection with the east right-of-way line of Featherstone Street;

THENCE in a northerly direction along the east right-of-way line of Featherstone Street to the northwest corner of Lot 20, Block 2 of the Patrick Daly subdivision;

THENCE in a westerly direction along a westerly projection of the north property line of Lot 20, block 2 of the Patrick Daly subdivision to its intersection with the west right-of-way line of Featherstone Street, said intersection also being the northeast corner of Lot 3, Block 3 of the Patrick Daly subdivision;

THENCE in a westerly direction along the north property line of Lot 3, Block 3 of the Patrick Daly subdivision to the northwest corner of Lot 3, Block 2 of the Patrick Daly subdivision;

THENCE in a southerly direction along the west property line of Lots 3 through 10, Block 3 of the Patrick Daly subdivision to its intersection with the easterly projection of the right-of-way line of Curtis Avenue;

THENCE in a westerly direction along the south right-of-way line of Curtis Avenue to the northeast corner of Lot 10, Block 5 of the Burke Section 3 subdivision to the northeast corner of Lot 7, Block 5 of the Burke Section 3 subdivision;

THENCE in a southerly direction along the east property line of Lot 7, Block 1 of the Burke Section 3 subdivision to the southeast corner of Lot 7, Block 1 of the Burke Section 3 subdivision;

THENCE in a westerly direction along the south property line of Lots 7 and 6, Block 5 of the Burke Section 3 subdivision and a westerly projection thereof to its intersection with the west right-of-way

line of Benson Street, said point also being the southeast corner of Lot 4, Block 5 of the Burke Section 3 subdivision;

THENCE in a southwest direction along the west right-of-way line of Benson Street to the southernmost southeast corner of Lot 1, Block 14 of the M.M. Michaud subdivision;

THENCE in a westerly direction along the south property line of Lots 1 and 12, Block 14 of the M.M. Michaud subdivision to the east right-of-way line of Granger Street;

THENCE in a northerly direction along the east right-of-way line of Granger Street to its intersection with the south right-of-way line of Curtis Avenue;

THENCE in a easterly direction along the south right-of-way line of Curtis Avenue to its intersection with the west right-of-way line of Benson Street;

THENCE in a northerly direction along the west right-of-way line of Benson Street to the southeast corner of Lot 2, Block 4 of the Burke Extension Section 3 subdivision;

THENCE in a westerly direction along the south property line of Lots 2 and 1, Block 4 of the Burke Extension Section 3 subdivision to the southwest corner of Lot 1, Block 4 of the Burke Extension Section 3 subdivision;

THENCE in a northeasterly direction along the west property line of Lot 1, Block 4 of the Burke Section 3 subdivision to the south right-of-way line of Farmer Avenue;

THENCE in a westerly direction along the south right-of-way line of Farmer Avenue to the northwest corner Lot 13, Block 4 of the Burke Extension Section 3 subdivision;

THENCE in a southerly direction along the west property line of Lot 13, Block 4 of the Burke Extension Section 3 subdivision to the southwest corner of said Lot, said corner also being the northeasterly corner of Lot 10, Block 4 of the Burke Extension Section 3 subdivision;

THENCE in a westerly direction along the north property line of Lot 10, Block 4 of the Burke Extension Section 3 subdivision to the northwest corner of Lot 10, Block 4 of the Burke Extension Section 3 subdivision;

THENCE in a southerly direction along the west property line of Lot 10, Block 4 of the Burke Extension Section 3 subdivision and a southeasterly projection thereof to its intersection with the south right-of-way line of Curtis Avenue, said intersection also being the northeast corner of Lot 3, Block 6 of the Burke Extension Section subdivision;

THENCE in a southeasterly direction along the east property line of Lot 3, Block 6 of the Burke Extension Section 3 subdivision to the southeast corner of Lot 3, Block 6 of the Burke Extension Section 3 subdivision;

THENCE in a westerly direction along the south property line of Lot 3, Block 6 of the Burke Extension Section 3 subdivision to its intersection with the northerly projection of the east property line of Lot 12, Block 13 of the M.M. Michaud subdivision;

THENCE in a southerly direction along northerly projection of the east property line of Lot 12, Block 13 of the M.M. Michaud subdivision, and continuing along the east property line of Lot 12, Block 13, of the M.M. Michaud subdivision to the southeast corner of Lot 12, Block 13 of the M.M. Michaud subdivision;

THENCE in a westerly direction along the southerly property line of Lot 12, Block 10 of the M.M. Michaud subdivision and a westerly projection thereof to its intersection with the west right-of-way line of Worms Street, said intersection being the southeast corner of Lot 1A, Block 12 of the M.M. Michaud subdivision;

THENCE in a westerly direction along the south property line of Lot 1A, Block 12 of the M.M. Michaud subdivision to its intersection with the south right-of-way line of Panell Street;

THENCE in a westerly direction along the south right-of-way line of Orange Street to its intersection with the west right-of-way line of Panell Street;

THENCE in a northerly direction along the west right-of-way line of Panell Street to the northeast corner of Lot 9, Block 10 of the Shady Nook subdivision;

THENCE in a westerly direction along the north property line of Lot 9, Block 5 of the Shady Nook subdivision to the northwest corner of Lot 9, Block 5 of the Shady Nook subdivision;

THENCE in a northerly direction along the west property line of Lots 9, 8, 7 and 6, Block 5 of the Shady Nook subdivision to its intersection with the north right-of-way line of Farmer Avenue;

THENCE in a westerly direction along the north right-of-way line of Farmer Avenue to its intersection with the east right-of-way line of Capron Street;

THENCE in a northerly direction along the east right-of-way line of Capron Street to its intersection with the southwest corner of Lot 5, Block 7 of the Farmer-Teal subdivision;

THENCE in a northwesterly direction along a westerly projection of the south property line of Lot 5, Block 1 of the Farmer-Teal subdivision to its intersection with the west right-of-way line of Capron Street to said intersection also being the southeast corner of Lot 1, Block 1 of the Shady Nook subdivision;

THENCE in a westerly direction along the south property line of Lots 1 through 5, Block 1 of the Farmer-Teal subdivision and a westerly projection thereof to its intersection with the west right-of-way line of Bringhurst Street, said intersection also being the southeast corner of Lot 1B, Block 2 of the Farmer-Teal subdivision;

THENCE in a southerly direction along the west right-of-way line of Bringhurst Street to its intersection with the north right-of-way line of Farmer Avenue;

THENCE westerly direction along the north right-of-way line of Farmer Avenue to the southwest corner of Lot 15, Block 2 of the Farmer-Teal subdivision;

THENCE in a northerly direction along the west property line of Lot 15, Block 2 of the Farmer-Teal subdivision and a northerly projection thereof to its intersection with the south property line of Lot 3, Block 2 of the Farmer-Teal subdivision, said intersection also being the southeast corner of said Lot 3, Block 2 of the Farmer-Teal subdivision;

THENCE in a westerly direction along the south property line of Lots 3 through 7, Block 2 of the Farmer-Teal subdivision to the southwest corner of Lot 7 Block 2 of the Farmer-Teal subdivision;

THENCE in a southerly direction along a southerly projection of the west property line of Lot 7, Block 2 of the Farmers-Teal subdivision to the northwest corner of Lot 10, Block 2 of the Farmer-Teal subdivision;

THENCE in a southerly direction along the west property line of Lot 10, Block 2 of the Farmer-Teal subdivision and a southerly projection thereof to the southernmost south right-of-way line of Farmer Avenue, said intersection also being the northeast corner of Tract 6 of the D.G. Regg Survey, Abstract 283;

THENCE in a southerly direction along the east property line of Tract 6 of the D.G. Regg Survey, Abstract 283 to the southeast corner of Tract 6;

THENCE in a westerly direction along the south property line of Tracts 6 and 8 of the D.G. Regg Survey, Abstract 283, to its intersection with the west property line of Lot 10, Block 2 of the Nicholas Greg subdivision, said intersection also being the northwest corner of Lot 10, Block 2 of the Nichols Greg Subdivision;

THENCE in a southerly direction along the west property line of Lots 10 and 9, Block 2 of the Nichols Greg subdivision to the southeast corner of Lot 9, Block 2 of the Nicholas Greg subdivision said corner also being the northeast corner of Lot 3, Block 2 of the Nichols Greg subdivision;

THENCE in a westerly direction along the north property line of Lot 3, Block 2 of the Nichols Greg subdivision to the east right-of-way line of Gregg Street said point being the midpoint of Tract 3, Block 1 of the Sydnor subdivision;

THENCE in a southerly direction to the north right-of-way line of Orange Street;

THENCE in a westerly direction along the north right-of-way line of Orange Street to the southeast corner of Tract 12, Block 1 of the Sydnor subdivision;

THENCE in a northerly direction along the east property line of Tracts 12, 12A, 11A and 11, Block



1 of the Sydnor subdivision to the south right-of-way line of Farmer Street to the northeast corner of Tract 11, Block 1 of the Sydnor subdivision;

THENCE in a westerly direction along the property line of Tracts 10, 10A and 11, Block 1 of the Sydnor subdivision to the northwest corner of Tract 10, Block 1 of the Sydnor subdivision to the east right-of-way line of Grove Street;

THENCE in a southerly direction along the west property line of Tract 10, Block 1 of the Sydnor subdivision to the northwest corner of Lot 9, Block 1 of the Sydnor subdivision;

THENCE in a westerly direction to its intersection with the west right-of-way line of Grove Street, said point being the southeast corner of Tract 19A, Block 2 of the Sydnor subdivision;

THENCE in a westerly direction along the south property line of Tracts 19, 18, 17, Block 2, of the Sydnor subdivision to the southwest property line of Tract Lot 17, Block 2 of the Sydnor subdivision;

THENCE in a southerly direction to the northwest corner of Tract 2A, Block 2 of the Sydnor subdivision;

THENCE in a westerly direction along the north property line of Tracts 2, 11 and 9A to the east right-of-way line of Bayou Street;

THENCE in a northerly direction to its intersection with the east right-of-way line of Bayou Street to the south right-of-way line of Farmer Street said corner being the northwest corner of Tract 10A, Block 2 of the Sydnor subdivision;

THENCE in a westerly direction along the north property line of Lots 1, 11 and 10, Block 3 of the Sydnor subdivision to its intersection with the east right of way of Sydnor Street to the northeast corner of Lot 1, Block 4 of the Sydnor subdivision;

THENCE in an easterly direction along the property line of Lots 1 and 3, Block 4 of the Sydnor subdivision to the northwest corner of Lot 3, Block 4 of the Sydnor subdivision;

THENCE in a southerly direction along the west property line of Lots 3 through 7, Block 4 of the Sydnor subdivision to the Southwest cover of Lot 7, Block 4 of the Sydnor subdivision and north right-of-way of Orange Street;

THENCE in a westerly direction to its intersection with the west right-of-way line of U.S. Highway 59 said point also being southeast corner of Tract 3, S.M. Harris Survey, Abstract 327;

THENCE in a southerly direction along the west right-of-way line of U.S. Highway 59 to the southeast corner of Lot 5, Block 1 of the Schwartz subdivision;

THENCE in a westerly direction along the south property line of Lot 5, Block 1 of the Schwartz subdivision to its intersection with the west right-of-way line of Schwartz Avenue;

THENCE in a southerly direction along the west right way line of Schwartz Avenue to its intersection with the north right-of-way line of Conti Street;

THENCE along the north right-of-way line of Conti Street to its intersection with the west right-of-way line of Jensen drive said point also being the southeast corner of Lot 1, Block 5 of the McMillian subdivision;

THENCE in a northerly direction along the west right-of-way line of Jensen drive to its intersection with the north right-of-way line of the Southern Pacific Railroad;

THENCE in a northeasterly direction along the Southern Pacific Railroad line to its intersection with the west right-of-way line of Des Chaumes Street;

THENCE in a southerly direction along the west right-of-way line of Des Chaumes Street to its intersection with the south right-of-way line of New Orleans Street;

THENCE in a easterly direction along the south right-of-way line of New Orleans Street to its intersection with the east right-of-way line of Odin Street;

THENCE in a southerly direction along the east right-of-way line of Odin Street to its intersection with the north right-of-way line of Ellis Street;

THENCE in a easterly direction along the north right-of-way line of Ellis Street to its intersection with the west right-of-way line of Gregg Street;

THENCE in a northerly direction along the west right-of-way line of Gregg Street to its intersection with the north right-of-way line of New Orleans Street;

THENCE in a westerly direction along the north right-of-way line of New Orleans Street to its intersection with the west right-of-way line of Hailey Street;

THENCE in a northerly direction along the west right-of-way line of Hailey Street to its intersection with the south right-of-way line of Oats Street;

THENCE in a easterly direction along the south right-of-way line of Oats Street to the northwest corner of Lot 12, Block 38 of the Chapmans Section 3 subdivision and a projection thereof to its intersection with the east right-of-way line of Gregg Street, said intersection being the northwest corner of Lot 1, Block 36 of the Chapmans Section 3 subdivision;

THENCE in an easterly direction along the south right-of-way line of Oats Street to its intersection with the northwest corner of Lot 12, Block 8 of the Chapmans Section 3 subdivision;

THENCE in a southerly direction along the west property line of Lots 12, 11, 10, 9, 8 and 7, Block 8 of the Chapmans Section 3 subdivision to the northwest corner of Lot 12, Block 9 of the Chapmans Section 3 subdivision to its intersection with the south right-of-way of New Orleans Street;

THENCE in a southerly direction to the southwest property line of Lot 11, Block 9 of the Chapmans Section 3 subdivision;

THENCE in a easterly direction to the southeast property line of Lot 11, Block 9 of the Chapmans Section 3 subdivision said point also being the west right-of-way line of Panell Street;

THENCE in a northerly direction along the west right-of-way line of Panell Street to the south right-of-way line of New Orleans Street said point also being the northeast corner of Lot 12, Block 9 of the Chapmans Section 3 subdivision;

THENCE along the south right-of-way line of New Orleans Street to its intersection with Panell Street to the northwest corner of Lot 12, Block 10 of the Burke Section 4 subdivision;

THENCE in a southerly direction to the northwest corner of Lot 11, Block 10 of the \_\_\_Burke Section 4 subdivision;

THENCE in an easterly direction to the west right-of-way line of Worms Street;

THENCE in a southerly direction along the west right-of-way line of Worms Street to the northeast corner of Lot 10, Block 10 of the Chapmans Section 3 subdivision;

THENCE in an easterly direction through its intersection with Worms Street to the southeast corner of Lot 3, Block 19 of the Burke Section 4 subdivision also being the east right-of-way line of Worms Street;

THENCE in a northerly direction along the west property line of Lots 3, 2 and 1, Block 19 of the Burke Section 4 subdivision to the south right-of-way line of New Orleans Street said point also being the northeast corner of Lot 1, Block 19 of the Burke, Section 4 subdivision;

THENCE in an easterly direction along the south right-of-way line of New Orleans Street to the northeast corner of Tract 2, Block 3 of the Burke Section 4 subdivision;

THENCE in a southerly direction to the southeast corner of Tract 2, Block 3 of the Burke Section 4 subdivision;

THENCE in a easterly direction along the south property line of Lot 4, Block 3, Brittons First subdivision to the southeast corner of Lot 4, Block 3 of the Brittons First subdivision;

THENCE in a northerly direction along the east property line of Lot 4, Block 3 of the Brittons First subdivision to the northwest corner of Lot 4, Block 3 of the Brittons First subdivision,

THENCE in an easterly direction along the south property line of Lot 2, Block 3 of the Brittons First subdivision to the southeast corner of Lot 2, Block 4 of the Brittons First subdivision, said point also being the west right-of-way of Benson Street;

THENCE in an easterly direction along the south property line of Lots 2 and 4, Block 4 of the Brittons First subdivision to the southeast corner of Lot 4, Block 4 of the Brittons First subdivision;

THENCE in a northerly direction along the east property line of Lot 4, Block 4 of the Brittons First subdivision to the south right-of-way of New Orleans Street said point also being the northeast corner of Lot 4, Block 4 of the Brittons First subdivision;

THENCE in an easterly direction along the south right-of-way of New Orleans Street to its intersection with Elmo Street;

THENCE in a southerly direction along the west right-of-way line of Elmo Street to its intersection with the north right-of-way line of New Orleans Street;

THENCE in a easterly direction along the south right-of-way line of New Orleans Street to its intersection with Elmo Street to the west right-of-way line of Elmo Street;

THENCE in an easterly direction along the south right-of-way line of New Orleans Street to the northwest corner of Lot 1, Block 3 of the Burke Section 1 subdivision, said point also being the south right-of-way line of New Orleans Street;

THENCE in an easterly direction along the south right-of-way of New Orleans Street to its intersection with the west right of way line of Waco Street, the POINT OF BEGINNING.

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA #**

**SUBJECT:** Ordinance Designating a Contiguous area of the City as the Fifth Ward Reinvestment Zone for tax increment financing purposes.

**Category #**

**Page 1 of**   1  

**Agenda Item#**

**FROM: (Department or other point of origin):**

Planning & Development Department

**Origination Date**

06/22/99

**Agenda Date**

**DIRECTOR'S SIGNATURE:**



**Council Districts affected:**

District B – Michael Yarborough

District H – Felix Fraga

**For additional information contact:**

Robert M. Litke

**Phone:** 837-7708

Bill Calderon

**Phone:** 837-7787

**Date and identification of prior authorizing Council Action:** N/A

**RECOMMENDATION: (Summary)**

That City Council adopt an ordinance designating a contiguous geographic area within the City of Houston generally bounded by Harriman, Oats, New Orleans, and Wallisville Road to the north; Jensen Drive, and U.S. Hwy. 59 to the west; Hare Street and Clinton Drive to the south; and, Lockwood, Sakowitz, and Shotwell to the east as the Fifth Ward Reinvestment Zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code.

**Amount of Funding:**

Not Applicable

**F & A Budget:**

**SOURCE OF FUNDING:**     General Fund     Grant Fund     Enterprise Fund

Other (Specify)

**SPECIFIC EXPLANATION:**

Consistent with legal requirements, City Council conducted a public hearing regarding the designation of a reinvestment zone known as the Fifth Ward Reinvestment Zone for tax increment financing purposes on June 22, 1999. The proposed zone is approximately 241 acres and includes the Fifth Ward and Denver Harbor area.

This ordinance will establish a thirty-year zone effective January 1, 2000; create and appoint the initial board of directors for the zone; provide for the zone to expire December 31, 2029; establish a tax increment fund for the zone; and make findings that the zone's projected improvements are of general benefit to the City, and meet the statutory criteria for a reinvestment zone.

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

**REQUIRED AUTHORIZATION**

F&A Director:

F&A 011.A Rev. 5/11/98