

City of Houston, Texas, Ordinance No. 2013 - 708

AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON LOCATED SOUTHWEST OF THE CENTRAL CITY OF HOUSTON GENERALLY BOUNDED BY SOUTH MAIN STREET ON THE NORTH, MCHARD ROAD ON THE SOUTH, AND INTERSTATE 288 ON THE EAST AS REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE), FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

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WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, as amended (“Code”), the City may designate a contiguous or noncontiguous area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of the Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan for the designation of a proposed reinvestment zone within a contiguous area of the City known as the “Hiram Clarke” and “Fort Bend” areas (“proposed zone”) which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund; and

WHEREAS, a notice of the July 31, 2013 public hearing on the designation of the proposed zone was published on July 22, 2013 in the Houston Chronicle, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on July 31, 2013, interested persons were allowed to speak for or against the designation of the proposed zone, its boundaries, or the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the designation of the proposed zone and its proposed boundaries pursuant to the provisions of the Code; and

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

WHEREAS, the City has done all things required by the Code or other law as a condition to the designation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other reinvestment zones previously designated by the City is approximately \$21,491,922,483; and

WHEREAS, the total appraised value of taxable real property in the City and in the industrial districts created by the City is approximately \$154,924,737,804; and

WHEREAS, the total area within the proposed zone is approximately 5,633 acres; and

WHEREAS, less than thirty percent (30%) of the property in the proposed zone is currently used for residential purposes, as that term is defined in Code Section 311.006(d); and

WHEREAS, the City intends to participate in the proposed zone by contributing tax increment to the tax increment fund for the proposed zone from taxes levied and collected by the City at one hundred percent (100%) of its tax rate for the first ten (10) years of the proposed zone, ninety percent (90%) of its tax rate for the next ten (10) years of the proposed zone, and not more than eighty percent (80%) of its tax rate for the remaining ten (10) years of the proposed zone; **NOW, THEREFORE**,

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

Section 1. Findings.

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

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

(c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area substantially arrests and impairs 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 presence of:

(1) A substantial number of substandard, slum, deteriorated, and deteriorating structures;

(2) The predominance of defective or inadequate sidewalk or street layout;

(3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(4) Unsanitary and unsafe conditions;

(5) The deterioration of site and other improvements; and

(6) Conditions that endanger life or property by fire or other cause.

(d) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area is predominately open and undeveloped, and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City.

(e) That the City Council, pursuant to the requirements of the Code, further finds and declares:

(1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;

(2) That less than thirty percent (30%) of the property in the proposed zone is used for residential purposes within the meaning of Code Section 311.006(d);

(3) That the total appraised value of taxable real property in the proposed zone and in the City's existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and the industrial districts created by the City; and

(4) That development or redevelopment of the property within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Exception to Guidelines. That the City hereby excepts the proposed zone from compliance with any City tax increment reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable

to and not satisfied by the proposed zone. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

Section 3. Designation of Zone. That the City, acting pursuant to the provisions of the Code, specifically Section 311.005(a), does hereby designate as a reinvestment zone the area described in Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B" to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Twenty-Three, City of Houston, Texas ("Zone").

Section 4. Board of Directors. That there is created a Board of Directors for the Zone, which shall consist of seven (7) members appointed by the City. Any other taxing unit that levies taxes on real property in the Zone and has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 2014, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two (2) taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one (1) for each taxing unit above two (2) that appoints a director to the Board, provided, if more than four (4) taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the

taxing unit into the tax increment fund for the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two (2) for each taxing unit above four (4) that appoints a director to the Board, provided further that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one (1) position of each of the two (2) positions created as a result of more than four (4) taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Seven of the Board of Directors, any position unfilled on January 1, 2014, and any City position created by the appointment of a director by more than two taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone, subject to the consent and approval of the City Council. The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this ordinance, while the directors appointed to even-numbered positions shall be appointed to one-year terms, beginning on the effective date of this ordinance. All subsequent appointments shall be for two-year terms. The Mayor shall annually nominate and appoint, subject to City Council approval, a director to serve as chair for a term of one year beginning January 1st of the following year. The City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors deem appropriate.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Code Section 311.011, and shall submit such plans to the City Council for approval. The City, pursuant to Code Section 311.010(a), hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage, or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel, and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel, and financial advisors payable solely from the tax increment fund established pursuant to Section 8 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management, or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan, or to implement the project plan and reinvestment zone financing plan.

Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain, or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Code Section 311.008 without additional authorization from the City.

Section 5. Duration of the Zone. That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2042, or at an earlier or later time designated by

subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest thereon, have been paid in full, in accordance with Code Section 311.017.

Section 6. Tax Increment Base. That the tax increment base of the City or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1st of the year in which the Zone is designated as a reinvestment zone ("Tax Increment Base").

Section 7. Approval of the City's Level of Participation in the Zone. That the City will participate in the Zone by contributing tax increment to the tax increment fund for the Zone from taxes levied and collected by the City at the rates and in the amounts reflected in the project plan and reinvestment zone financing plan for the Zone, which rates may be amended from time to time, beginning on January 1, 2014.

Section 8. Tax Increment Fund. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited into the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied and collected by the City and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined in Code Section 311.012, of real property located in the Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated

from the Tax Increment pursuant to the Code. All revenues from the sale of any tax increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs for the Zone, as defined by the Code, to satisfy the claims of holders of tax increment bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Code Section 311.010(b).

Section 9. Severability. 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 or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 10. Emergency. There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event

that the Mayor fails to sign this Ordinance within five days of its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 7th day of August, 2013.

APPROVED this _____ day of _____, 2013.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 13 2013.

City Secretary

(Prepared by Legal Department: [Signature])
(August 2, 2013, Senior Assistant City Attorney)
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421300087001)
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AYE	NO	
☒		MAYOR PARKER
....		COUNCIL MEMBERS
☒		BROWN
☒		DAVIS
☒		COHEN
☒		ADAMS
☒		MARTIN
☒		HOANG
☒	ABSENT-ON PERSONAL BUSINESS	PENNINGTON
☒		GONZALEZ
☒		RODRIGUEZ
☒		LASTER
☒		GREEN
☒		COSTELLO
☒		BURKS
☒		NORIEGA
☒		BRADFORD
☒		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

CITY OF HOUSTON
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE, HOUSTON, HARRIS COUNTY, TEXAS

DESCRIPTION

HARRIS COUNTY, TEXAS

TRACT 1

Lying wholly in Harris County Texas, and being 4,191 acres of land situated in southwest Houston, south of Main St./US 90 Hwy., west of SH 288, north of Sam Houston Pkwy. with beginning point at intersection of east right-of-way (ROW) of S. Main St./US 90 Hwy. and north ROW of N. Holmes Rd. (westbound), and coincident with boundary of City of Houston Tax Increment Reinvestment Zone (TIRZ 24);

Then south southwest across ROW of Holmes Rd, and along west boundary of 2.8528 ac. parcel (TR 30 OF TR 3 ABST 172 BBB&CRR CO), and 2.608 ac. parcel (TR 2 ABST 172 BBB&CRR CO) to west corner of said 2.608 ac. parcel;

Then south southeast along west boundary of said 2.608 ac. parcel to southwest corner of said parcel, and coincident north ROW of Holmes Rd. (eastbound);

Then east northeast along south boundary of said 2.608 ac. parcel and north ROW of Holmes Rd. (eastbound) to point north of northeast corner of 8.756 ac. parcel (TR 6 (001*TR 21A) ABST 172 BBB&CRR CO);

Then south across Holmes Rd. (eastbound), and along east boundary of said 8.756 ac. parcel to southeast corner of said parcel, and coincident north boundary of 9.717 ac. parcel (TRS 24A 45 & 51 ABST 172 BBB&CRR CO);

Then east along north boundary of said 9.717 ac. parcel to northeast corner of said parcel and coincident west easement of drainage channel;

Then south along east boundary of said 9.717 ac. parcel, and west boundary of drainage channel easement to southeast corner of 23.4 ac. parcel (RES B UPTOWN BUSINESS PARK SEC 1 R/P);

Then west along south boundary of said 23.4 ac. parcel, and RES J-P UPTOWN BUSINESS PLAZA to east ROW of Hiram Clarke Rd.;

Then south along east ROW of Hiram Clarke Rd. to point east of northeast corner of 0.2867 ac. parcel (W 37.5 FT OF LT 39 BLK 1 ALLUM ACRE HOME);

Then west across ROW of Hiram Clarke Rd., and utility easement, and north boundary of said 0.2867 ac. parcel, and 1 ac. parcels (LTS 36-38 BLK 1 ALLUM ACRE HOME), to southeast corner of 54.317 ac. parcel (TRS 4 24 25 & 27 & TR 1A-1 ABST 135 W N BRONAUGH ABST 96 G ALLEN);

Then west along south boundary of said 54.317 ac. parcel to southwest corner of said parcel and coincident east boundary of San Pablo Subdivision Sec. 2;

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- 36 Then north along east boundary of San Pablo Subdivision Sec. 2-3 to northeast corner of said
37 Subdivision;
- 38 Then west along north boundary of said San Pablo Subdivision Sec. 3, and Sec. 1 to northwest corner of
39 0.1333 ac. parcel (LT 27 BLK 1 SAN PABLO SEC 1);
- 40 Then south along west boundary of said 0.1333 ac. parcel to northeast corner of said 0.1333 ac. parcel;
- 41 Then west along north boundary of said 0.1333 ac. parcel, and San Pablo Subdivision Sec. 1 to east ROW
42 of S. Post Oak Rd.;
- 43 Then south along east ROW of S. Post Oak Rd. to point east of southeast corner of 0.8738 ac. parcel (RES
44 A BLK 1 DIEN VO RETAIL AT POST OAK);
- 45 Then west across ROW of S. Post Oak Rd. and along south boundary of said 0.8738 ac. parcel, and 26.95
46 ac. parcel (TRS 1K 2J & 3J ABST 96 GEO ALLEN), and 3.464 ac. parcel (RES F BLK 1 (DETENTION) POST OAK
47 PLACE SEC 8) to southwest corner of said 3.464 ac. parcel;
- 48 Then north along west boundary of said 3.464 ac. parcel to south boundary of 0.3291 ac. parcel (RES A
49 BLK 4 POST OAK PLACE SEC 8);
- 50 Then west along south boundary of said 0.3291 ac. parcel to southwest corner of said 0.3291 ac. parcel;
- 51 Then northeast along north boundary of said 0.3291 ac. parcel, and 26.95 ac. parcel (TRS 1K 2J & 3J ABST
52 96 GEO ALLEN) to west boundary of 4.74 ac. parcel (W 1/2 OF TR 5 BLK 16 ABST 96 G ALLEN);
- 53 Then north along west boundary of said 4.74 ac. parcel to southeast corner of 16.15 ac. parcel (TR 1L
54 ABST 96 G ALLEN);
- 55 Then southwest along south boundary of said 16.15 ac. parcel to southwest corner of said parcel, and
56 east boundary of Chadwick Manor Subdivision;
- 57 Then north along east boundary of Chadwick Manor Subdivision to northeast corner of said subdivision;
- 58 Then west along north of Chadwick Manor Subdivision to northwest corner of said subdivision;
- 59 Then south along west boundary of Chadwick Manor Subdivision to southwest corner of 0.1639 ac.
60 parcel (LT 3 BLK 1 CHADWICK MANOR);
- 61 Then east along south boundary of said 0.1639 ac. parcel to southeast corner of said parcel and
62 coincident northeast corner of 3.3869 ac. parcel (LT 2 & TR 31 ABST 96 G ALLEN CHADWICK MANOR);
- 63 Then south along east boundary of 3.3869 ac. parcel, and 3.4104 ac. parcel (LT 1 BLK 1 TR 3S ABST 96 G
64 ALLEN CHADWICK MANOR) to south boundary of 7 ac. parcel (TRS 2B 15A 22B & 22B-1 16C) (PT NM)
65 ABST 96 G ALLEN);

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- 66 Then southwest along south boundary of said 7 ac. parcel to point north of northeast corner of 0.9397
67 ac. parcel (RES A BLK 1 POST OAK PLACE SEC 9);
- 68 Then south along east boundary of 0.9397 ac. parcel and Post Oak Place Subdivision Sec. 9 to southeast
69 corner of said Subdivision;
- 70 Then west along south boundary of said Subdivision, and 0.7825 ac. parcel (TR 3K-1 (SEWAGE TRTMNT
71 PLANT SITE C-113) ABST 96 G ALLEN) to southwest corner of said parcel and coincident north boundary
72 of Greenpark Subdivision Sec. 8;
- 73 Then west southwest along north boundary of Greenpark Subdivision Sec. 8, and Green Park Subdivision
74 Sec. 2 Amend. to point south of southeast corner of Green Park Subdivision Sec. 4;
- 75 Then north across said 7 ac. parcel and along east boundary of Green Park Subdivision Sec. 4 to
76 northeast corner of said Subdivision;
- 77 Then west southwest along north boundary of Green Park Subdivision Sec. 3-4 to northwest corner of
78 said Subdivision;
- 79 Then south along west boundary of said Subdivision to west corner of 0.1869 ac. parcel (LT 33 BLK 1
80 GREEN PARK SEC 3);
- 81 Then south southeast along west boundary of said 0.1869 ac. parcel, across 7 ac. parcel (TRS 2B 15A 22B
82 & 22B-1 16C) (PT NM) ABST 96 G ALLEN) to northwest corner of 0.2162 ac. parcel (LT 11 BLK 3 GREEN
83 PARK SEC 3);
- 84 Then south along west boundary of said 0.2162 ac. parcel, and Green Park Sec. 5 Subdivision, and
85 6.3891 ac. parcel (RES A BLK 1 GREENPARK SEC 5) to southwest corner of said 6.3891 ac. parcel and
86 coincident north boundary of 34.86 ac. parcel (TR 1B ABST 736 J STAMPS);
- 87 Then west along north boundary of said 34.86 ac. parcel, across ROW of Chimney Rock Rd. and along
88 north boundary of Southwest Crossing Subdivision Sections 7, 4 and 2 to northwest corner of Sec. 2;
- 89 Then south along west boundary of Southwest Crossing Subdivision Sec. 2-3 to southwest corner of Sec.
90 3 and coincident north ROW of W. Orem Dr.;
- 91 Then east and east northeast along north ROW of W. Orem Dr., across ROW of Chimney Rock Rd. to
92 southeast corner of 0.5398 ac. parcel (RES A BLK 8 SOUTHWEST CROSSING SEC 7);
- 93 Then south across ROW of W. Orem Dr. and along 0.459 ac. parcel (RES D BLK 10 SOUTHWEST
94 CROSSING SEC 7), 0.736 ac. parcel (RES C BLK 10 SOUTHWEST CROSSING SEC 7), 0.9285 ac. parcel (TR 23
95 ABST 101 C W ADAMS), 195.55 ac. parcel (TR 1 ABST 101 C W ADAMS) to southeast corner of said
96 195.55 ac. parcel;
- 97 Then west along south boundary of said 195.55 ac. parcel to northeast corner of 56 ac. parcel (TRS 2 3 &
98 4 ABST 674 A B REEVES);

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- 99 Then south along east boundary of said 56 ac. parcel to southeast corner of said parcel;
- 100 Then west along south boundary of said 56 ac. parcel to southwest corner of said parcel and coincident
101 northwest corner of 0.2374 ac. parcel (TR 8 BLK 3 SOUTH MAIN PLAZA);
- 102 Then southwest along west boundary of said 0.2374 ac. parcel, and South Main Plaza Subdivision to
103 north ROW of frontage road (westbound) of S. Sam Houston Pkwy. W.;
- 104 Then south southeast along north ROW of frontage road (westbound) of S. Sam Houston Pkwy W. to
105 northwest corner of 2.2692 ac. parcel (RES A5 BLK 1 FUQUA PLAZA ONE) and coincident south boundary
106 of South Main Plaza Subdivision;
- 107 Then east along south boundary of South Main Plaza Subdivision to southeast corner of said Subdivision
108 and west boundary of 1.1887 ac. parcel (RES A3 BLK 1 FUQUA PLAZA ONE);
- 109 Then north along east boundary of South Main Plaza Subdivision, and coincident west boundary of
110 1.1887 ac. parcel (RES A3 BLK 1 FUQUA PLAZA ONE), 120.94 ac. parcel (TRS 3 & 17 & TRS 3 & 17 ABST
111 674 A B REEVES ABST 209 G W CLEVELAND), 41.0869 ac. parcel (TRS 2 & 4 & TRS 2 & 4 ABST 674 A B
112 REEVES ABST 209 G W CLEVELAND) to northwest corner of said 41.0869 ac. parcel;
- 113 Then east along north boundary of 41.0869 ac. parcel (TRS 2 & 4 & TRS 2 & 4 ABST 674 A B REEVES ABST
114 209 G W CLEVELAND) to west ROW of S. Post Oak Rd.;
- 115 Then north along west ROW of S. Post Oak Rd. to north ROW of Brookfield St.;
- 116 Then east across ROW of S. Post Oak Rd to intersection of east ROW of S. Post Oak Rd. and north ROW
117 of Fuqua Garden View Rd.;
- 118 Then east along north ROW of Fuqua Garden View Rd. to southwest corner of 1.044 ac. parcel (RES A
119 BLK 2 WESTHAMPTON R/P);
- 120 Then north along west boundary of said 1.044 ac. parcel to northwest corner of said parcel;
- 121 Then west along north boundary of said 1.044 ac. parcel, across ROW of Campden Hill Rd., and north
122 boundary of 0.756 ac. parcel (RES B BLK 3 WESTHAMPTON R/P) to northwest corner of said 0.756 ac.
123 parcel;
- 124 Then south along east boundary of said 0.756 ac. parcel to northwest corner of 0.5984 ac. parcel (RES C1
125 BLK 3 WESTHAMPTON R/P);
- 126 Then east along north boundary of said 0.5984 ac. parcel northeast corner and west ROW of Buxley St.;
- 127 Then north along west ROW of Buxley St. to point west of northwest corner of 1.573 ac. parcel (RES D
128 BLK 5 WESTHAMPTON R/P);
- 129 Then east along north boundary of said 1.573 ac. parcel to northeast corner of said parcel and west
130 boundary of 1.9553 ac. parcel (TRS 46 & 56 PIERCE JUNCTION BLUE RIDGE ABST 145 J BAILEY);

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- 131 Then north along west boundary of said 1.9553 ac. parcel to northwest corner of said parcel;
- 132 Then east along north boundary of said 1.9553 ac. parcel, and TRS 47A & 57B, 47, 47B & 57C, 48, 49,
133 49A, 50A, 66A (PIERCE JUNCTION BLUE RIDGE ABST 145 J BAILEY to west boundary of 0.239 ac. parcel (S
134 18 FT OF LT 7 & N 58 FT OF LT 8 BLK 6 DUMBARTON OAKS SEC 1);
- 135 Then south along west boundary of said 0.239 ac. parcel, 0.239 ac. parcel (LT 9 & S 9 FT OF LT 8 BLK 6
136 DUMBARTON OAKS SEC 1), 0.2112 ac. parcel (LT 10 BLK 6 DUMBARTON OAKS SEC 1) to southwest
137 corner of said 0.2112 ac. parcel;
- 138 Then east along south boundary of said 0.2112 ac. parcel, across ROW of HIRAM CLARKE Rd., and along
139 south boundary of Dumbarton Oaks Subdivision Sections 1 and 2, to 0.4272 ac. parcel (LT 9 BLK 12
140 DUMBARTON OAKS SEC 2 R/P);
- 141 Then north along east boundary of said 0.4272 ac. parcel, and 0.2447 ac. parcel (LT 8 BLK 12
142 DUMBARTON OAKS SEC 2 R/P) to point west of southwest corner of 0.1979 ac. parcel (LT 25 BLK 22
143 SOUTHGLEN SEC 4);
- 144 Then east along south boundary of Southglen Subdivision Sec. 4, and 9.11 ac. parcel (TR 2H ABST 492 J
145 JEFFRIES), and Southglen Subdivision Sec. 3, and Plantation Oaks Subdivision, to southeast corner of
146 0.1446 ac. parcel (LT 2 BLK 7 PLANTATION OAKS R/P) and coincident northeast corner of 0.6868 ac.
147 parcel (RES B BLK 7 PLANTATION OAKS R/P);
- 148 Then south along east boundary of said of 0.6868 ac. parcel to point west of southwest corner of 0.1834
149 ac. parcel (LT 5 BLK 1 ALMEDA MANOR SEC 3);
- 150 Then east along south boundary of Almeda Manor Subdivision Sections 3, 1 and 4 to southeast corner of
151 Sec. 4;
- 152 Then north along east boundary of Almeda Manor Subdivision Sec. 4 to northeast corner of 0.1781 ac.
153 parcel (LT 11 BLK 3 ALMEDA MANOR SEC 4) and south ROW of Platzer Dr.;
- 154 Then east along south ROW of Platzer Dr., and south boundary of 0.2153 ac. parcel (LT 17 BLK 1 PIERCE
155 JUNCTION VILLAGE SEC 3) to southwest corner of said 0.2153 ac. parcel and coincident northeast corner
156 of 4.981 ac. parcel (TR 4 ABST 661 C M ROBERTS);
- 157 Then south along east boundary of said 4.981 ac. parcel, and west ROW of Ambrose St. to point west of
158 northwest corner of 1.033 ac. parcel (BLK 3 ALMEDA RANCH R/P & EXTN);
- 159 Then east across ROW of Ambrose St. to northwest corner of said 1.033 ac. parcel and west corner of
160 2.9394 ac. parcel (RES A WITCO BROOKFIELD);
- 161 Then north along west boundary of said 2.9394 ac. parcel to northwest corner of said parcel;
- 162 Then east along north boundary of said 2.9394 ac. parcel to northeast corner of said parcel and west
163 boundary of 2.3995 ac. parcel (TR 4M ABST 661 C M ROBERTS);

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- 164 Then north along west boundary of said 2.3995 ac. parcel to northwest corner of said parcel;
- 165 Then east along north boundary of said 2.3995 ac. parcel, 1.08 ac. parcel (RES A BLK 1 AG) to east ROW
166 of Almeda Rd.;
- 167 Then south southwest along east ROW of Almeda Rd. to north ROW of Almeda Genoa Rd;
- 168 Then east along north ROW of Almeda Genoa Rd. to west ROW of frontage road of southbound SH 288;
- 169 Then south along west ROW of frontage road of southbound SH 288 to City of Houston Corporate Limit
170 Boundary;
- 171 Then west along City of Houston Corporate Limit Boundary to east ROW of Labrador Rd.;
- 172 Then north along east ROW of Labrador Rd. to southwest corner of 0.3757 ac. parcel (TRS 49 1/2A & 50
173 1/2A ALLISON RICHEY GULF COAST HOMES SEC S ABST 176 BBB&CRR CO);
- 174 Then east along south boundary of said 0.3757 ac. parcel, across ROW of Del Papa St., and along south
175 boundary of 1.6443 ac. parcel (LTS 24 THRU 36 BLK 1 BECK PARK) to southeast corner of 1.6443 ac.
176 parcel;
- 177 Then north along east boundary of Beck Park Subdivision to northeast corner of said Subdivision;
- 178 Then west along north boundary of Beck Park Subdivision to west ROW of Del Papa St.;
- 179 Then north along west ROW of Del Papa St. to southeast corner of 4.772 ac. parcel (TR 47 ALLISON
180 RICHEY GULF COAST HOMES SEC S ABST 176 BBB&CRR CO);
- 181 Then west along south boundary of said 4.772 ac. parcel to southwest corner of said parcel and
182 coincident east boundary of 9.12 ac. parcel (TRS 48 & 48 1/2 ALLISON RICHEY GULF COAST HOMES SEC S
183 ABST 176 BBB&CRR CO);
- 184 Then south along east boundary of said 9.12 ac. parcel to southeast corner of said parcel;
- 185 Then west along south boundary of said 9.12 ac. parcel to southwest corner of said parcel and east ROW
186 of Labrador Rd.;
- 187 Then north along east ROW of Labrador Rd. and west boundary of said 9.12 ac. parcel to northwest
188 corner of said parcel;
- 189 Then east along north boundary of said 9.12 ac. parcel, and 4.772 ac. parcel (TR 47 ALLISON RICHEY
190 GULF COAST HOMES SEC S ABST 176 BBB&CRR CO) to east ROW of Del Papa St.;
- 191 Then north along east ROW of Del Papa St. to point east of northeast corner 0.2497 ac. parcel (LT 7 BLK
192 2 GLEN ELLYN ESTATES);
- 193 Then west across ROW of Del Papa St., and along north boundary of said 0.2497 ac. parcel, and Glen
194 Ellyn Estates Subdivision to northwest corner of said Subdivision;

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- 195 Then south along west boundary of Glen Ellyn Estates Subdivision to south ROW of E. Anderson Rd.;
- 196 Then west along south ROW of Anderson Rd. to northwest corner of 0.6667 ac. parcel (LTS 10 THRU 15
197 BLK 3 BIRDSALL);
- 198 Then north across ROW of Anderson Rd., and along east boundary of Almeda Oaks Subdivision Sec. 2 to
199 northeast corner of said Subdivision;
- 200 Then west along north boundary of said Subdivision, Sec. 2 and 1, to northwest corner of 0.2029 ac.
201 parcel (LT 10 BLK 2 ALMEDA OAKS SEC 1);
- 202 Then south along west boundary of said 0.2029 ac. parcel to northeast corner of 0.1818 ac. parcel (LT 9
203 BLK 2 ALMEDA OAKS SEC 1);
- 204 Then west along north boundary of said 0.1818 ac. parcel, and Almeda Oaks Subdivision Sec. 1 to
205 northwest corner of said Subdivision;
- 206 Then south along west boundary of said Almeda Oaks Subdivision Sec. 1 to south ROW of Anderson Rd.;
- 207 Then west along south ROW of Anderson Rd. to point south of southeast corner of 0.1869 ac. parcel (LT
208 12 BLK 11 WILDHEATHER SEC 2);
- 209 Then north across ROW of Anderson Rd., and along east boundary of Wildheather Subdivision Sec. 2 to
210 coincident southwest corner of 0.1798 ac. parcel (LT 35 BLK 1 CIELO);
- 211 Then east along south boundary of said 0.1798 ac. parcel, and Cielo Subdivision to west ROW of Buffalo
212 Speedway (planned);
- 213 Then north along west ROW of Buffalo Speedway (planned) to south ROW of W. Fuqua St.;
- 214 Then west along south ROW of W. Fuqua St. to west ROW of Bathurst Dr.;
- 215 Then south along west ROW of Bathurst Dr. to east corner of 0.112 ac. parcel (E 48.37 FT FRONT OF LT
216 14 BLK 2 WILDHEATHER SEC 1);
- 217 Then northwest along east boundary of said 0.112 ac. parcel to north corner of said parcel;
- 218 Then southwest and west along north boundary of said 0.112 ac. parcel, and Wildheather Subdivision
219 Sec. 1 to northwest corner of 0.1692 ac. parcel (LT 1 BLK 2 WILDHEATHER SEC 1);
- 220 Then south along west boundary of said 0.1692 ac. parcel to southwest corner of said parcel and north
221 ROW of Smooth Oak Ln.;
- 222 Then west along north ROW of Smooth Oak Ln. to west ROW of White Heather Dr.;
- 223 Then south along west Row of White Heather Dr. to northeast corner of 0.2412 ac. parcel (LT 8 BLK 3 LA
224 HACIENDA);

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- 225 Then west along north boundary of said 0.2412 ac. parcel, and La Hacienda Subdivision to northwest
226 corner of said Subdivision;
- 227 Then south along west boundary of La Hacienda Subdivision to coincident southeast corner of 12.9169
228 ac. parcel (RES A BLK 1 NEW FAITH CHURCH);
- 229 Then west along south boundary of said 12.9169 ac. parcel to southwest corner of said parcel;
- 230 Then north along west boundary of said 12.9169 ac. parcel to coincident northeast corner of 0.3444 ac.
231 parcel (LT 26 BLK 2 ALMEDA GARDENS);
- 232 Then west along north boundary of said 0.3444 ac. parcel to west ROW of Monrad Dr.;
- 233 Then north along west ROW of Monrad Dr. to south ROW of W. Fuqua St.;
- 234 Then west along south ROW of W. Fuqua St. to east ROW of Hiram Clarke Rd.;
- 235 Then south along east ROW of Hiram Clarke Rd. to point east of southeast corner 0.6975 ac. parcel (TR
236 28 GARDEN PLACE TO ALMEDA);
- 237 Then west across ROW of Hiram Clarke Rd. and along south boundary of said 0.6975 ac. parcel to
238 southwest corner of said parcel;
- 239 Then north along west boundary of said 0.6975 ac. parcel, 0.4045 ac. parcel (TR 28E GARDEN PLACE TO
240 ALMEDA), 0.4222 ac. parcel (RES A BLK 1 HIRAM CLARKE CENTER), 0.5901 ac. parcel (TR 28D GARDEN
241 PLACE TO ALMEDA) to south ROW of W. Fuqua St.;
- 242 Then west along south ROW of W. Fuqua St to northeast corner 4.8455 ac. parcel (RES B BLK 1
243 WESTBROOK);
- 244 Then south along east boundary of said 4.8455 ac. parcel to southeast corner of said parcel and
245 coincident northeast corner of Westbrook Subdivision;
- 246 Then west along north boundary of Westbrook Subdivision to northwest corner of said Subdivision;
- 247 Then south along west boundary of Westbrook Subdivision to north ROW of Anderson Rd.;
- 248 Then west along north ROW of Anderson Rd. to point north of northeast corner of 1.6568 ac. parcel (RES
249 A BLK 1 ANDERSON AT CAMPDEN);
- 250 Then south and southeast across ROW of Anderson Rd. and along east boundary of said 1.6568 ac.
251 parcel, and 1.3295 ac. parcel (RES B BLK 1 ANDERSON AT CAMPDEN);
- 252 Then west along south boundary of said 1.3295 ac. parcel, 1.1116 ac. parcel (TR 4A ABST 819 C UGLOW),
253 1.1116 ac. parcel (TR 4A ABST 819 C UGLOW), 2.284 ac. parcel (TR 5A ABST 819 C UGLOW) to southwest
254 corner of 2.284 ac. parcel and east ROW of Wickbriar Dr.;
- 255 Then north along east ROW of Wickbriar Dr. to north ROW of Anderson Rd.;

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- 256 Then west along north ROW of Anderson Rd. to west ROW of S. Post Oak Rd.;
- 257 Then north along west ROW of S. Post Oak Rd. northeast corner of 0.4056 ac. parcel (RES A BLK 5
258 ANDERSON OAKS R/P);
- 259 Then west along north boundary of said 0.4056 ac. parcel, and Anderson Oaks Subdivision to northwest
260 corner of said Subdivision and east boundary 16.4505 ac. parcel (RES A BLK 1 HOUSTON HAPPYLAND),
261 drainage easement of trib. to Sims Bayou;
- 262 Then south southwest along west boundary of Anderson Oaks Subdivision and coincident east boundary
263 of drainage easement 16.4505 ac. parcel (RES A BLK 1 HOUSTON HAPPYLAND), to southwest corner of
264 said Subdivision;
- 265 Then west along south boundary of 16.4505 ac. parcel (RES A BLK 1 HOUSTON HAPPYLAND), and across
266 drainage channel easement (trib. to Sims Bayou) to west boundary of said drainage channel easement;
- 267 Then south southwest along west boundary of drainage channel to north ROW of frontage road
268 (westbound) of S. Sam Houston Pkwy. W.;
- 269 Then west northwest along north ROW of frontage road (westbound) of S. Sam Houston Pkwy. W. to
270 east ROW of W. Fuqua St.;
- 271 Then southwest along east ROW of W. Fuqua St. to Fort Bend County Line;
- 272 Then west northwest along Fort Bend County Line to west ROW of Hillcroft St.;
- 273 Then generally north along west ROW of Hillcroft to southeast corner of 9.4189 ac. parcel (TRS 20A &
274 20C-1 ABST 101 C W ADAMS);
- 275 Then west along south boundary of said 9.4189 ac. parcel to southwest corner of said parcel;
- 276 Then north along west boundary of said 9.4189 ac. parcel to northwest corner of said parcel and
277 coincident south boundary of drainage easement of Sims Bayou;
- 278 Then west along south boundary of drainage easement of trib. of Sims Bayou and coincident north ROW
279 of Benita St. to east ROW of Zavalla St.;
- 280 Then north along east ROW of Zavalla St. and coincident west boundary of 0.5515 ac. parcel (LTS 1 THRU
281 6 BLK 1 SOUTH MAIN ESTATES) to northwest corner of said 0.5515 ac. parcel;
- 282 Then west across ROW of Zavalla St.. and along north boundary of 0.4485 ac. parcel (LTS 1 & 2 BLK 3
283 SOUTH MAIN ESTATES) to northwest corner of said 0.4485 ac. parcel;
- 284 Then south along west boundary of said 0.4485 ac. parcel and South Main Estates Subdivision to south
285 ROW of frontage road (eastbound) of S. Sam Houston Pkwy. W.;

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286 Then southeast along south ROW of frontage road (eastbound) of S. Sam Houston Pkwy. W. to point
287 north of northeast corner of 1.9 ac. parcel (TR 5 (001&061*TR 7) ABST 1005 TEXAS TRUNK RR CO 1);

288 Then south along east boundary of said 1.9 ac. parcel to Fort Bend County Line;

289 Then west northwest along Fort Bend County Line to City of Houston Corporate Limit Boundary;

290 Then northwest along City of Houston Corporate Limit Boundary to north ROW of Main St./US Hwy 90;

291 Then east northeast along north ROW of Main St./US Hwy. 90 to point of beginning of 4,191 acre tract;

292 FORT BEND COUNTY, TEXAS

293 TRACT 1

294 Lying wholly in Fort Bend County, Texas and comprised of three tracts, approximately 1,442 acres in size
295 and situated in southwest Houston, south of Sam Houston Parkway, west of Almeda Rd., north of
296 McHard Rd. and east of Missouri City.

297 Tract 2 is 1,304 acres with the beginning at south ROW of Court Rd. and east corner of RIDGEMONT SEC
298 3, ACRES 2.653;

299 Then south southwest along east boundary of said 2.653 ac. parcel, and 0305 J POINTEVENT, BLOCK 1,
300 ACRES 0.8261, Burlington Colony, 0305 J POINTEVENT, ACRES 1.0331, Community Clinic South Post Oak,
301 Block 1, Unrestricted Reserve "A", 0305 J POINTEVENT, ACRES 0.8609, BURLINGTON COLONY, 0305 J
302 POINTEVENT, ACRES 1, Unrestricted Reserve "A", Block 1, Dollar General South Post Oak to southeast
303 corner of said 1 ac. parcel;

304 Then generally west northwest along south boundary of said 1 ac. parcel to west ROW of S. Post Oak
305 Rd.;

306 Then south along west ROW of S. Post Oak Rd. to south ROW of Hobby Rd.;

307 Then west along south ROW of Hobby Rd. to northeast corner of 5.912 ac. parcel (0305 J POINTEVENT,
308 BLOCK 1, ACRES 5.912, RESTRICTED RESERVE "A", FT BEND BOYS & GIRLS CLUB SEC 1, EXEMPT);

309 Then south along east boundary of said 5.912 ac. parcel to southeast corner of said parcel;

310 Then west along south boundary of said 5.912 ac. parcel, and 15.468 ac. parcel (0305 J POINTEVENT,
311 BLOCK 13,14 (PT), ACRES 15.468, BURLINGTON COLONY) to southwest corner of said 15.468 ac. parcel;

312 Then north along west boundary of said 15.468 ac. parcel to coincident southeast corner of 60.956 ac.
313 parcel (0305 J POINTEVENT, ACRES 60.956, WILLOWRIDGE HIGH SCHOOL);

314 Then west along south boundary of said 60.956 ac. parcel to southwest corner of said parcel and east
315 ROW of Chimney Rock Rd.;

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- 316 Then generally south along east ROW of Chimney Rock Rd. to City of Houston corporate limits and north
317 of ROW McHard Rd (FM 2234);
- 318 Then west along City of Houston corporate limits and north of ROW McHard Rd (FM 2234) to southwest
319 corner of 0313 H SHROPSHIRE, ACRES 3.321, Parcel 6-1 (Part Two), Proposed FM 2234 Additional ROW;
- 320 Then north along west boundary of said 3.321 ac. parcel, and 0313 H SHROPSHIRE, ACRES 30.9346, PT IN
321 CITY OF HOUSTON to northwest corner of said 30.9346 ac. parcel;
- 322 Then east along north boundary of said 30.9346 ac. parcel to west boundary of 0313 H SHROPSHIRE,
323 ACRES 3.91, WEST FRONTAGE ROAD SOUTH OF COURT RD, EXEMPT;
- 324 Then north and north northeast along west boundary of said 3.91 ac. parcel, and east boundary of
325 QUAIL RUN SEC 4 (5890-04) to south corner of 0163 E DREW, ACRES .63 and City of Houston Corporate
326 Limits (boundary with City of Missouri City);
- 327 Then north along City of Houston Corporate Limits (boundary with Missouri City) to northwest corner of
328 Meadow Crest Sec 3, BLOCK 1, Lot 1;
- 329 Then east along north boundary of said Meadow Crest Sec 3, BLOCK 1, Lot 1-3 to west boundary of
330 Meadow Crest Sec 3, BLOCK 1, Lot 5;
- 331 The north northeast along west boundary of Meadow Crest Sec 3, BLOCK 1, Lot 5-23 to northwest
332 corner of Meadow Crest Sec 3, BLOCK 1, Lot 23;
- 333 Then east southeast along north boundary of Meadow Crest Sec 3, BLOCK 1, Lot 23, and Meadow Crest
334 Sec 3, BLOCK 2, Lot 1 to west boundary of Meadow Crest Sec 3, ACRES 1.015, Restricted Reserve "A"
335 (Open Space);
- 336 Then north northeast along west boundary of said 1.015 ac. parcel to west ROW of Fondren Rd.;
- 337 Then north along west ROW of Fondren Rd. to north ROW of W. Fuqua St.;
- 338 Then east along north ROW of W. Fuqua St. to southwest corner of 0280 J LAFAYETTE, BLOCK 1, ACRES
339 5.630, (PT) RESTRICTED RESERVE "B", WEST HILL;
- 340 Then north along west boundary of said 5.630 ac. parcel to northwest corner of said parcel;
- 341 Then east along north boundary of said 5.630 ac. parcel, and 0280 J LAFAYETTE, ACRES 0.445,
342 PROPOSED FT BEND PARKWAY ROW, (PT) RESTRICTED RESERVE "B", WEST HILL to northeast corner of
343 said parcel and west ROW of Hillcroft Ave.;
- 344 Then northeast along west ROW of Hillcroft Ave. to southeast corner of 0280 J LAFAYETTE, ACRES 1.044,
345 PROPOSED FORT BEND PARKWAY ROW;
- 346 Then west along south boundary of said 1.044 ac. parcel, and 0280 J LAFAYETTE, ACRES 10.194 to
347 southwest corner of said 10.194 ac. parcel;

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348 Then northeast and north along west boundary of said 10.194 ac. parcel, and 0280 J LAFAYETTE, BLOCK
349 1, ACRES 5.9867, FPB-Church and Community Center at Chasewood, across ROW of Chasewood Dr.,
350 0280 J LAFAYETTE, ACRES 3.233 to northwest corner of said 3.233 ac. parcel and coincident south
351 boundary of 0280 J LAFAYETTE, ACRES 10;

352 Then west northwest along south boundary of said 10 ac. parcel to southwest corner of said parcel;

353 Then north northeast along west boundary of said 10 ac. parcel to northwest corner of said parcel;

354 Then east southeast along north boundary of said 10 ac. parcel, and 0280 J LAFAYETTE, ACRES 1.189,
355 GRIFFIN WILLOW RD ROW to west boundary of 0280 J LAFAYETTE, ACRES 7;

356 Then north along west boundary of said 7 ac. parcel to south ROW of Carey Chase Dr.;

357 Then east southeast along south ROW of Carey Chase Dr. to west ROW of Hillcroft Ave.;

358 Then northeast and north along west ROW of Hillcroft Ave. to south ROW of frontage road (eastbound)
359 of S. Sam Hou. Pkwy. W., and coincident Harris County line;

360 Then southeast along south ROW of frontage road (eastbound) of S. Sam Hou. Pkwy. W. and coincident
361 Harris County Line, and north boundary of SOUTHWEST CROSSING SEC 1, ACRES 7.108, RESERVE "D" to
362 northeast corner of said parcel;

363 Then south along east boundary of said 7.108 ac. parcel to southeast corner of said parcel;

364

365 Then northwest along south boundary of said 7.108 ac. parcel, and SOUTHWEST CROSSING SEC 1, ACRES
366 8.242, RESERVE C (PT), and north boundary of WILLOW PARK (RES A) SEC 2, BLOCK 1 to north corner of
367 WILLOW PARK (RES A) SEC 2, BLOCK 1, LOT 5;

368

369 Then southwest and south southwest along west boundary of WILLOW PARK (RES A) SEC 2, BLOCK 1 to
370 north ROW of Chasewood Dr;

371

372 Then west along north ROW of Chasewood Dr. to southeast corner of 0280 J LAFAYETTE, ACRES 3.996,
373 (PT) PARCELS 1 & 1-1 & PARCEL 28-2, FT BEND PARKWAY PHASE "A";

374

375 Then south southwest across ROW of Chasewood Dr. and east boundary of 0280 J LAFAYETTE, ACRES
376 4.335, (PT OF PARCEL 1-2), FT BEND PARKWAY PHASE "A" to north ROW of W. Fuqua St.;

377

378 Then east along north ROW of W. Fuqua St. to point northeast of northeast corner of 2.64 ac. parcel
379 (BRIARGATE SEC 8, ACRES 2.64, RESERVE "A" (PT));

380

381 Then south southwest across ROW of W. Fuqua St. and along east boundary of said 2.64 ac. parcel to
382 southeast corner of said parcel;

383

384 Then west northwest along south boundary of said 2.64 ac. parcel to east boundary of 4.572 ac. parcel
385 (0280 J LAFAYETTE, ACRES 4.572, PT EAST FRONTAGE RD, SOUTH OF W FUQUA, EXEMPT);

386

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387 Then south southwest along east boundary of 4.572 ac. parcel (0280 J LAFAYETTE, ACRES 4.572, PT EAST
388 FRONTAGE RD, SOUTH OF W FUQUA, EXEMPT) to north corner of 2.964 ac. parcel (0280 J LAFAYETTE,
389 ACRES 2.964, PT OF FONDREN RD, EXEMPT);
390
391 Then south and southeast along east boundary of said 2.964 ac. parcel to southeast corner of said
392 parcel;
393
394 Then west along south boundary of said 2.964 ac. parcel to east boundary of 18.035 ac. parcel (0280 J
395 LAFAYETTE, ACRES 18.035, LOTS 7-9, 61, 62 & 63 (PT), SILAS WELCH S/D AND ADJOINING ACREAGE);
396
397 Then south along east boundary of said 18.035 ac. parcel to southwest corner of said parcel and
398 coincident northwest corner of 1 ac. parcel (0280 J LAFAYETTE, ACRES 1, LOT 59 SILAS WELCH S/D);
399
400 Then east along north boundary of said 1 ac. parcel, and Lots 58 to 50, Lot 23 (0280 J LAFAYETTE, SILAS
401 WELCH S/D), and coincident south boundary of Briargate Subdivision Sec. 7-8 to southeast corner of
402 BRIARGATE SEC 7, BLOCK 3, LOT 72;
403
404 Then north along east boundary of BRIARGATE SEC 7, BLOCK 3, LOT 72 to south boundary of BRIARGATE
405 SEC 4, BLOCK 3, LOT 1;
406
407 Then east along south boundary of Briargate Subdivision Sec. 4 to east ROW of Blue Ridge Rd.;
408
409 Then south along east ROW of Blue Ridge Rd. to southwest corner of Briargate Subdivision Sec. 6;
410
411 Then east along south boundary of Briargate Subdivision Sec. 6 to east ROW of Chimney Rock Rd.;
412
413 Then south along east ROW of Chimney Rock Rd to northwest corner of 60.956 ac. parcel (0305 J
414 POINTEVENT, ACRES 60.956, WILLOWRIDGE HIGH SCHOOL);
415
416 Then east along north boundary of said 60.956 ac. parcel, and 24.313 ac. parcel (0305 J POINTEVENT,
417 ACRES 24.313, (FT BEND ISD) RESERVE "A" (JR HIGH SITE) CHRISTA MCAULIFFE MIDDLE SCHOOL) to
418 southwest corner of said 28.895 ac. parcel, 0305 J POINTEVENT, ACRES 28.895, (BLUE RIDGE PARK),
419 EXEMPT;
420
421 Then north along west boundary of said 28.895 ac. parcel to northwest corner of said parcel and south
422 ROW of Court Rd.;

423 Then east along south ROW of Court Rd. to northwest corner of 0305 J POINTEVENT, BLOCK 1, ACRES
424 0.2679, Restricted Reserve "C" (PT), Foodmaker 3914;

425 Then south along west boundary of said 0.2679 ac. parcel to southwest corner of said parcel;

426 Then east southeast along south boundary of said 0.2679 ac. parcel to southeast corner of said parcel
427 and west boundary of 0305 J POINTEVENT, ACRES 1.198, Unrestricted Reserve "A", Block 1, O'Rielly
428 South Post Oak;

429 The south southwest along west boundary of said 1.198 ac. parcel to southwest corner of said parcel;

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- 430 Then east southeast along south boundary of said 1.198 ac. parcel to northwest corner of 0305 J
431 POINTEVENT, BLOCK 1, ACRES 0.0674, Restricted Reserve "B" (PT), Foodmaker 3914;
- 432 Then south southwest along west boundary of said 0.0674 ac. parcel to southwest corner of said parcel;
- 433 Then east southeast along south boundary of said 0.0674 ac. parcel to southeast corner of said parcel
434 and west ROW of S. Post Oak Rd.;
- 435 Then north northeast along west ROW of S. Post Oak Rd. to south ROW of Court Rd.;
- 436 Then east southeast along south ROW of Court Rd. to east corner of RIDGEMONT SEC 3, ACRES 2.653
437 and beginning point of 1,304 acre tract 1;
438
439 TRACT 2
- 440 Tract 2 is 23 acres with beginning point at west ROW of Rockwell Dr. and coincident Harris County Line;
- 441 Then southeast along Harris County Line and east boundary of SOUTH MAIN PLAZA, ACRES .113,
442 RESERVE "B" (PT) and ACRES 0.5548, Tr 2, Reserve "B" (Pt), 0616 J A CURL, ACRES 17.5 to southeast
443 corner of said 17.5 ac. parcel;
- 444 Then west along south boundary of said 17.5 ac. parcel, and PINE ISLAND ADDN, BLOCK 6, LOT 16 to
445 west ROW of Rockwell Dr.;
- 446 Then north along west ROW of Rockwell Dr. to Harris County Line and beginning point of 23 acre tract 2;
- 447 TRACT 3
448
- 449 Tract 3 is 115 acres with beginning point at west ROW of Fondren Rd and Harris County Line;
450
- 451 Then southeast along Harris County Line to west boundary of drainage channel easement coincident
452 east boundary of 0626 G B LUCAS, ACRES 16.3, C=R164508 (HLA);
- 453 Then south along west boundary of drainage channel easement and coincident east boundary of 0626 G
454 B LUCAS, ACRES 16.3, C=R164508 (HLA) to southeast corner of said 16.3 ac. parcel;
- 455 Then west along south boundary of 0626 G B LUCAS, ACRES 16.3, C=R164508 (HLA), and 0626 G B
456 LUCAS, ACRES 26.459 to southwest corner of said 26.459 ac. parcel, and west ROW of Fondren Rd. and
457 City of Houston Corporate Limit Boundary (with City of Missouri City);
- 458 Then north along City of Houston Corporate Limit Boundary (with City of Missouri City) to centerline of
459 ROW of Settegast Blvd.;
- 460 Then west southwest along centerline of ROW of Settegast Blvd. to point south of southwest corner of
461 0626 G B LUCAS, ACRES 0.7767 and coincident east ROW of Settemont Rd.;

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462 Then north along east ROW of Settemont Rd. to coincident northwest corner of 0622 H T AND B RY,
463 ACRES 3.258;

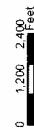
464 Then southeast along north boundary of said 3.258 ac. parcel to northeast corner of said parcel and
465 west ROW of Fondren Rd.;

466 Then north along west ROW of Fondren Rd. to Harris County Line and beginning point of 115 acre tract
467 3;

EXHIBIT B

[illegible]

Proposed Boundary



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**PLANNING &
DEVELOPMENT
DEPARTMENT**