

City of Houston, Texas, Ordinance No. 2019 - 998

AN ORDINANCE APPROVING THE FIRST AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS (HARRISBURG ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 2011-900 adopted October 25, 2011, 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"), for the purposes of development in the area of the City generally referred to as the Harrisburg East End; and

WHEREAS, the Board of Directors of the Zone ("Board") adopted, and the City Council approved, by Ordinance No. 2013-101, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plan"); and

WHEREAS, the Code authorizes the Board to adopt an amendment to the Plan, subject to, and effective upon, approval thereof by the City Council; and

WHEREAS, the Board, at its November 15, 2019 board meeting, considered and adopted a proposed first amendment to the Plan ("First Amendment"), and recommended the First Amendment for approval by the City Council; and

WHEREAS, a public hearing on the First Amendment is required to be held in accordance with the provisions of Section 311.011 of the Code; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation in the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed First Amendment on November 20, 2019; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed First Amendment, the enlargement of the boundaries of the Zone, and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed First Amendment, the enlargement of the boundaries of the Zone, and the concept of tax increment financing; and

WHEREAS, the City Council has approved the annexation of additional territory into the Zone pursuant to Ordinance No. 2019-997¹; and

WHEREAS, the First Amendment includes the implementation and continuation of projects for the enlarged Zone; and

WHEREAS, the City desires to approve the First Amendment as described herein;
NOW, THEREFORE,

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

Section 1. Recitals. 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. Approval of the First Amendment. That the existing Plan is hereby amended by adding "Part "H," attached to this Ordinance as Exhibit "A". The First Amendment is hereby found to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the First Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the First Amendment to each taxing unit levying ad valorem taxes in the Zone.

Section 4. Severability. 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 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.

¹ Ordinance number of the ordinance enlarging the Zone's boundaries to be inserted by the City Secretary.

Section 5. Emergency. 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. Hance
City Secretary **Assistant**

Prepared by Legal Department Anna 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. 0421300013009

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: DEC 1 0 2019

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

EXHIBIT "A"

**FIRST AMENDED PROJECT PLAN AND
REINVESTMENT ZONE FINANCING PLAN**

**REINVESTMENT ZONE NUMBER TWENTY THREE
CITY OF HOUSTON, TEXAS**

HARRISBURG ZONE

**FIRST AMENDED
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

November 2019

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REINVESTMENT ZONE NUMBER TWENTY THREE, CITY OF HOUSTON, TEXAS
First Amended Project Plan and Reinvestment Zone Financing Plan

Introduction

Reinvestment Zone Number Twenty Three, City of Houston, Texas ("Zone"), was created by the City Council of the City of Houston, Texas ("City") on October 19, 2011 by Ordinance No. 2011-900, to encourage investment and stimulate commercial and residential development in the East End. The Project Plan and Financing Plan was approved by City Council on February 6, 2013 by Ordinance No. 2013-101. The Zone is located in the East End and includes the site of Harrisburg, an early Texas trading post and the seat of government for the Republic of Texas in 1836. The Zone was established to build upon the momentum created in the East End by the establishment of the Houston METRO Light Rail "Green Line" and transform this distressed but historic community by encouraging investment and stimulating commercial and residential development. Improvements were intended to address conditions, which included substandard, slum, deteriorated, or deteriorating structures; a predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; and conditions that endanger life or property by fire or other cause.

Section One

The Part A Plan:

The Part A Plan covers approximately 1,600 acres and was established to help finance approximately \$128 million of improvements and services needed to support the repositioning and revitalization of the East End. Those improvements include design and construction of public utilities and roadways, cultural and public facilities improvements, parks and recreational facilities and economic development.

Section Two

The Part B Plan

The Zone and the City now propose the first amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Part B Plan"). With the Part B Plan, As indicated in **Map 1**, the Zone proposes annexing approximately 315 acres as follows:

- **Navigation Boulevard**, including the entire remaining distance to connect to Harrisburg Boulevard and into Broadway Street,
- **Sgt. Macario Garcia Street**, extending north from the Zone to Avenue W and the entrance to the Buffalo Bend Nature Center,
- **J.W. Peavy Drive**, extending from Sgt. Macario Garcia Street to the entry into Hidalgo Park,
- **Harrisburg Boulevard**, including the entire remaining distance to connect into Navigation Boulevard and into Broadway Street,

- **Broadway Street**, extending from Navigation Boulevard to Cedar Street,
- **Cedar Street**, extending from Broadway Street to its terminus on Brady Island,
- **75th Street**, from Harrisburg Boulevard south to the primary entrance into Mason Park,
- **Telephone Road**, extending from its connection with Baird Street to Lockwood Drive,
- **Lockwood Drive**, extending from its connection to Telephone Road to McKinney Street,
- **Harrisburg Trail**, including any portions of the trail not within the boundaries of the original reinvestment zone for purposes of extending and enhancing the trail,
- **The commercial area of Navigation Boulevard** between North Drennan Street and North Super Street,
- **The area of the Buffalo Bayou Oxbow at Navigation** to provide a connection between Buffalo Bayou and Navigation Boulevard including commercial areas along the Oxbow on the north side of the roadway and generally extending from Lockwood Drive to Portwood Street on the south side of Navigation Boulevard,
- **The area of Buffalo Bend and Hidalgo Park** to leverage TIRZ resources to improve recreational areas and green spaces currently owned by Harris County and the City of Houston,
- The **Rufus Cage Elementary site** for purposes of partnership with the City of Houston and others to repurpose the historic two-story school to serve as a local culture and education resource center,
- **Mason Park** to allow the community one additional partner in efforts to improve the park space, and,
- The commercial portion of **Brady Island**, known commonly as Brady's Landing.

Further, as indicated in **Map 1**, the Zone proposes de-annexation of property north of Buffalo Bayou for purposes of annexation of the same property into TIRZ Number Eighteen, allowing for property under common ownership and a common redevelopment plan to be developed within a single zone.

Roadway corridors such as 75th Street and Telephone road are included to enhance the roadway, sidewalks, intersections, infrastructure, drainage and overall rights-of-way as well as improve the overall appearance of the community. Areas proposed to be annexed, such as along Navigation Boulevard will spur commercial and residential redevelopment and eliminate area blight. Other areas such as Mason Park and the Rufus Cage Elementary will allow for improvement to community destinations such as parks and cultural resources.

The Part B Plan consists of (i) a summary of the redevelopment efforts of the Zone, (ii) statement of the Zone's redevelopment goals, (iii) redesignation of the Zone's project cost categories and allocations to align with current goals, and (iv) anticipated use of expenditures for the cost of operating Zone and project facilities.

A. Summary of Redevelopment Efforts

Tax Increment Reinvestment Zone Number Twenty Three was created to transform this distressed but historic community by encouraging investment and stimulating

commercial and residential development. Since inception, the Zone has extended and improved roadway corridors resulting in residential development of vacant and abandoned industrial sites. It has also improved sidewalks, improved the appearance of roadway corridors, enhanced mobility at intersection, enhanced recreation spaces and supported adaptive reuse of historic structures.

B. Redevelopment Plan Concepts and Goals

The redevelopment concepts and goals of the Part B Plan restate the prior redevelopment concepts with the exception that Goal 3 has been expanded to reflect work that has been completed by Houston METRO bringing light rail to the East End and additional example roadways have been added to Goal 5 to reflect the expanded boundaries of the Zone. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part B Plan, the concepts and goals outlined below control.

Goal 1: Infrastructure Improvements

Public streets and public utility systems are required to create an environment that will stimulate private investment in retail, residential, multi-family and commercial developments. Construction of key streets and utility systems will be undertaken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. Potential projects include public utility and roadway improvements along the METRO Harrisburg transit alignment as well as reconfiguration and storm drainage improvements at the Navigation and Jensen intersection. All roadway improvements will be integrated with the street reconstruction programs of the City of Houston, TxDOT, METRO and others as needed, and where possible include elements not included by those programs. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the CJP programs of sister agencies.

Goal 2: Utilize the present street grid as a framework to create pedestrian-friendly safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities.

Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities. The reconstruction of key streets, major thoroughfares and trails will enhance the level of service in the area. The construction of sidewalk systems including ADA complaint ramps and other treatments, as well as extension and improvements to area trails will improve pedestrian safety, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

Goal 3: Complement revitalization activities proposed to occur along the Houston METRO transit network.

METRO funding of public transit systems throughout the East End, including continued improvements to the Light Rail “Green Line”, can be complemented by TIRZ activities including the funding of streetscapes, right-of-way acquisition, and station/shelter area enhancements. Enhancements to the transit network could spur redevelopment while benefiting existing businesses.

Goal 4: Economic Development

With substantial amounts of vacant and underperforming land within the TIRZ, in order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ would seek to fund economic development programs that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds, such as state enterprise projects, state economic development bank funds and new market tax credit allocations. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council.

Goal 5: The reinforcement of pedestrian-attractive retail developments and mix-density uses with other compatible uses and activities along the Harrisburg, Canal, Wayside, Lockwood, Navigation, Telephone Road and York/Sampson Corridors.

The retention and expansion of retail and commercial developments along major roadways is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued expansion of residential projects in the area. In particular, it is envisioned to develop Harrisburg Boulevard into a key arterial/town center, through the implementation of a program resulting in an enhanced pedestrian environment with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

Goal 6: Parks and Related Amenities.

The creation of pedestrian-friendly safe environments, public open green space, access and egress improvements, dedication of public benefit easements, pedestrian bridges and other enhancements.

Proposed redevelopment and upgrades to public green space within the boundaries of the Harrisburg TIRZ, parks, and other appropriate recreational facilities including acquisition of new parkland along Buffalo Bayou, improvements and upgrades to Guadalupe Park Plaza, Eastwood Park, Mason Park and Hidalgo Park, as well as the development of pocket parks in neighborhoods adjacent to the Canal and Harrisburg corridors.

Goal 7: Cultural, Public Facilities, Affordable Housing and Historic Preservation

Increasing cultural and public facilities as well as cultural arts centers, museums, historic preservation efforts and affordable housing for East End residents and its workforce is an important public policy goal. TIRZ funds may be leveraged with private, public, and non-profit developers to integrate affordable housing initiatives into ongoing and proposed redevelopment projects within the TIRZ. Also anticipated are the acquisition and rehabilitation of historic structures through the preservation and restoration of historic structures in the area through acquisition/resale and/or rehabilitation of roofs and other structural elements. These projects collectively with improved infrastructure and new fire, police, library, public health facilities, and cultural/community centers will lead to improved security and enhance the quality of life for existing and new residents and businesses.

C. Authorized Projects and Project Costs

The amended and restated project costs are detailed in **Table 1**, below. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

D. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): **Map 2** reflects the existing land and proposed land uses within the boundaries of the TIRZ. The existing and proposed land uses include single-family residential, multi-family residential, commercial, office, industrial, public and institutional, transportation and utility, park and open spaces, undeveloped and agricultural production land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): The non-project costs reflect in part costs of the Greater East End Management District is making both capital and operation and maintenance investments in the Zone. The District has an annual budget of approximately \$2 million and has completed more than \$31 million in mobility and infrastructure improvements, in part as a result of aggressive and successful pursuit of state and federal grants. Other non-project costs may be borne by other partners in community reinvestment including the City of Houston, Harris County, the State of Texas, nonprofit organizations such as the Buffalo Bayou Coalition, and private sources.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of the Part B Plan.

E. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): **Table 1** details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Part B Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions. The project categories describe generally the kind of improvements contemplated by this Part B Plan.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Plan and include but are not limited to roadway and infrastructure improvements, transit enhancements, pedestrian and streetscape enhancements, trail and park improvements, affordable housing, and cultural facilities.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): The original plan cited a variety of economic feasibility studies completed for the area that includes the proposed TIRZ, including:

- Houston Neighborhood Market Drill Down, Social Compact for the City of Houston et al, 2002.
- East Houston Sector Study, City of Houston Planning and Development Department, 2005;
- Strategic Vision Project, Greater East End Management District, 2006;
- Greater East End Guide to Developer and Business Incentives and Assistance, Greater East End Management District, 2007;

Since that time, additional studies further state the need and value of contributions provided by TIRZ Number Twenty Three, including:

- East End Livable Centers Plan, 2009
- The Greater East End Livable Centers Master Plan, 2011
- The Greater East End Urban Village Development Potential Report, 2012
- Redeveloping the East End (Catalysts for Sustainable Transitions), 2015
- TIRZ Number Twenty Three Existing Conditions Report, 2016

Collectively, these reports document the economic potential within the boundaries of the proposed TIRZ. **Tables 2a, 2b and 2c** constitutes revenue estimates for the Zone. The Project Plan estimated total project cost, as noted in **Table 1** is **\$124,598,203** which exceeds conservative revenue estimates for the Zone. Projects will be funded in accordance with priority and availability of revenue. The Zone and the City find and determine that the Plan remains economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment associated with the Zone will consist of contributions from the City. The City of Houston has contributed 100% of its tax rate for the first ten years of the Zone, 90% for the subsequent ten years of the Zone, and a maximum of 80% for the remaining ten years of the 30 year term of the Zone.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): In 2019, the current appraised value of taxable real property in the Zone is **\$775,100,099**.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Zone during each year is shown in **Tables 2a, 2b and 2c**.

Zone Duration (Texas Tax Code § 311.011(c)(9)): The Zone was created by the City in 2011 and will terminate on **December 31, 2040** or on an earlier date as adopted by a subsequent City Council Ordinance, or when all project costs, tax increment bonds, and bond interest have been paid, and all contractual obligations completed.

**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 BLK 1; THENCE, north across H B & T R Y C O R R 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 75th 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 75th St; THENCE, north along east right-of-way of 75th 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 75th 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 75th 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 75th St; THENCE, north northeast along west right-of-way of S 75th 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 70th St; THENCE, north by east along west right-of-way of 70th 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 70th 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 70th St; THENCE, north by east across Ave S St and along east right-of-way of N 70th 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;

Table 1 - Project Costs

	2011 (A) Estimated Costs	2019 (B) Estimated Costs	Total Plan	Costs Through 6/30/19	Remaining Costs
Infrastructure Improvements					
Public Utility Improvements					
Public Utilities	\$ 8,000,000	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000
Total	\$ 8,000,000	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000
Roadway and Sidewalk Improvements					
Roadway, Streets, Lighting and ROW Acquisition	\$ 55,500,000		\$ 55,500,000	\$ 3,239,812	\$ 52,260,188
Light Rail Underpass Infrastructure Improvements	\$ 2,500,000		\$ 2,500,000	\$ -	\$ 2,500,000
Trail Enhancements	\$ -		\$ -	\$ -	\$ -
Total	\$ 58,000,000	\$ -	\$ 58,000,000	\$ 3,239,812	\$ 54,760,188
Total Infrastructure Improvements	\$ 66,000,000	\$ -	\$ 66,000,000	\$ 3,239,812	\$ 62,760,188
Other Project Costs					
Cultural and Public Facilities Costs					
Cultural and Public Facilities	\$ 20,000,000		\$ 20,000,000	\$ -	\$ 20,000,000
Total	\$ 20,000,000	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
Parks and Recreational Facilities					
Parks and Recreational Facilities	\$ 15,300,000		\$ 15,300,000	\$ -	\$ 15,300,000
Total	\$ 15,300,000	\$ -	\$ 15,300,000	\$ -	\$ 15,300,000
Economic Development					
Economic Development	\$ 10,000,000		\$ 10,000,000	\$ 4,292	\$ 9,995,708
Total	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 4,292	\$ 9,995,708
Financing Costs					
Financing Costs	\$ 12,000,000		\$ 12,000,000	\$ 229,477	\$ 11,770,523
Total	\$ 12,000,000	\$ -	\$ 12,000,000	\$ 229,477	\$ 11,770,523
Affordable Housing					
Affordable Housing	\$ 150,000		\$ 150,000	\$ -	\$ 150,000
Total	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000
TIRZ Creation & Administration					
TIRZ Creation & Administration	\$ 5,458,488		\$ 5,458,488	\$ 836,704	\$ 4,621,784
Total	\$ 5,458,488	\$ -	\$ 5,458,488	\$ 836,704	\$ 4,621,784
Total Other Project Costs	\$ 62,908,488	\$ -	\$ 62,908,488	\$ 1,070,473	\$ 61,838,015
Total Costs	\$ 128,908,488	\$ -	\$ 128,908,488	\$ 4,310,285	\$ 124,598,203

Table 2a - Tax Increment Reinvestment Zone No. Twenty-Three, ORIGINAL ZONE

with area proposed for deannexation removed (3)

TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (HARRISBURG)

Projected Values

Tax Roll Jan 1	Base Year TY2011	Total Taxable Value (2)	Captured Appraised Value (2)(3)
2019	\$332,125,839	\$750,245,291	\$405,327,631
2020	\$332,125,839	\$780,255,103	\$448,129,264
2021	\$332,125,839	\$811,465,307	\$479,339,468
2022	\$332,125,839	\$843,923,919	\$511,798,080
2023	\$332,125,839	\$877,680,876	\$545,555,037
2024	\$332,125,839	\$912,788,111	\$580,662,272
2025	\$332,125,839	\$949,299,635	\$617,173,796
2026	\$332,125,839	\$987,271,621	\$655,145,782
2027	\$332,125,839	\$1,026,762,485	\$694,636,646
2028	\$332,125,839	\$1,067,832,985	\$735,707,146
2029	\$332,125,839	\$1,110,546,304	\$778,420,465
2030	\$332,125,839	\$1,154,968,156	\$822,842,317
2031	\$332,125,839	\$1,201,166,883	\$869,041,044
2032	\$332,125,839	\$1,249,213,558	\$917,087,719
2033	\$332,125,839	\$1,299,182,100	\$967,056,261
2034	\$332,125,839	\$1,351,149,384	\$1,019,023,545
2035	\$332,125,839	\$1,405,195,360	\$1,073,069,521
2036	\$332,125,839	\$1,461,403,174	\$1,129,277,335
2037	\$332,125,839	\$1,519,859,301	\$1,187,733,462
2038	\$332,125,839	\$1,580,653,673	\$1,248,527,834
2039	\$332,125,839	\$1,643,879,820	\$1,311,753,981
2040	\$332,125,839	\$1,709,635,013	\$1,377,509,174

Projected Zone Revenues

Tax Year	Coll. Year	City Tax Rate (4)	City Zone Collection (5) (amount)	City Rate of Participation (percentage)	City Rate of Participation (amount)	City Accrued Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects	
1 2019	2020	0.56792	\$2,255,898	100%	\$2,255,898	\$112,795	\$2,143,103	\$2,143,103	
2 2020	2021	0.56792	\$2,494,115	100%	\$2,494,115	\$124,706	\$2,369,410	\$4,512,513	
3 2021	2022	0.56792	\$2,667,819	90%	\$2,401,037	\$120,052	\$2,280,986	\$6,793,498	
4 2022	2023	0.56792	\$2,848,472	90%	\$2,563,624	\$128,181	\$2,435,443	\$9,228,941	
5 2023	2024	0.56792	\$3,036,350	90%	\$2,732,715	\$136,636	\$2,596,079	\$11,825,021	
6 2024	2025	0.56792	\$3,231,743	90%	\$2,908,569	\$145,428	\$2,763,140	\$14,588,161	
7 2025	2026	0.56792	\$3,434,952	90%	\$3,091,457	\$154,573	\$2,936,884	\$17,525,045	
8 2026	2027	0.56792	\$3,646,290	90%	\$3,281,661	\$164,083	\$3,117,578	\$20,642,623	
9 2027	2028	0.56792	\$3,866,081	90%	\$3,479,473	\$173,974	\$3,305,499	\$23,948,122	
10 2028	2029	0.56792	\$4,094,663	90%	\$3,685,197	\$184,260	\$3,500,937	\$27,449,060	
11 2029	2030	0.56792	\$4,332,389	90%	\$3,899,150	\$194,958	\$3,704,193	\$31,153,252	
12 2030	2031	0.56792	\$4,579,624	90%	\$4,121,662	\$206,083	\$3,915,579	\$35,068,831	
13 2031	2032	0.56792	\$4,836,749	80%	\$3,869,399	\$193,470	\$3,675,929	\$38,744,760	
14 2032	2033	0.56792	\$5,104,158	80%	\$4,083,326	\$204,166	\$3,879,160	\$42,623,920	
15 2033	2034	0.56792	\$5,382,264	80%	\$4,305,811	\$215,291	\$4,090,520	\$46,714,441	
16 2034	2035	0.56792	\$5,671,494	80%	\$4,537,195	\$226,860	\$4,310,335	\$51,024,776	
17 2035	2036	0.56792	\$5,972,293	80%	\$4,777,834	\$238,892	\$4,538,943	\$55,563,719	
18 2036	2037	0.56792	\$6,285,124	80%	\$5,028,099	\$251,405	\$4,776,694	\$60,340,413	
19 2037	2038	0.56792	\$6,610,468	80%	\$5,288,375	\$264,419	\$5,023,956	\$65,364,369	
20 2038	2039	0.56792	\$6,948,826	80%	\$5,559,061	\$277,953	\$5,281,108	\$70,645,477	
21 2039	2040	0.56792	\$7,300,719	80%	\$5,840,575	\$292,029	\$5,548,546	\$76,194,024	
22 2040	2041	0.56792	\$7,666,687	80%	\$6,133,350	\$306,667	\$5,826,682	\$82,020,706	
							\$86,337,585	\$4,316,879	\$82,020,706
			\$102,267,180						

Notes and Assumptions

- (1) Base Value 2011
- (2) Includes 4.0% annual appreciation
- (3) Includes reduction of \$12,791,821 in valuation resulting from deannexation of Midway property in T2019
- (4) 2019 Tax Rate
- (5) 98% Collection

Estimated Annual Appreciation 4.0%
 Assumed Collection Rate 98.0%

Table 2b - Tax Increment Reinvestment Zone No. Twenty-Three, 2019 ANNEX

Projected Values

Tax Roll Jan 1	Base Year TY 2019	Total Taxable Value (2)	Captured Appraised Value (2)(5)
2019	\$24,854,808	\$24,854,808	\$0
2020	\$24,854,808	\$25,849,000	\$94,192
2021	\$24,854,808	\$26,882,960	\$2,028,152
2022	\$24,854,808	\$27,958,279	\$3,103,471
2023	\$24,854,808	\$29,076,610	\$4,221,802
2024	\$24,854,808	\$30,239,674	\$5,384,866
2025	\$24,854,808	\$31,449,261	\$6,594,453
2026	\$24,854,808	\$32,707,232	\$7,852,424
2027	\$24,854,808	\$34,015,521	\$9,160,713
2028	\$24,854,808	\$35,376,142	\$10,521,334
2029	\$24,854,808	\$36,791,187	\$11,936,379
2030	\$24,854,808	\$38,262,835	\$13,408,027
2031	\$24,854,808	\$39,793,348	\$14,938,540
2032	\$24,854,808	\$41,385,082	\$16,530,274
2033	\$24,854,808	\$43,040,486	\$18,185,578
2034	\$24,854,808	\$44,762,105	\$19,907,297
2035	\$24,854,808	\$46,552,589	\$21,697,781
2036	\$24,854,808	\$48,414,693	\$23,559,885
2037	\$24,854,808	\$50,351,281	\$25,496,473
2038	\$24,854,808	\$52,365,332	\$27,510,524
2039	\$24,854,808	\$54,459,945	\$29,605,137
2040	\$24,854,808	\$56,638,343	\$31,783,535

Projected Zone Revenues

Tax Year	Coll. Year	City Tax Rate (4)	City Zone Collection (5) (amount)	City Rate of Participation (percentage)	City Rate of Participation (amount)	City Accrued Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects	
1 2019	2020	0.56792	\$0	100%	\$0	\$0	\$0	\$0	
2 2020	2021	0.56792	\$5,533	100%	\$5,533	\$277	\$5,257	\$5,257	
3 2021	2022	0.56792	\$11,288	90%	\$10,159	\$508	\$9,651	\$14,908	
4 2022	2023	0.56792	\$17,273	90%	\$15,545	\$777	\$14,768	\$29,676	
5 2023	2024	0.56792	\$23,497	90%	\$21,147	\$1,057	\$20,090	\$49,766	
6 2024	2025	0.56792	\$29,970	90%	\$26,973	\$1,349	\$25,624	\$75,390	
7 2025	2026	0.56792	\$36,702	90%	\$33,032	\$1,652	\$31,380	\$106,771	
8 2026	2027	0.56792	\$43,704	90%	\$39,333	\$1,967	\$37,367	\$144,137	
9 2027	2028	0.56792	\$50,985	90%	\$45,887	\$2,294	\$43,592	\$187,729	
10 2028	2029	0.56792	\$58,558	90%	\$52,702	\$2,635	\$50,067	\$237,796	
11 2029	2030	0.56792	\$66,433	90%	\$59,790	\$2,989	\$56,800	\$294,597	
12 2030	2031	0.56792	\$74,624	90%	\$67,162	\$3,358	\$63,803	\$358,400	
13 2031	2032	0.56792	\$83,142	80%	\$66,514	\$3,326	\$63,188	\$421,588	
14 2032	2033	0.56792	\$92,001	80%	\$73,601	\$3,680	\$69,921	\$491,509	
15 2033	2034	0.56792	\$101,214	80%	\$80,972	\$4,049	\$76,923	\$568,432	
16 2034	2035	0.56792	\$110,796	80%	\$88,637	\$4,432	\$84,205	\$652,637	
17 2035	2036	0.56792	\$120,762	80%	\$96,609	\$4,830	\$91,779	\$744,416	
18 2036	2037	0.56792	\$131,125	80%	\$104,900	\$5,245	\$99,655	\$844,071	
19 2037	2038	0.56792	\$141,904	80%	\$113,523	\$5,676	\$107,847	\$951,918	
20 2038	2039	0.56792	\$153,113	80%	\$122,490	\$6,125	\$116,366	\$1,068,284	
21 2039	2040	0.56792	\$164,771	80%	\$131,817	\$6,591	\$125,226	\$1,193,510	
22 2040	2041	0.56792	\$176,895	80%	\$141,516	\$7,076	\$134,440	\$1,327,950	
							\$1,397,842	\$69,892	\$1,327,950

Notes and Assumptions

- (1) Base Value 2019
- (2) Includes 4.0% annual appreciation
- (4) 2019 Tax Rate
- (5) 98% Collection

Estimated Annual Appreciation 4.0%
 Assumed Collection Rate 98.0%





Table 2c - Tax Increment Reinvestment Zone No. Twenty-Three, ORIGINAL ZONE & 2019 ANNEX
with area proposed for deannexation removed

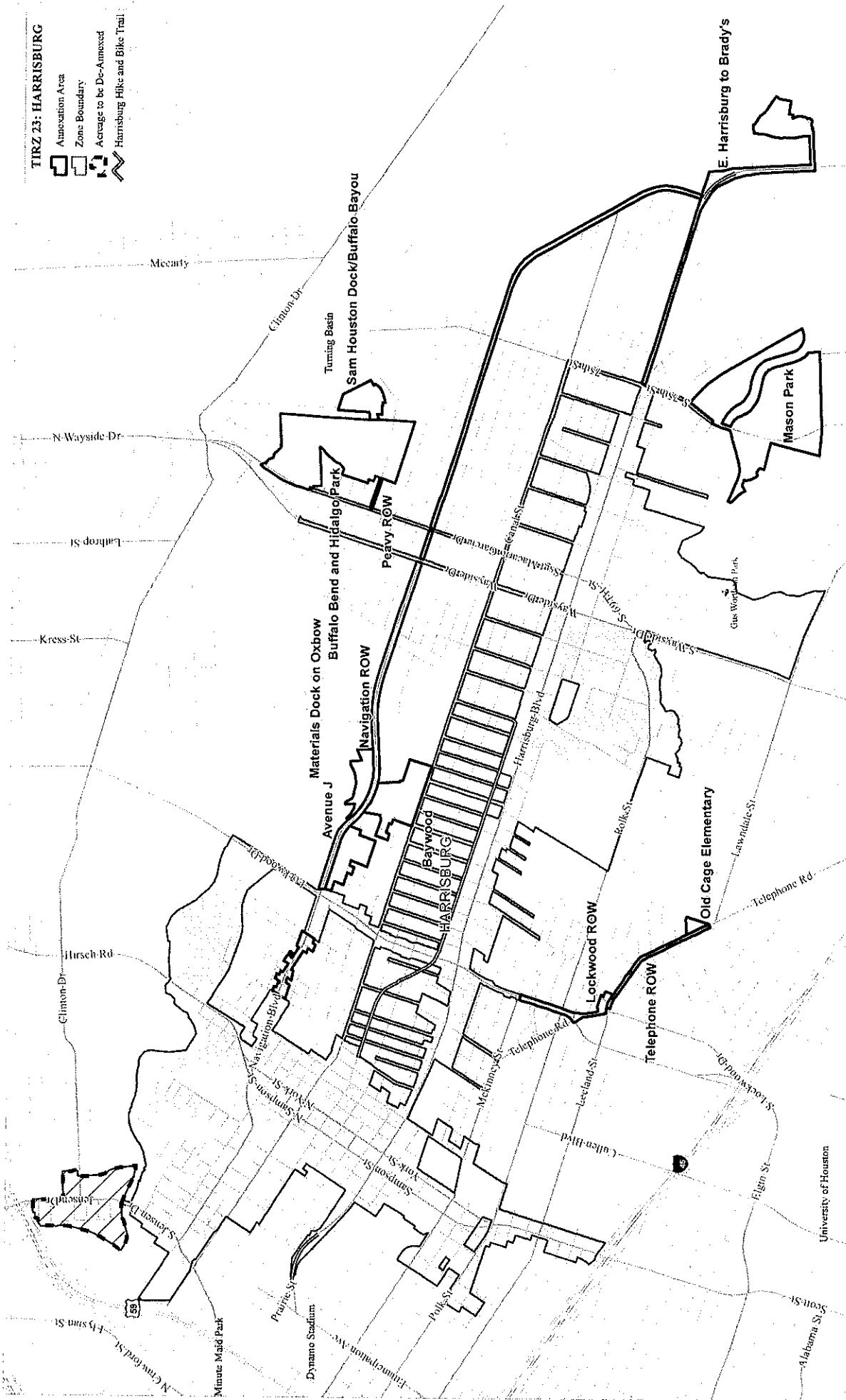
Projected Values				Projected Zone Revenues									
Tax Roll Jan 1	Original Base Year TY2011 (1)	Annexed Area Base Year TY2019	Total Taxable Value (2)	Captured Appraised Value (2)(3)	Tax Year	Coll. Year	City Tax Rate (4)	City Zone Collection (amount)	City Rate of Participation (percentage)	City Rate of Participation (amount)	City Accrued Administrative Services (5%)	Total TRZ Revenues Available for Projects	Cumulative TRZ Revenues Available for Projects
2019	\$356,980,647	\$24,854,808	\$775,100,099	\$405,327,631	1	2020	0.56792	\$2,255,898	100%	\$2,255,898	\$112,795	\$2,143,103	\$2,143,103
2020	\$356,980,647	\$24,854,808	\$806,104,103	\$449,123,456	2	2020	0.56792	\$2,499,649	100%	\$2,499,649	\$124,982	\$2,374,666	\$4,517,769
2021	\$356,980,647	\$24,854,808	\$838,348,267	\$481,367,620	3	2021	0.56792	\$2,679,107	90%	\$2,411,197	\$120,560	\$2,290,637	\$6,808,406
2022	\$356,980,647	\$24,854,808	\$871,882,198	\$514,901,551	4	2022	0.56792	\$2,865,744	90%	\$2,579,170	\$128,958	\$2,450,211	\$9,258,617
2023	\$356,980,647	\$24,854,808	\$906,757,486	\$549,776,839	5	2023	0.56792	\$3,059,847	90%	\$2,753,862	\$137,693	\$2,616,169	\$11,874,786
2024	\$356,980,647	\$24,854,808	\$943,027,785	\$586,047,138	6	2024	0.56792	\$3,261,713	90%	\$2,935,542	\$146,777	\$2,788,765	\$14,663,551
2025	\$356,980,647	\$24,854,808	\$980,748,897	\$623,768,250	7	2025	0.56792	\$3,471,655	90%	\$3,124,489	\$156,224	\$2,968,265	\$17,631,816
2026	\$356,980,647	\$24,854,808	\$1,019,978,852	\$662,998,205	8	2026	0.56792	\$3,689,993	90%	\$3,320,994	\$166,050	\$3,154,944	\$20,786,760
2027	\$356,980,647	\$24,854,808	\$1,060,778,006	\$703,797,359	9	2027	0.56792	\$3,917,066	90%	\$3,525,359	\$176,268	\$3,349,091	\$24,135,852
2028	\$356,980,647	\$24,854,808	\$1,103,209,127	\$746,228,480	10	2028	0.56792	\$4,153,221	90%	\$3,737,899	\$186,895	\$3,551,004	\$27,686,856
2029	\$356,980,647	\$24,854,808	\$1,147,337,492	\$790,356,845	11	2029	0.56792	\$4,398,823	90%	\$3,958,940	\$197,947	\$3,760,993	\$31,447,849
2030	\$356,980,647	\$24,854,808	\$1,193,230,991	\$836,250,344	12	2030	0.56792	\$4,654,248	90%	\$4,188,823	\$209,441	\$3,979,382	\$35,427,231
2031	\$356,980,647	\$24,854,808	\$1,240,960,231	\$883,979,584	13	2031	0.56792	\$4,919,891	80%	\$3,935,913	\$196,796	\$3,739,117	\$39,166,349
2032	\$356,980,647	\$24,854,808	\$1,290,598,640	\$933,617,993	14	2032	0.56792	\$5,196,159	80%	\$4,156,927	\$207,846	\$3,949,081	\$43,115,430
2033	\$356,980,647	\$24,854,808	\$1,342,222,586	\$985,241,939	15	2033	0.56792	\$5,483,478	80%	\$4,386,783	\$219,339	\$4,167,444	\$47,282,873
2034	\$356,980,647	\$24,854,808	\$1,395,911,489	\$1,038,930,842	16	2034	0.56792	\$5,782,290	80%	\$4,625,832	\$231,292	\$4,394,540	\$51,677,414
2035	\$356,980,647	\$24,854,808	\$1,451,747,949	\$1,094,767,302	17	2035	0.56792	\$6,093,054	80%	\$4,874,444	\$243,722	\$4,630,721	\$56,308,135
2036	\$356,980,647	\$24,854,808	\$1,509,817,867	\$1,152,837,220	18	2036	0.56792	\$6,416,249	80%	\$5,132,999	\$256,650	\$4,876,349	\$61,184,484
2037	\$356,980,647	\$24,854,808	\$1,570,210,582	\$1,213,229,935	19	2037	0.56792	\$6,752,372	80%	\$5,401,898	\$270,095	\$5,131,803	\$66,316,287
2038	\$356,980,647	\$24,854,808	\$1,633,019,005	\$1,276,038,358	20	2038	0.56792	\$7,101,940	80%	\$5,681,552	\$284,078	\$5,397,474	\$71,713,761
2039	\$356,980,647	\$24,854,808	\$1,698,339,765	\$1,341,359,118	21	2039	0.56792	\$7,465,490	80%	\$5,972,392	\$298,620	\$5,673,772	\$77,387,533
2040	\$356,980,647	\$24,854,808	\$1,766,273,356	\$1,409,292,709	22	2040	0.56792	\$7,843,582	80%	\$6,274,866	\$313,743	\$5,961,122	\$83,348,656
								\$103,961,470		\$87,735,427	\$4,386,771	\$83,348,656	

Notes and Assumptions
 (1) Base Value 2011
 (2) Includes 4.0% annual appreciation
 (3) Includes reduction of \$12,791,821 in valuation resulting from deannexation of Midway property in TY2019
 (4) 2019 Tax Rate
 (5) 98% Collection

Estimated Annual Appreciation 4.0%
 Assumed Collection Rate 98.0%

TIRZ 23: HARRISBURG

-  Annexation Area
-  Zone Boundary
-  Acreage to be De-Annexed
-  Harrisburg Hike and Bike Trail



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



TIRZ 23: HARRISBURG

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

