

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

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Twenty-three, City of Houston, Texas ("Zone"), by Ordinance No. 2011-900, passed October 19, 2011; and

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

**WHEREAS**, the City desires to further enlarge the boundaries of the Zone by adding into the Zone approximately 315 acres of land ("Annexation Area") described in Exhibit "A" and depicted in Exhibit "B" attached to this Ordinance; and

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

**WHEREAS**, the City Council finds that the Annexation Area meets the requirements of Section 311.005(a)(1) of the Code since it substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, and constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare in its present condition and use because of the deterioration of the site and other improvements and due to defective or inadequate sidewalk and street layout; and

**WHEREAS**, less than thirty percent (30%) of the property within the Annexation Area, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(a)(1) of the Code; and

**WHEREAS**, the total appraised value of taxable real property within the enlarged Zone and in any other existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property within the City and in the

industrial districts created by the City as described in Section 311.006(a)(2)(A) of the Code; and

**WHEREAS**, the proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property within the Zone and will be of general benefit to the City; **NOW, THEREFORE**,

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

**Section 1.** That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

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

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

**Section 4.** That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 2011-900, and beginning January 1, 2020, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be January 1 of the year in which this Ordinance becomes effective.

**Section 5.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason be held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 6.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor;

therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND ADOPTED this 4th day of December, 2019.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 1 0 2019.

Pat J. Manil  
City Secretary **Assistant**

Prepared by Legal Department Arwa J. Howard  
AH/ems 11-21-19 Senior Assistant City Attorney  
Requested by Andrew F. Icken  
Chief Development Officer, Office of the Mayor  
L.D. File No. 0421300013008

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF ANNEXATION AREA  
REINVESTMENT ZONE NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS  
(HARRISBURG ZONE)**

(see legal description immediately following this page)

**LEGAL DESCRIPTION OF PROPOSED DE-ANNEXATION FROM  
REINVESTMENT ZONE NUMBER TWENTY-THREE (HARRISBURG ZONE)**

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at the southeast corner of a lot described as Tract 15, Block 23, Hailey, same being west right-of-way for Jensen Drive and northern boundary line of the Greater East End Management District; **THENCE**, proceeding in an westerly direction along the south property line of said Tract 15, Block 23, Hailey, to the southwest corner of Lot 9, Block 23, Hailey; **THENCE**, proceeding in a westerly direction by projecting a line from the southwest corner of said Lot 9, Block 23, Hailey, to the southeast corner of a lot described as Tract R2-A2, ABST 327 S M Harris; **THENCE**, proceeding in a westerly direction along the south property line of said Tract R2-A2, ABST 327 S M Harris, to the southwest corner of said Tract R2-A2, ABST 327 S M Harris, same being the east right-of-way for Union Pacific Railroad Co; **THENCE**, proceeding in a northerly direction along the western property line of said Tract R2-A2, ABST 327 S M Harris, to the southwest corner of a lot described as Tract R2-A2A, ABST 327 S M Harris; **THENCE**, proceeding in a northerly direction along the west property line of said Tract R2-A2A, ABST 327 S M Harris, to the southwest corner of a lot described as Tract R2-A, ABST 327 S M Harris; **THENCE**, proceeding in a northerly direction along the west property line of said Tract R2-A, ABST 327 S M Harris, to the southwest corner of a lot described as Reserve A, Block 1, ACCO Park; **THENCE**, proceeding in a northerly direction along the west property line to the northwest corner of said Reserve A, Block 1, ACCO Park; **THENCE**, proceeding in a northeast direction by projecting a line from the northwest corner of said Reserve A, Block 1, ACCO Park, to the southwest corner of a lot described as Tract 1 & 2, Benson Acre; **THENCE**, proceeding in an easterly direction along the south property line of said Tract 1 & 2, Benson Acre, to the southwest corner of a lot described as Tract 1A, Benson Acre; **THENCE**, proceeding in an northerly direction along the west property line of said Tract 1A, Benson Acre, to the southwest corner of a lot described as Tract 2A, Benson Acre; **THENCE**, proceeding in an easterly direction along the south property line of said Tract 2A, Benson Acre, to the southeast corner of said Tract 2A, Benson Acre; **THENCE**, proceeding in a northeast direction by projecting a line from the southeast corner of said Tract 2A, Benson Acre, to the northwest corner of a lot described as Tract 10, Block 9, Hailey; **THENCE**, proceeding in an easterly direction along the north property line of said Tract 10, Block 9, Hailey, to the northeast corner of a lot described as Tract 9, Block 9, Hailey; **THENCE**, proceeding in a southeast direction by projecting a line from the northeast corner of said Tract 9, Block 9, Hailey, to the northwest corner of a lot described as Reserve A, Block 1, Bruce Elementary School, same being the east right-of-way line of Jensen Drive. **THENCE**, proceeding in an southerly direction along the west property line of said Reserve A, Block 1, Bruce Elementary School, to the southwest corner of a lots described as Lot 4, 5 & Track A adjacent alley, Block 14, Hailey; **THENCE**, proceeding in a southerly direction

by projecting a line from the southwest corner of said Lot 4, 5 & Track A adjacent alley, Block 14, Hailey, to the northwest corner of a lot described as Tract 1, ABST 327 S M Harris; THENCE, proceeding in an easterly direction along the north property line of said Tract 1, ABST 327 S M Harris, to the northeast corner of said Tract 1, ABST 327 S M Harris; THENCE, proceeding in a southerly direction along the east property line of said Tract 1, ABST 327 S M Harris, to the southeast corner of said Tract 1, ABST 327 S M Harris; THENCE, proceeding in a westerly direction along the south property line of said Tract 1, ABST 327 S M Harris, to a distance approximately 110 linear feet; THENCE, proceeding in a southerly direction by projecting a line from said location of Tract 1, ABST 327 S M Harris, to the northeast corner of a lot described as Tract 2, ABST 327 S M Harris; THENCE, proceeding in a southerly direction along the east property line of said Tract 2, ABST 327 S M Harris, to the southeast corner of said Tract 2A, ABST 327 S M Harris; THENCE, proceeding in a westerly direction along the south property line of said Tract 2A, ABST 327 S M Harris, to the southwest corner of said Tract 2A, ABST 327 S M Harris, same being the east right-of-way line of Jensen Drive; THENCE, proceeding in a westerly direction across the right-of-way of Jensen Drive to the southeast corner of a lot described as Tract 15, Block 23, Hailey, same being west right-of-way for Jensen Drive and northern boundary line of the Greater East End Management District, the **point of beginning**;

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO  
REINVESTMENT ZONE NUMBER TWENTY-THREE (HARRISBURG ZONE)**

**Navigation Blvd between N Drennan St and N Super St**

Being a +/- 7 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of east right-of-way of N Drennan St and north right-of-way of Navigation Blvd, same being boundary line of TIRZ No. 23 Harrisburg; THENCE, northeast by north along east right-of-way of N Drennan St and west boundary of ABST 87 S M WILLIAMS TR 1 to north corner of said TR 1; THENCE, east southeast south along north boundary of said TR 1 and ABST 87 S M WILLIAMS TR 1A to northeast corner of said TR 1A; THENCE, southwest by south along east boundary of said TR 1A to north corner of ABST 87 S M WILLIAMS TR 11; THENCE, east southeast along north boundary of said TR 11 to northeast corner of said TR 11 and west right-of-way of N Estelle St; THENCE, southwest by south along west right-of-way of N Estelle St to north right of Navigation Blvd; THENCE, east southeast along north right-of-way of Navigation Blvd to east right of N Estelle St; THENCE, northeast by north along east right-of-way of N Estelle St and west boundary of ELECTRIC PARK TRS 3 & 4 BLK 1 and LT 2 & TR 1A BLK 1 to northwest corner of said LT 2 & TR 1A BLK 1; THENCE, east southeast along north boundary of said LT 2 & TR 1A BLK 1 to northeast corner of said tract; THENCE, southwest by south along east boundary of said LT 2 & TR 1A BLK 1 to southeast corner of said tract, same being northwest corner of ELECTRIC PARK TRS 5 & 6 BLK 1; THENCE, east southeast along north boundary of said TRS 5 & 6 BLK 1 to northeast corner of said tract and west right-of-way of N Sidney St; THENCE, southwest by south along west right-of-way of N Sidney St to north right-of-way of Navigation Blvd; THENCE, southeast by east across N Sidney St and along north right-of-way of Navigation Blvd to west corner of ABST 87 S M WILLIAMS TR 17; THENCE, northeast by north along west boundary of said TR 17 and JOSEPHINE ST LT 11 & TR 11A BLK 1 to north corner of said LT 11 & TR 11A BLK 1; THENCE, southeast by east along north boundary of said LT 11 & TR 11A BLK 1, across N Jenkins St and along JOSEPHINE ST LT 19 BLK 1 to northeast corner of said LT 19 BLK 1; THENCE, southwest by south along east boundary of said LT 19 BLK 1 to south corner of said LT 19 BLK 1; THENCE, northwest by west along south boundary of said LT 19 BLK 1 to east right-of-way of N Jenkins St; THENCE, southwest by south along east right-of-way of N Jenkins St to north right-of-way of Navigation Blvd; THENCE, southeast by east along north right-of-way of Navigation Blvd to west corner of NAVIGATION TR 11 BLK 6; THENCE, northeast by north along west boundary of said TR 11 BLK 6 to northwest corner of said tract; THENCE, east southeast along north boundary of said TR 11 BLK 6, across N Eastwood St and along NAVIGATION LTS 11 and 23 BLK 7 to northeast corner of said LT 23 and west right-of-way of N Super St, same being boundary of TIRZ No. 23 Harrisburg; THENCE, southwest by south along west right-of-way of N Super St, across Navigation Blvd, and east boundary



of NAVIGATION LTS 1 2 3 9 & 10 BLK 10, same being boundary line of TIRZ No. 23 Harrisburg to southeast corner of said LTS 1 2 3 9 & 10 BLK 10, same being east corner of NAVIGATION LT 11 BLK 10; THENCE, west by north along north boundary of said LT 11 BLK 10 to north corner of said LT 11 BLK 10; THENCE, southwest by south along west boundary of said LT 11 BLK 10 to west corner of said LT 11 BLK 10 and east corner of NAVIGATION LT 4 BLK 10; THENCE, west northwest along north boundary of said LT 4 BLK 10, across N Eastwood St to west right-of-way of N Eastwood St, same being south corner of NAVIGATION LT 3 BLK 9; THENCE, northeast by north along west right of-way of N Eastwood St to south corner of NAVIGATION LT 1 BLK 9; THENCE, west northwest along south boundary of said LT 1 BLK 9 to west corner of said LT 1 BLK 9; THENCE, northeast by north along west boundary of said LT 1 BLK 9 to north corner of said LT 1 BLK 9 and south right-of-way of Navigation Blvd; THENCE, northwest by west along south right-of-way of Navigation to east corner of ELECTRIC PARK TR 1A BLK 5; THENCE, southwest by south along east boundary line of said TR 1A BLK 5 to south corner of said TR 1A BLK 5; THENCE, west by north along south boundary line of said TR 1A BLK 5 to west corner of said TR 1A and east right-of-way of N Sidney St; THENCE, west across N Sidney St to west right-of-way of N Sidney St and south corner of ELECTRIC PARK LT 4 BLK 4; THENCE, west northwest along south boundary of said LT 4 BLK 4 to west corner of said LT 4 BLK 4; THENCE northeast by north along west boundary of said LT 4 BLK 4 to north corner of said LT 4 and south right-of-way of Navigation Blvd; THENCE, west northwest along south right-of-way of Navigation Blvd to east corner ELECTRIC PARK LT 1 BLK 4; THENCE, southwest by south along east boundary of said LT 1 BLK 4 to south corner of said LT 1 BLK 4; THENCE, west by north along south boundary of said LT 1 BLK 4 across N Estelle St and along ELECTRIC PARK LTS 1-4 BLK 3 to west corner of LT 1 BLK 3, same being east right-of-way of N Drennan St and boundary line of TIRZ No. 23 Harrisburg; THENCE, northeast by north along east right-of-way of N Drennan St to intersection of north right-of-way of Navigation Blvd, same being point of beginning of +/- 7 acre tract;

**Navigation Blvd plus Avenue J and Baywood**

Being a +/- 66.2 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of east right-of-way of Lockwood Dr and north right-of-way of Navigation Blvd and boundary line of TIRZ No. 23 Harrisburg; THENCE, east by south along north right-of-way of Navigation Blvd to west corner of ABST 87 S M WILLIAMS TRS 34 & 35; THENCE, generally east along north boundary of said TRS 34 & 35, same being south boundary of CEMEX NAVIGATION RES A BLK 1 to southeast corner of said RES A BLK1; THENCE, north across H B & T R Y CO RR Easement to south corner of ENGEL TRS 2A & 2B BLK 64 & TRS 24 & 26 TR 24 BLK 26 (ENGEL STREET CLOSED) TRS 9 THRU 12 BLK 27, same being north boundary of ABST 87 S M WILLIAMS TRS 34 & 35; THENCE, east along

north boundary of said TRS 34 & 35 to northeast corner of said TRS 34 & 35, same being boundary of 10.62 acre ABST 87 S M WILLIAMS TRS 18 18A 20 20B & 20C (001&061\*TRS 20 28 31 & 49); THENCE, south along east boundary of said TRS 34 & 35 to southeast corner said TRS 34 & 35, same being north boundary of H B & T RY CO RR easement described as 7.65 acre ABST 87 S M WILLIAMS TR R101 R/S PT LTS 63 & 64; THENCE, east by north along north boundary of H B & T RY CO RR easement described as TR R101 R/S PT LTS 63 & 64 to a point north of northeast corner of ABST 87 S M WILLIAMS TR 48; THENCE, south across H B & T RY CO RR easement and along east boundary of ABST 87 S M WILLIAMS TR 48 to southeast corner of said TR 48, same being north right-of-way of Navigation Blvd; THENCE, east along north right-of-way of Navigation Blvd to west right-of-way of Wayside Dr, same being boundary line of TIRZ No. 23 Harrisburg; THENCE, south by west along west right-of-way of Wayside Dr to south right-of-way of Navigation Blvd; THENCE, west along south right-of-way of Navigation Blvd to west right-of-way of Portwood St; THENCE, south by east along west right-of-way of Portwood St, same being east boundary of NEILS ESPERSON INDUSTRIAL DIST TR 4B and TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT) to southeast corner of said TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT), same being north boundary of NEILS ESPERSON INDUSTRIAL DIST RW PT BLKS 63 & 64 S M WILLIAMS; THENCE, east by south along north boundary of said RW PT BLKS 63 & 64 S M WILLIAMS to west right-of-way of Norwood St; THENCE, south by west along west right-of-way of Norwood St to north right-of-way of Canal St, same being boundary line of TIRZ No. 23 Harrisburg; THENCE, west by north along north right-of-way of Canal St to west right-of-way of N Delmar St, same being east boundary of PRE-K CENTER AT PROPERTY NEAR BURNET ELEMENTARY RES A BLK 1; THENCE, north northeast along west right-of-way of N Delmar St to northeast corner of PRE-K CENTER AT PROPERTY NEAR BURNET ELEMENTARY RES A BLK 1; THENCE, west by north along north boundary of said RES A BLK 1 to northwest corner of said RES A BLK 1, same being southeast corner of ENGEL EXTN LT 5 BLK 4; THENCE, north northeast along east boundary of said LT 5 BLK 4 to north corner of said LT 5 BLK 4; THENCE, west by north along north boundary of said LT 5 BLK 4, across N Lenox St to southeast corner of ENGEL EXTN LT 4 BLK 1 and west right-of-way of N Lenox St; THENCE, south southwest along west right-of-way of N Lenox St to southeast corner of EAST END VILLAS LT 2 BLK 1; THENCE, west by north along south boundary of said LT 2 BLK 1 to southwest corner; THENCE, north northeast along west boundary of EAST END VILLAS LTS 1-2 BLK 1 and ENGEL EXTN LT 4 and LTS 1 2 & 3 BLK 1 to north corner of said LTS 1 2 & 3 BLK 1, same being south boundary WATERHILL HOMES ON NAVIGATION STREET; THENCE, east by south and east along south boundary of said WATERHILL HOMES ON NAVIGATION STREET, across abandoned rail spur, to west boundary of NEILS ESPERSON INDUSTRIAL DIST TRS 3D & 3D-1; THENCE, north by east along west boundary of said TR 3D & 3D-1, and

BURNETT VISTA RES A BLK 1 to north corner of said RES A BLK 1, same being south right-of-way of Navigation Blvd; THENCE, northwest along south right-of-way of Navigation Blvd to northeast corner of ENGEL RES A BLK 1; THENCE, south by west along east boundary of said RES A BLK 1 and ENGEL LTS 1 & 2 & TRS 5 & 6A BLK 19 across Ave J to south right-of-way of Ave J; THENCE, west by north along south right-of-way of Ave J to east right-of-way of Engel St; THENCE, south by west along east right-of-way of Engel St to south right-of-way of Ave I; THENCE, west by north along south right-of-way of Ave I to west right-of-way of N Adams St; THENCE, north northeast along west right-of-way of N Adams St to south right-of-way of Ave J; THENCE, west by north along south right-of-way of Ave J to east corner of ENGEL LTS 9 & 11 BLK 10; THENCE, south by west along east boundary of said LTS 9 & 11 BLK 10 to south corner of said LTS 9 & 11 BLK 10; THENCE, west by north along south boundary of said LTS 9 & 11 BLK 10, across N Bryan St to west right-of-way of N Bryan St; THENCE, north by east along west right-of-way of N Bryan St to south right-of-way of Ave J; THENCE, west by north along south right-of-way of Ave J to west right-of-way of N Stiles St; THENCE, north by east along west right-of-way of N Stiles St to south corner of WILLIAMS LT 8 BLK 2; THENCE, west by north along south boundary of said LT 8 BLK 2 and WILLIAMS LT 7 BLK 2 to west corner of said LT 7 BLK 2 and east right-of-way of N Burr St, same being boundary line of TIRZ No. 23 Harrisburg; THENCE, north by east along east right-of-way of N Burr St, same being boundary line of TIRZ No. 23 Harrisburg to south right-of-way of Navigation Blvd; THENCE, north across Navigation Blvd to north right-of-way of Navigation Blvd and east right-of-way of Lockwood Dr, same being boundary line of TIRZ No. 23 Harrisburg and point of beginning of +/- 66.2 acre tract;

**Lockwood and Telephone ROW and Old Cage Elementary School**

Being a +/- 12.4 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of boundary line of TIRZ No. 23 Harrisburg, same being south right-of-way of McKinney St and east right-of-way of Lockwood Dr; THENCE, south along east right-of-way of Lockwood Dr to southwest corner of BORTON W H LTS 1 2 & 3 BLK 3; THENCE, east along south boundary of said LTS 1 2 & 3 BLK 3 to southeast corner of said LTS 1 2 & 3 BLK 3, same being northwest corner of EASTWOOD LTS 4 & 5 & TR 3 BLK 43; THENCE, east by south along north boundary of said LTS 4 & 5 & TR 3 BLK 43 across Eddington St to east right-of-way Eddington St; THENCE, southwest along east right-of-way Eddington St to north corner of EASTWOOD RES J1 & TRS 2 & 3 BLK 44; THENCE, east southeast along north boundary of said RES J1 & TRS 2 & 3 BLK 44, and EASTWOOD TR 1A-1 BLK 42 to east corner of said TR 1A-1 BLK 42; THENCE, south southwest along east boundary of said TR 1A-1 BLK 42 to southeast corner of said TR 1A-1 BLK 42, same being boundary of EASTWOOD RES J1 & TRS 2 & 3 BLK 44; THENCE, southeast along boundary of said RES J1 & TRS 2 & 3 BLK 44 to east corner of said RES J1 & TRS 2 & 3 BLK 44; THENCE,

south southwest along east boundary of said RES J1 & TRS 2 & 3 BLK 44 to north right-of-way of Telephone Road; THENCE, east southeast and southeast along north right-of-way of Telephone Road to north right-of-way of Claremont St; THENCE east along north right-of-way of Claremont St to east right-of-way of Baird St; THENCE, south along east right-of-way of Baird St to north right-of-way of Telephone Rd; THENCE, west southwest across Telephone Rd to south right-of-way of Telephone Rd; THENCE, north northwest along south right-of-way of Telephone Rd to east right-of-way of Lockwood Dr, same being boundary line of TIRZ No. 24 Greater Houston; THENCE, north along east right-of-way of Lockwood Dr to north right-of-way of Telephone Rd and boundary line of EASTWOOD LTS 4 & 5 & TR 3 BLK 43; THENCE, west by north across Lockwood Dr to west right-of-way of Lockwood Dr; THENCE, north along west right-of-way of Lockwood Dr, across Ernestine St to west right-of-way of Ernestine St and east corner of ABST 51 L MOORE TR 1A; THENCE, northeast and north along west right-of-way of Ernestine St continuing along west right-of-way of Lockwood Dr to south right-of-way of McKinney St and boundary line of TIRZ No. 23 Harrisburg, same being point of beginning of +/- 12.4 acre tract;

**Navigation Blvd between Wayside and SSgt Macario Garcia (Right-of-way only)**

Being a +/- 1.09 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at the intersection of east right-of-way of Wayside Dr and north right-of-way of Navigation Blvd; THENCE, east southeast along north right-of-way of Navigation Blvd to west right-of-way of SSgt Macario Garcia Dr; THENCE, south by west along west right-of-way SSgt Macario Garcia to south right-of-way of Navigation Blvd; THENCE, west northwest along south right-of-way of Navigation Blvd to east right-of-way of Wayside Dr; THENCE, north by east along east right-of-way of Wayside Dr to north right of way of Navigation Blvd, same being point of beginning of +/- 1.09 acre tract;

**Navigation Blvd to Harrisburg Blvd (Right-of-way only)**

Being a +/- 19.1 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at the intersection of east right-of-way of SSgt Macario Garcia Dr and north right-of-way of Navigation Blvd; THENCE, east along north right-of-way of Navigation Blvd, and continuing southeast and south along east right-of-way of Navigation Blvd to north right-of-way Harrisburg Blvd; THENCE, west along north right-of-way Harrisburg Blvd to west right-of-way of Navigation Blvd; THENCE, north and northwest along west right-of-way of Navigation Blvd, and continuing west along south right-of-way of Navigation Blvd to east right-of-way SSgt Macario Garcia Dr; THENCE, north along east right-of-way SSgt Macario Garcia Dr to north right-of-way of Navigation Blvd, same being point of beginning of +/- 19.1 acre tract;

### **Harrisburg Blvd/Broadway St and Brady's Landing**

Being a +/- 31.2 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at the intersection of east right-of-way of 75<sup>th</sup> St and north right-of-way of Harrisburg Blvd, same being boundary line of TIRZ No. 23 Harrisburg; THENCE, east by south along north right-of-way of Harrisburg Blvd, across Wharf St and along north right-of-way of Swope St to interior corner of 20.452 acre ABST 27 J R HARRIS MAGNOLIA BRANCH PK RES A BLK 1 & TR R60B; THENCE, south along boundary of said 20.452 acre RES A BLK 1 & TR R60B, continuing across Brays Bayou and east right-of-way of Harrisburg Blvd/Broadway St to north right-of-way of Cypress St; THENCE, east along north right-of-way of Cypress St, across barge canal to Brady Island and southwest corner of RUM RUNNER TR 1 ADJ RES A (LIFT STATION SITE); THENCE, north along west boundary of said TR 1 ADJ RES A, and 10.7159 acre RUM RUNNER RES A to northwest corner of said 10.7159 acre RES A, same being south easement of Buffalo Bayou; THENCE, east along north boundary of said 10.7159 acre RES A, and ABST 8 J BROWN TR 25E to east corner of said TR 25E, same being north boundary of said 10.7159 acre RES A; THENCE, southeast by east along north boundary of 10.7159 acre RES A and 2.5388 acre ABST 8 J BROWN TR 25 & RES A1 RUMRUNNER to east corner of said 2.5388 acre TR 25 & RES A1; THENCE, south along east boundary of said 2.5388 acre TR 25 & RES A1 to southeast corner of said 2.5388 acre TR 25 & RES A1; THENCE, west along south boundary of said 2.5388 acre TR 25 & RES A1 to southwest corner of said 2.5388 acre TR, same being east boundary of said 10.7159 acre RES A; THENCE, south, west and south along east boundary of said 10.7159 acre RES A to south corner of said 10.7159 acre RES A, same being west boundary line of 19.9595 acre ABST 8 J BROWN TRS 25A 25B 25C 25D & 25G & RES A2 RUMRUNNER; THENCE south along west boundary of said 19.9595 acre tract to south right-of-way of Cypress St; THENCE, west along south right-of-way of Cypress St to west right-of-way Broadway St; THENCE, north along west right-of-way of Broadway St/Harrisburg Blvd, across Buffalo Bayou to east corner of ABST 27 J R HARRIS TR 54; THENCE, northwest and west by north along south right-of-way of Harrisburg Blvd to east right-of-way of 75<sup>th</sup> St; THENCE, north along east right-of-way of 75<sup>th</sup> Street to north right-of-way of Harrisburg Blvd, same being point of beginning of +/- 31.2 acre tract;

### **Mason Park Annexation**

Being a +/- 94.8 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of west right-of-way of S 75<sup>th</sup> St and north right-of-way of McKinney St, same being south corner of EAST PARK LT 14 BLK 7 and boundary line of TIRZ No. 23 Harrisburg; THENCE, southeast by east across S 75 St to east right-of-way of S 75<sup>th</sup> St and west boundary of 21.5171 acre ABST 87 SM WILLIAMS TR 5; THENCE, generally northeast along boundary of said TR 5 to north corner of said TR 5, same being westboundary of Missouri Pacific Rail easement;

THENCE, generally southeast along east boundary of said TR5 to southeast corner of said TR 5 and north easement of Brays Bayou; THENCE, generally west northwest along west boundary of said TR 5 same being north easement of Brays Bayou to west corner of said TR 5, same being east right-of-way of S 75 St; THENCE, south along east right-of-way of S 75 St, across Brays Bayou to north boundary of 68.06 acre ABST 74 J THOMAS MASON PARK; THENCE, southeast along boundary of said 68.06 acre tract and south easement of Brays Bayou to corner of said 68.06 acre tract, same being west boundary of Survey Abstract 27, J.R. Harris; THENCE, south along east boundary of said 68.06 acre tract and west boundary of Survey Abstract 27, J.R. Harris to southeast corner of said 68.06 acre tract and north right-of-way of Tipps St; THENCE, west along south boundary of said 68.06 acre tract, same being north right-of-way of Tipps St to east right-of-way of Matamoras St; THENCE, north along east right-of-way of Matamoras St. same being west boundary of said 68.06 acre tract, to northeast corner of FOREST HILL LTS 220 & 221; THENCE, generally west and north northwest along west boundary of said 68.06 acre tract to southeast corner of 0.1339 acre FOREST HILL TRS 245A & 246A-1; THENCE, west northwest along south boundary of said 0.1339 acre tract to west corner and south boundary of FOREST HILL LT 247; THENCE, west southwest along south boundary of said LT 247 to southwest corner of said LT 247, same being north right-of-way of Pasadena St; THENCE, north northwest along north right-of-way of Pasadena St to east right-of-way of Brays Bayou Greenway Trail; THENCE, north by east along east right-of-way of Brays Bayou Greenway Trail to south easement of Brays Bayou; THENCE, generally east along south easement of Brays Bayou to west right-of-way of S 75<sup>th</sup> St; THENCE, north northeast along west right-of-way of S 75<sup>th</sup> St, across Brays Bayou to intersection with north right-of-way of McKinney St, same being boundary line of TIRZ No. 23 (Harrisburg) and south corner of EAST PARK LT 14 BLK 7, and being point of beginning of +/- 94.8 acre tract;

#### **Buffalo Bend and Hidalgo Parks**

Being a +/- 73.5 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at the intersection of north right-of-way of Ave W St and west right-of-way SSgt Macario Garcia, same being boundary line of TIRZ No. 23 Harrisburg and south corner of SHIRLEY PLACE LTS 17 & 18; THENCE, generally north along west right-of-way of SSgt Macario Garcia/N Wayside Dr to north channel easement of Buffalo Bayou; THENCE, southeast across N Wayside Dr to east right-of-way N Wayside Dr, same being north corner of HOUSTON HARBOR TR H2-A 200; THENCE, southwest by south boundary of said TR H2-A 200 to west corner of said TR H2-A 200; THENCE, southeast along boundary of said TR H2-A 2000. and north channel easement of Buffalo Bayou to northwest corner of ABST 32 HARRIS & WILSON TR 20B; THENCE, east along north boundary of said TR 20 to northeast corner of said TR 20; THENCE, south along east boundary of said TR 20, across Buffalo Bayou, and along S M WILLIAMS BLK 185 to southeast corner of said BLK 185, same being north right-of-way

of J W Peavy St; THENCE, south across J W Peavy St and along east right-of-way of W Hedrick St to south right-of-way of Ave Q St; THENCE, west northwest along south right-of-way of Ave Q St to west right-of-way of 70<sup>th</sup> St; THENCE, north by east along west right-of-way of 70<sup>th</sup> St to south right-of-way of Ave R St (J W Peavy Dr); THENCE west northwest along south right-of-way of Ave R St (J W Peavy Dr) to east right-of-way of SSgt Macario Garcia Dr, same being boundary of TIRZ No. 23 Harrisburg; THENCE, north by east along east right-of-way of SSgt Macario Garcia Dr to south right-of-way of Ave R St (J W Peavy Dr); THENCE, east by south along north right-of-way of Ave R St (J W Peavy Dr) to south corner of CENTRAL PARK LTS 1 & A BLK 172, same being west right of way of 70<sup>th</sup> St; THENCE, north by east along east boundary of said LTS 1 & A BLK 172 to east corner of said LTS 1 & A BLK 172, same being south corner of 0.2296 acre CENTRAL PARK LTS 46 47 48 & B BLK 172; THENCE, west by north along south boundary of said 0.2296 acre tract to west corner of said 0.2296 acre tract; THENCE, north by east along west boundary of said 0.2296 acre tract to north corner of said 0.2296 acre tract and south right-of-way of Ave S St; THENCE, west by north along south right-of-way of Ave S St to a line intersecting east right-of-way of N 70<sup>th</sup> St; THENCE, north by east across Ave S St and along east right-of-way of N 70<sup>th</sup> St to north corner of CENTRAL PARK LTS 17 THRU 22 BLK 181; THENCE, east by south along north boundary of said LTS 17 THRU 22 BLK 181 to south corner of 6.5658 acre CENTRAL PARK BLK 212 TR 2 & LT V BLK 181 & LTS 21 THRU 26, same being channel easement of Buffalo Bayou; THENCE, northeast along east boundary of said 6.5658 acre tract to northeast corner of said 6.5658 acre tract; THENCE, west along north boundary of said 6.5658 acre tract and south boundary 10.1738 acre BUFFALO BEND NATURE PARK RES A BLK 1 to southwest corner of said 10.1738 acre tract; THENCE, north along west boundary of said 10.1738 acre tract, same being boundary of said 6.5658 acre tract to north corner of said 6.5658 acre tract; THENCE, west by north along boundary of said 6.5658 acre tract to east right-of-way of SSgt Macario Garcia Dr, same being boundary of TIRZ No. 23 Harrisburg; THENCE, north by east along east right-of-way of SSgt Macario Garcia Dr to intersection with north right-of-way line of Ave W St; THENCE, west by north across SSgt Macario Garcia Dr to west right-of-way SSgt Macario Garcia Dr, same being north right-of-way of Ave W St and point of beginning of +/- 73.5 acre tract;

#### **Sam Houston Dock/Buffalo Bayou Tract**

Being a +/- 10.3 acre tract situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at southeast corner of ABST 32 HARRIS & WILSON TR 20B, same being north easement of Buffalo Bayou; THENCE east along north easement of Buffalo Bayou, across Southern Pacific Rail Co easement to southwest corner of ABST 32 HARRIS & WILSON TR 20A (Sam Houston Dock); THENCE, north 3 degrees 12' 50" east, with west boundary of said TR 20A, a distance of approx. 631 Feet, same being east boundary of Southern Pacific Rail Co easement; THENCE, south 72 degrees 16' 10"

east, approx. 332 feet through said TR 20A; THENCE, south 26 degrees 29' 10", a distance of approx. 635 feet through said TR 20A and across Buffalo Bayou channel to north boundary line of ABST 27 J R HARRIS TRS 1 2 3 52 & TRS 1 2 & 3 BLK 4 S M WILLIAMS; THENCE, generally southwest and west along north boundary of said ABST 27 J R HARRIS TRS 1 2 3 52 & TRS 1 2 & 3 BLK 4 S M WILLIAMS to east boundary of MAGNOLIA PARK SEC 2 TRS 1 THRU 8 BLK 179; THENCE, north along east boundary of said TRS 1 THRU 8 BLK 179 to northeast corner of said TRS 1 THRU 8 BLK 179; THENCE, west along north boundary of said TRS 1 THRU 8 BLK 179, and MAGNOLIA PARK SEC 2 TRS 9 & 10 BLK 179 to northwest corner of said TRS 9 & 10 BLK 179, same being east boundary of ABST 87 S M WILLIAMS TR 10B; THENCE, north along east boundary of said TR 10B to northeast corner of said TR 10B; THENCE, west southwest along north boundary of said TR 10B, across rail easement to northwest corner of said tract; THENCE, north across Buffalo Bayou to southeast corner of ABST 32 HARRIS & WILSON TR 20B, same being point of beginning of +/- 10.3 acre tract;







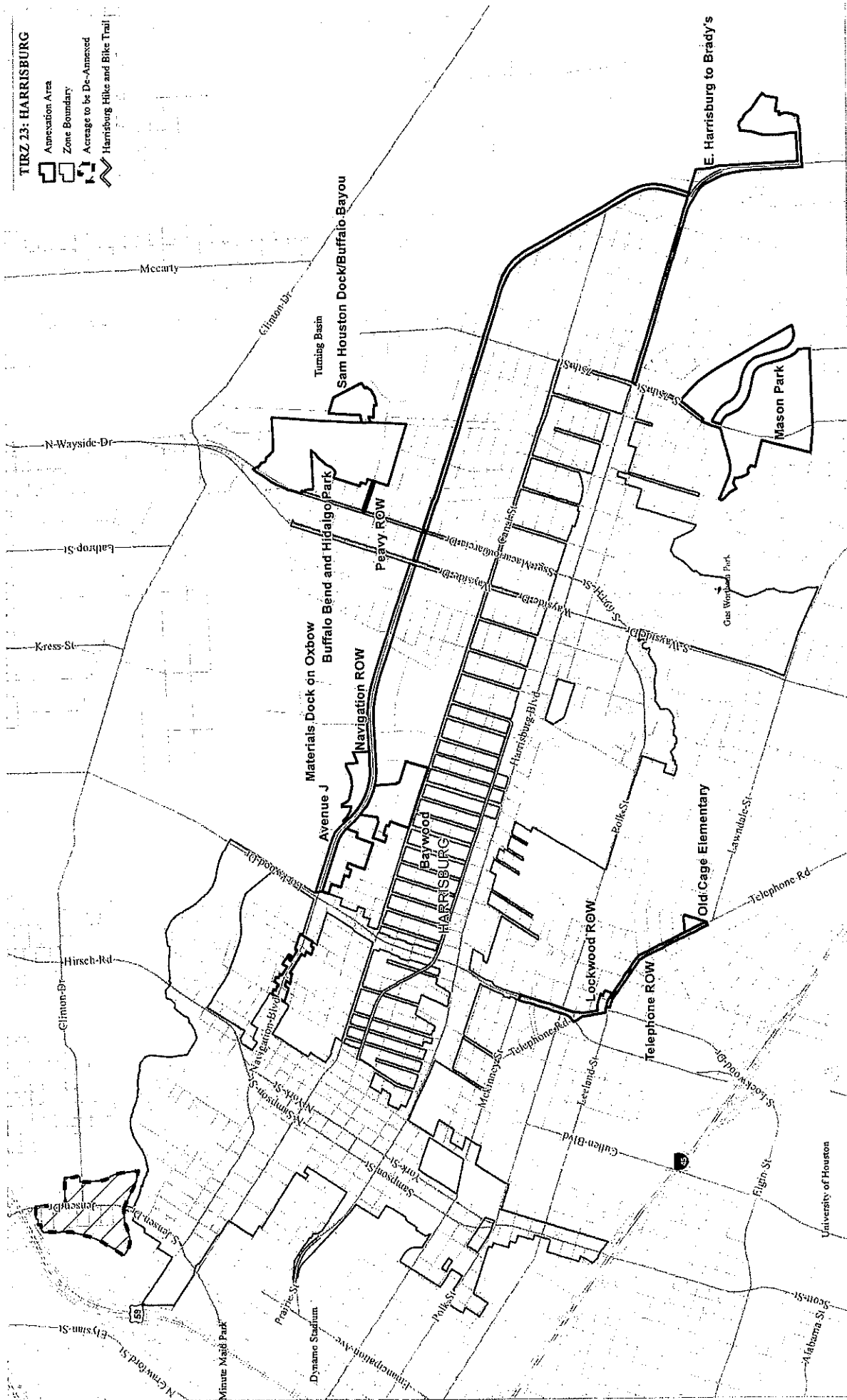
**EXHIBIT "B"**

**MAP OF ANNEXATION AREA REINVESTMENT ZONE  
NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS  
(HARRISBURG ZONE)**

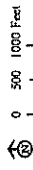
(see map immediately following this page)

**TIRZ 23: HARRISBURG**

-  Amenity Area
-  Zone Boundary
-  Acreage to be De-Amexed
-  Harrisburg Hike and Bike Trail

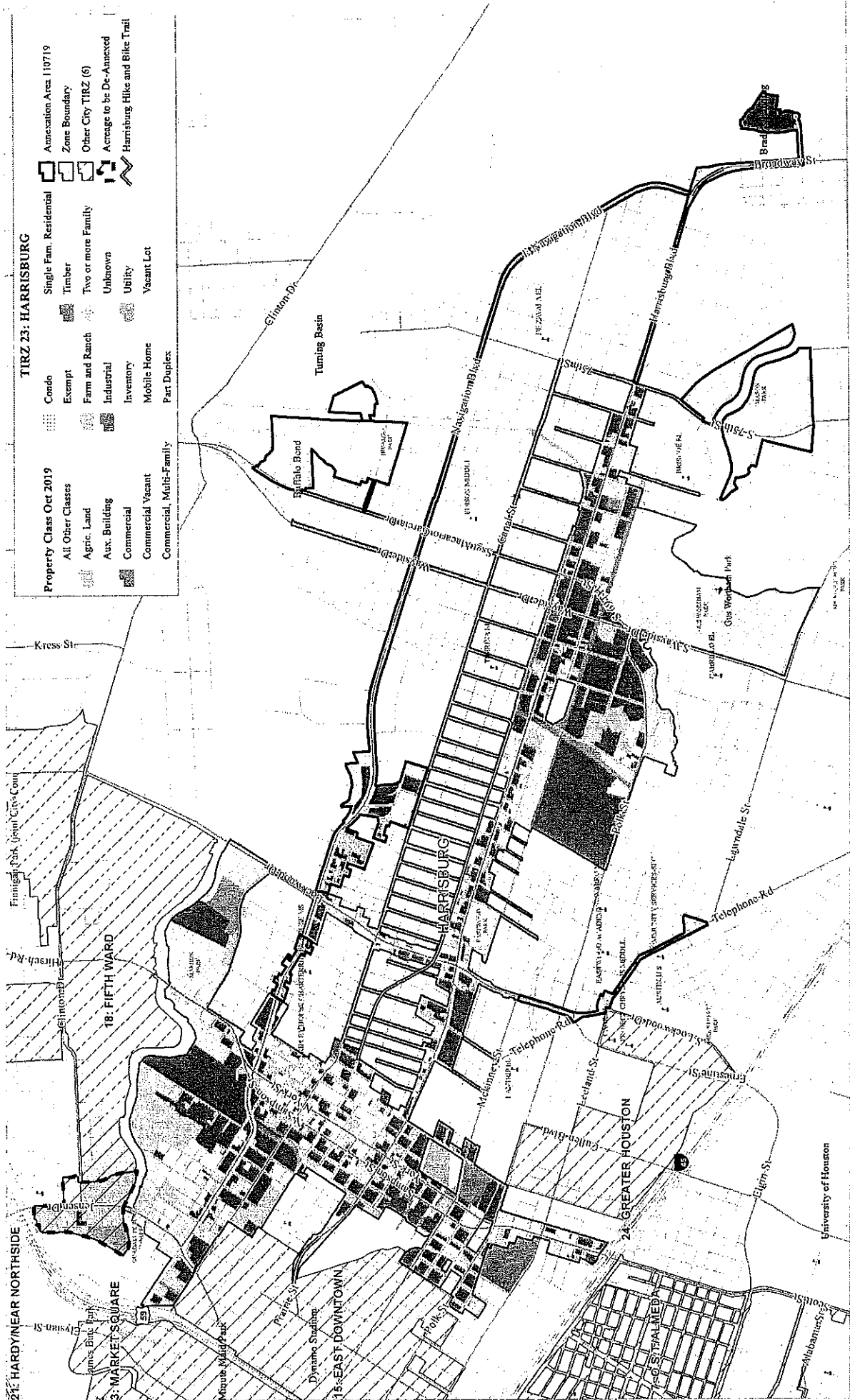


Data Source: City of Houston, 2009-2017  
 HCAD, Oct. 2019, USDA NAIP 2018



**TIRZ 23: HARRISBURG**

Property Class Oct 2019		Annexation Area 110719	
All Other Classes	Condo	Single Fam. Residential	Zone Boundary
Agric. Land	Exempt	Timber	Other City TIRZ (6)
Aux. Building	Farm and Ranch	Two or more Family	Area to be De-Annexed
Commercial	Industrial	Unknown	Harrisburg Hike and Bike Trail
Commercial Vacant	Inventory	Utility	
Commercial, Multi-Family	Mobile Home	Vacant Lot	
	Part Duplex		



Data Source: City of Houston, 2009-2017  
 HCAD, Oct. 2019, USDA NAIP 2018