

**REINVESTMENT ZONE NUMBER TWENTY-SEVEN  
CITY OF HOUSTON, TEXAS**

**MONTROSE**

**PRELIMINARY PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

November 24, 2015

REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS  
Preliminary Project Plan and Reinvestment Zone Financing Plan

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## Introduction

This document constitutes the Preliminary Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number **27**, City of Houston as required by Chapter 311, Texas Tax Code. The purpose of the tax increment reinvestment zone (the “Zone”) is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries. The reinvestment zone is an area that is struggling with aging roads and infrastructure including inadequate water, wastewater and stormwater systems, deteriorated roads, and broken/missing sidewalks. The historic development pattern of the area makes it an attractive commercial destination, but one that lacks the necessary parking, as well as key ingredients to the pedestrian, bicycling and transit systems that would allow for mode choice. The area is experiencing rapid densification and the existing roadways and infrastructure systems no longer provide for the needs of today’s market demands. The increased demand for density has resulted in an equally rapid decrease in housing available and affordable to working class households.

Expenditures associated with the design and construction of public facilities infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following the new residential and commercial development.

## Location

The reinvestment zone includes portions of the Montrose neighborhood and is located in west central Houston west and southwest of Downtown and just north of the Texas Medical Center and the Museum District. Montrose abuts the west side of Fourth Ward and is adjacent to the Upper Kirby TIRZ (No. 19), the Memorial Heights TIRZ (No. 5) and the Midtown TIRZ (No. 2). The Zone is roughly bound by Highway 59 to the south, West Dallas to the north, Taft Street, Bagby Street and Spur 527 to the east, and South Shepherd Drive to the west. **Map 1** depicts the location of the Tax Increment Reinvestment Zone No. 27 in context of the surrounding area.

## Preliminary Redevelopment Plan Concept and Goals

The concept of the Zone is to construct the necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of Montrose, offers a corresponding increase in the tax base, and creates economic opportunity. This includes the economic, social and physical infrastructure within the Zone as well as a provision for housing that is affordable to working class households.

Reinvestment into the area through the Zone is intended to achieve the following goals:

**Goal 1: Enhance the Montrose transportation network and promote mode choice.** The system of public streets and sidewalks are in a deteriorating condition and fail to offer the bike lanes, pedestrian enhancements and transit improvements that would significantly improve travel in the Montrose area and stimulate private investment in retail, residential, multi-family and commercial developments. The Zone proposes to complement currently scheduled capital improvement projects such as along West Alabama or Westheimer with added enhancements to sidewalks, bike lanes, intersections and additional enhancements while proposing additional roadway work along other corridors such as Montrose and West Gray. Improvements along corridors such as Taft, Commonwealth and Waugh will improve bicycle infrastructure. Corridor improvements would support mass transit in and through the Montrose area, including enhancements along METRO transit alignments such as the Blue Line extension along Richmond.

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 Zone monies through the funding of elements not addressed by the CIP programs of sister agencies. Examples of elements to be improved include roadways, sidewalks, intersections, bike lanes, associated utilities, transit infrastructure, signage, wayfinding, monumentation, street trees and landscaping, street furniture, and street lights.

**Goal 2: Enhance local parking opportunities and the associated pedestrian friendly environment.** The same historic character and development patterns that make Montrose attractive as a distinctive community also limit parking opportunities. Similarly, the pedestrian experience limits the likelihood that those traveling to Montrose would take full advantage of retail and dining opportunities. The Zone proposes to coordinate with public partners such as the Montrose Management District as well as private investors to improve parking opportunities throughout the area thereby increasing economic development activity and making the area more attractive for private investment. The Zone will further support improvements to sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities that are designed to enhance the local walking experience and encourage guests to spend an extended period of time visiting a larger number of venues. The construction of parking and improved pedestrian systems including ADA compliant ramps and other treatments will also benefit pedestrian safety and mobility, enhance the visual environment and provide connectivity and reinforce the existing community framework of small urban neighborhoods.

**Goal 3: Stimulate economic development and growth through the development of vacant sites and redevelopment of older areas.** Improvements and expansion of retail and commercial developments along key corridors are important to the successful redevelopment of the area, including introduction of additional mixed use, pedestrian friendly development and activity centers while also respecting the scale and character of existing commercial and mixed use areas. The Zone could fund improvements that would stimulate desirable growth and development, including retention and development of existing businesses, promotion of small business development and entrepreneurship, and support major projects that could catalyze investments. The Zone may enter into development agreements, fund programs, establish infrastructure, and provide matching grants to leverage other economic development funds, such as state enterprise projects, state economic development bank funds and new market tax credit allocations.

**Goal 4: Develop and enhance open space, parks, plazas, recreational amenities, cultural facilities, and other similar improvements within the Zone.** The Zone will redevelop and upgrade existing public green space, parks and other recreational facilities, as well as facilitate the acquisition and development of new parks, including pocket parks, plazas and other green spaces within the Zone. Improving access and connectivity to parks and open space areas will be accomplished through access and egress improvements, dedication of public benefit easements, pedestrian bridges and other enhancements. Additionally, the Zone may seek to support amenities and facilities that provide cultural or recreational value to the Montrose community and that serve to increase spending in the area, enhance local quality of life, or otherwise improve investment in the area.

**Goal 5: Facilitate development and redevelopment of affordable housing in the Zone.** Maintaining a level of diversity among the housing stock of Montrose is critical for workforce households and to perpetuate the historically mixed income character of the area.

Reinvestment zone funds may be leveraged against private, public, and non-profit resources to integrate the concept of affordable housing into ongoing and proposed redevelopment projects within the Zone. In addition to impacting the affordability of units, the Zone may also support “value added” improvements to development projects that include affordable housing, that would otherwise render such developments unaffordable to working class households.

## **Preliminary Project Plan**

### **A. Authorized Projects and Project Costs**

Improvements in the Zone will consist of mobility, drainage and redevelopment improvements, including roadways, sidewalks, sewer, drainage infrastructure, parking, and parks and open spaces. The proposed Zone improvements (Project Costs) are listed in **Exhibit 1** and shown in **Map 5**.

### **B. Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):**

Existing Conditions Existing land uses within the Zone include single family residential, multi-family residential, retail, office, public and institutional, and parks and open spaces. The majority of the zone is developed with limited vacant parcels. The area has some of the oldest streets and infrastructure in Houston and in recent years, has experienced rapid development and increased densification. Due to age and increasing densification, the streets and infrastructure have deteriorated and not kept pace with development. **Maps 2, 3 and 4** depict existing conditions.

Surrounding Land Uses Land surrounding the Zone ranges from single family residential to commercial uses. The aerial view shown in **Map 2** shows surrounding land uses.

Proposed Land Use Proposed land uses shall include enhanced multi-family and single-family residential, commercial, retail, and parks and open spaces with increasingly diminished undeveloped land over time.

### **C. 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 done in conformance with existing building code regulations of the City of Houston. There are no proposed changes of any city development ordinances, master plans, or building codes.

### **D. Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):**

The project costs referenced in **Exhibit 1** are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the City of Houston, the Texas Department of Transportation or private sources, are non-project costs. Funding identified in **Exhibit 1** for improvements will be leveraged to acquire non-project funding.

### **E. Method of Relocating Persons to be Displaced, if any, as a result of implementing the Plan (Texas Tax Code § 311.011(b)(4)):**

There will be no persons displaced as a result of implementing the plan.

## **Preliminary Reinvestment Zone Finance Plan**

### **A. Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):**

**Exhibit 1** lists the estimated project costs for the Zone including administrative expenses. As set forth in this 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 from the estimates shown on **Exhibit 1**.

### **B. Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):**

These details are described throughout the Plan, including but not limited to roadway construction/reconstruction, stormwater conveyance and management systems, water, wastewater improvements, sidewalks, intersection improvements, lighting, signage, street furniture, monumentation, managed access, bike lanes, transit enhancements, park and greenspace improvements, landscaping enhancements, public parking, and affordable housing. The number and location of proposed improvements are contained in **Exhibit 1** and **Map 5**.

### **C. Economic Feasibility (Texas Tax Code § 311.011(c)(3)):**

An economic feasibility study was completed for the Montrose area by Hawes Hill Calderon, LLP in 2015 as **Exhibit 3**. **Exhibit 2** constitutes incremental revenue estimates for this Plan. The future anticipated revenue of the district is exceeded by the cost of proposed improvements. **Exhibit 2** does not consider the positive contributions resulting from reinvestment and subsequent increases in property values, nor the additional costs associated with debt service. Projects will be implemented based on available funding.

The Zone and the City find and determine that the Plan is economically feasible.

### **D. 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 will 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 projects and revenue schedules included in **Exhibit 1** and **Exhibit 2**, as well as actual market conditions for the issue and sale of such notes and bonds.

### **E. 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 will consist of contributions from the City. This figure is calculated using a City contribution of \$0.60112/\$100 of assessed valuation.

### **F. Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):**

As of September 2015, the current appraised value of taxable real property in the Zone is **\$1,137,156,062**.

**G. Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):**

It is projected that taxable property values in the Zone will increase to approximately **\$3,546,393,404** by 2045. **Exhibit 2** shows the annual captured value of these increases in property value during the existence of the Zone.

**H. Zone Duration (Texas Tax Code § 311.011(c)(9)):**

The Zone will take effect January 1, 2015 and will terminate on December 31, 2045. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

<b>Exhibit 1, Project Costs</b>	<b>Project Costs</b>	<b>Non-Project Costs</b>
Corridor improvements including roadways, bike lanes, sidewalks, intersections, associated utilities, street lights, street trees, transit support, and other rights-of-way enhancements	\$ 106,594,133.00	\$ 23,143,800.00
Workforce/Affordable housing	\$ 39,600,000.00	\$ -
Parking enhancements including structured parking	\$ 4,830,000.00	\$ -
Parks, open spaces, recreational facilities and cultural amenities	\$ 8,000,000.00	\$ -
Administration	\$ 3,732,392.00	
<b>Total Zone Project Costs</b>	<b>\$ 162,756,525.00</b>	<b>\$ 23,143,800.00</b>

**EXHIBIT 2**

**TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (MONTROSE)**

**Projected Assessed Valuations**

Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Valuation (2)
2016	\$ 1,137,156,062	\$1,137,156,062	\$ -
2017	\$ 1,137,156,062	\$1,182,642,304	\$ 45,486,242
2018	\$ 1,137,156,062	\$1,229,947,997	\$ 92,791,935
2019	\$ 1,137,156,062	\$1,279,145,917	\$ 141,989,855
2020	\$ 1,137,156,062	\$1,330,311,753	\$ 193,155,691
2021	\$ 1,137,156,062	\$1,383,524,223	\$ 246,368,161
2022	\$ 1,137,156,062	\$1,438,865,192	\$ 301,709,130
2023	\$ 1,137,156,062	\$1,496,419,800	\$ 359,263,738
2024	\$ 1,137,156,062	\$1,556,276,592	\$ 419,120,530
2025	\$ 1,137,156,062	\$1,618,527,656	\$ 481,371,594
2026	\$ 1,137,156,062	\$1,683,268,762	\$ 546,112,700
2027	\$ 1,137,156,062	\$1,750,599,512	\$ 613,443,450
2028	\$ 1,137,156,062	\$1,820,623,493	\$ 683,467,431
2029	\$ 1,137,156,062	\$1,893,448,433	\$ 756,292,371
2030	\$ 1,137,156,062	\$1,969,186,370	\$ 832,030,308
2031	\$ 1,137,156,062	\$2,047,953,825	\$ 910,797,763
2032	\$ 1,137,156,062	\$2,129,871,978	\$ 992,715,916
2033	\$ 1,137,156,062	\$2,215,066,857	\$ 1,077,910,795
2034	\$ 1,137,156,062	\$2,303,669,531	\$ 1,166,513,469
2035	\$ 1,137,156,062	\$2,395,816,312	\$ 1,258,660,250
2036	\$ 1,137,156,062	\$2,491,648,965	\$ 1,354,492,903
2037	\$ 1,137,156,062	\$2,591,314,923	\$ 1,454,158,861
2038	\$ 1,137,156,062	\$2,694,967,520	\$ 1,557,811,458
2039	\$ 1,137,156,062	\$2,802,766,221	\$ 1,665,610,159
2040	\$ 1,137,156,062	\$2,914,876,870	\$ 1,777,720,808
2041	\$ 1,137,156,062	\$3,031,471,945	\$ 1,894,315,883
2042	\$ 1,137,156,062	\$3,152,730,822	\$ 2,015,574,760
2043	\$ 1,137,156,062	\$3,278,840,055	\$ 2,141,683,993
2044	\$ 1,137,156,062	\$3,409,993,658	\$ 2,272,837,596
2045	\$ 1,137,156,062	\$3,546,393,404	\$ 2,409,237,342

**TAX INCREMENT REINVESTMENT ZONE, CITY OF HOUSTON (MONTROSE)**

**Projected Zone Revenues**

Tax Year	Coll. Year	Anticipated City Tax Rate (3)	City Tax Increment Revenues (4)	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
2016	2017	0.60112	\$ -	100%	\$ -	\$ -	\$ -	\$ -
2017	2018	0.60112	\$ 267,958	100%	\$ 267,958	\$ 13,398	\$ 254,560	\$ 254,560
2018	2019	0.60112	\$ 546,635	100%	\$ 546,635	\$ 27,332	\$ 519,303	\$ 773,864
2019	2020	0.60112	\$ 836,459	100%	\$ 836,459	\$ 41,823	\$ 794,636	\$ 1,568,500
2020	2021	0.60112	\$ 1,137,876	100%	\$ 1,137,876	\$ 56,894	\$ 1,080,982	\$ 2,649,481
2021	2022	0.60112	\$ 1,451,349	100%	\$ 1,451,349	\$ 72,567	\$ 1,378,781	\$ 4,028,263
2022	2023	0.60112	\$ 1,777,361	100%	\$ 1,777,361	\$ 88,868	\$ 1,688,493	\$ 5,716,756
2023	2024	0.60112	\$ 2,116,414	100%	\$ 2,116,414	\$ 105,821	\$ 2,010,593	\$ 7,727,349
2024	2025	0.60112	\$ 2,469,029	100%	\$ 2,469,029	\$ 123,451	\$ 2,345,578	\$ 10,072,927
2025	2026	0.60112	\$ 2,835,749	100%	\$ 2,835,749	\$ 141,787	\$ 2,693,961	\$ 12,766,888
2026	2027	0.60112	\$ 3,217,137	90%	\$ 2,895,423	\$ 144,771	\$ 2,750,652	\$ 15,517,540
2027	2028	0.60112	\$ 3,613,781	90%	\$ 3,252,403	\$ 162,620	\$ 3,089,782	\$ 18,607,322
2028	2029	0.60112	\$ 4,026,290	90%	\$ 3,623,661	\$ 181,183	\$ 3,442,478	\$ 22,049,801
2029	2030	0.60112	\$ 4,455,300	90%	\$ 4,009,770	\$ 200,489	\$ 3,809,282	\$ 25,859,082
2030	2031	0.60112	\$ 4,901,471	90%	\$ 4,411,324	\$ 220,566	\$ 4,190,757	\$ 30,049,840
2031	2032	0.60112	\$ 5,365,488	90%	\$ 4,828,939	\$ 241,447	\$ 4,587,492	\$ 34,637,332
2032	2033	0.60112	\$ 5,848,066	90%	\$ 5,263,259	\$ 263,163	\$ 5,000,096	\$ 39,637,428
2033	2034	0.60112	\$ 6,349,947	90%	\$ 5,714,952	\$ 285,748	\$ 5,429,204	\$ 45,066,632
2034	2035	0.60112	\$ 6,871,903	90%	\$ 6,184,713	\$ 309,236	\$ 5,875,477	\$ 50,942,109
2035	2036	0.60112	\$ 7,414,737	90%	\$ 6,673,264	\$ 333,663	\$ 6,339,600	\$ 57,281,709
2036	2037	0.60112	\$ 7,979,285	80%	\$ 6,383,428	\$ 319,171	\$ 6,064,257	\$ 63,345,966
2037	2038	0.60112	\$ 8,566,415	80%	\$ 6,853,132	\$ 342,657	\$ 6,510,475	\$ 69,856,442
2038	2039	0.60112	\$ 9,177,030	80%	\$ 7,341,624	\$ 367,081	\$ 6,974,543	\$ 76,830,984
2039	2040	0.60112	\$ 9,812,069	80%	\$ 7,849,656	\$ 392,483	\$ 7,457,173	\$ 84,288,157
2040	2041	0.60112	\$ 10,472,511	80%	\$ 8,378,008	\$ 418,900	\$ 7,959,108	\$ 92,247,265
2041	2042	0.60112	\$ 11,159,369	80%	\$ 8,927,496	\$ 446,375	\$ 8,481,121	\$ 100,728,386
2042	2043	0.60112	\$ 11,873,703	80%	\$ 9,498,962	\$ 474,948	\$ 9,024,014	\$ 109,752,400
2043	2044	0.60112	\$ 12,616,609	80%	\$ 10,093,287	\$ 504,664	\$ 9,588,623	\$ 119,341,023
2044	2045	0.60112	\$ 13,389,232	80%	\$ 10,711,385	\$ 535,569	\$ 10,175,816	\$ 129,516,839
2045	2046	0.60112	\$ 14,192,759	80%	\$ 11,354,207	\$ 567,710	\$ 10,786,497	\$ 140,303,336
			<b>\$ 174,741,930</b>		<b>\$ 147,687,722</b>	<b>\$ 7,384,386</b>	<b>\$ 140,303,336</b>	

(1) Base Value as of Sept. 16, 2015

(2) Includes 4.0% annual appreciation

(3) Proposed City Tax Rate for 2015

(4) 98% Collection

# Community Profile for the Economic Feasibility Study of Neartown-Montrose



## INTRODUCTION

Situated to the west and southwest of Downtown Houston and within Council District C, the Neartown-Montrose Study Area is a densely populated urban community established in the early 20<sup>th</sup> century with a collection of residential neighborhoods, commercial corridors, restaurants, bars and art destinations.

Centered on Commonwealth and Fairview Streets, the 3.27 square mile Study Area is generally bounded by Buffalo Bayou to the north, Taft Street and Spur 527 to the east, Southwest Freeway to the south, and South Shepherd to the west. It is served by a network of thoroughfares and residential streets, primarily Allen Parkway, W. Dallas, W. Gray, Westheimer, W. Alabama and Richmond (east to west), and S. Shepherd, Dunlavy, Waugh and Montrose (north to south).

Due to aging and heavily-used public infrastructure, this area is in need of greater public and private investment. It could greatly benefit from a public financing and development tool such as a Tax Increment Reinvestment Zone, which facilitates street and drainage infrastructure repair/replacement, and mobility improvements (better traffic flow, safer sidewalks and potentially more parking). These improvements will help make the area more appealing to commercial real estate investors, developers and brokers, all the while strengthening the economic well-being and quality of life of the historic community.

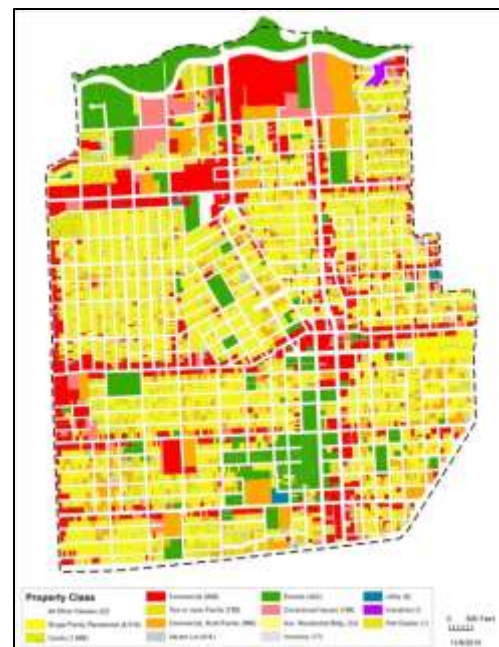
Note: The Study Area is covered primarily by the Harris County Improvement Districts (HCID) No. 6 and 11 (jointly Montrose Management District) and coincident with the Neartown-Montrose Super Neighborhood (SN 24).

## AREA PROFILE

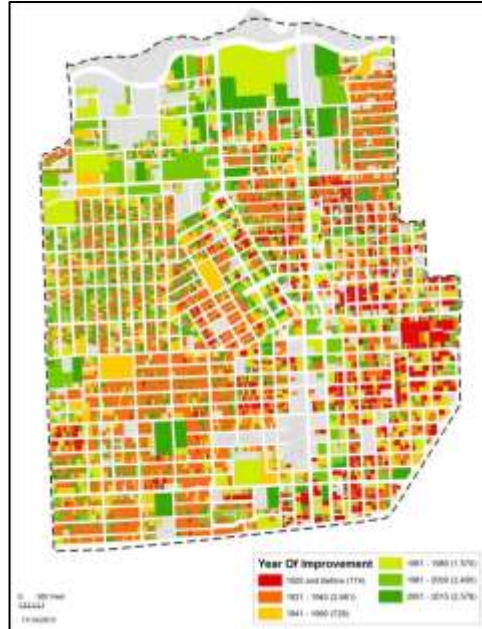
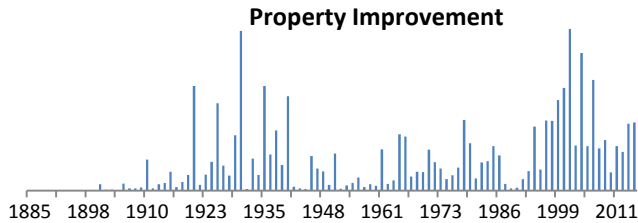
While virtually built-out, the Neartown-Montrose Study Area does have opportunities for redevelopment. Combined with relatively short travel times to Downtown and Midtown, this area is particularly attractive for multi-family, retail and new high-density mixed use redevelopment. Over time, as underutilized or blighted properties are redeveloped, additional economic development opportunities are likely to follow, if they are supported by adequate infrastructure. What is presented here is a community snapshot of the Neartown-Montrose Study Area as it is today.

### Property Classification

Real property within the study area is dominated by single-family subdivisions, and commercial and retail corridors, which are mostly developed.



The Study Area experienced a greater frequency of land development and property improvement during the interwar period of the early 20<sup>th</sup> Century, and again in the late 1990's and 2000's (see Real Property Improvement Map to the right).



**Parks and Greenspace**

Due to its historic nature and high population density, park and open space is at a premium across most of the Study Area. With mostly small neighborhood parks, residents must travel north to the Buffalo Bayou Park or south to Hermann Park for their extended recreational needs. The Buffalo Bayou Hike and Bike Trail-Tinsley Park offers over 150 acres of space for activity and leisure needs. Local residents have access to seven public parks (specifically Ervan Chew and Autry parks) with 10 acres of collective recreational space.

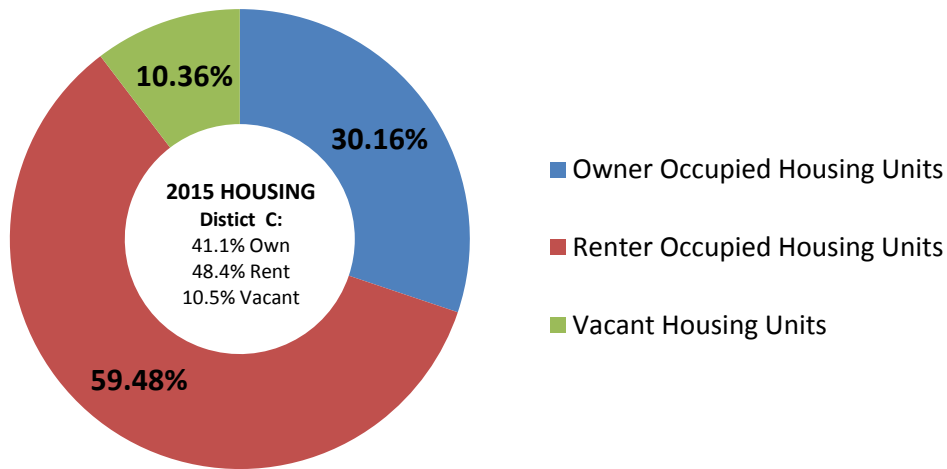
**Population and Housing Units**

The following table reports population and households for the 2010 census year, 2015 estimated and 2020 projected for the Study Area compared with Council District C as a whole. While occupying only 8.4% of Council District C (38.7 sq. miles), it has 14.6% of the District's total population. Projected annual population growth in the Study Area is slightly lower at (1.74%) than in District C (1.90%) over the 2015-2020 Period. The percent of Owner Occupied Housing Units in the Study Area is nearly 11% lower than in Council District C.

**POPULATION, HOUSEHOLDS & HOUSING UNITS**

	Neartown-Montrose			Council District C		
	2010	2015	2020	2010	2015	2020
Population	28,957	<b>31,323</b>	34,137	198,838	<b>218,123</b>	239,663
Households	17,069	<b>18,445</b>	20,122	98,158	<b>107,845</b>	118,770

Source: US Census Bureau 2010, ESRI 2015



Sources: US Census Bureau 2010, ESRI 2010 and 2015

### Population Density

Being part of the urban core and virtually built-out, the area is densely-populated with **8,800** persons per square mile (compared to 5,100 in Council District C, and 3,500 in the City of Houston).

### Proximity to Employment Centers

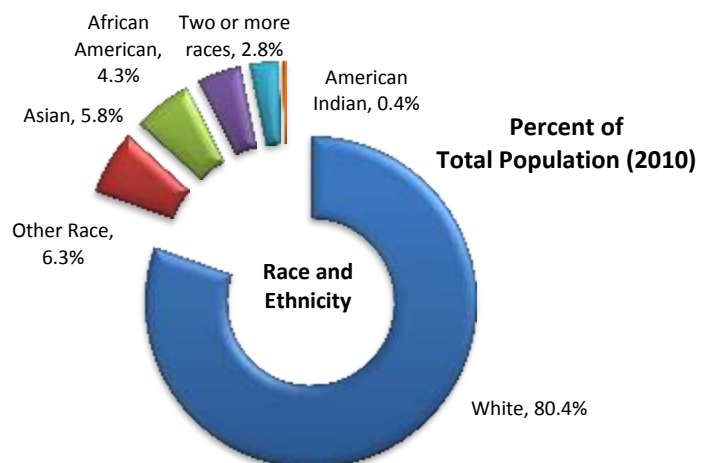
With adjacency to the Southwest Freeway and Allen Parkway / Memorial Drive, the area is within short travel times to some of Houston’s major employment centers, such as the Central Business District, Greenway Plaza, Uptown and the Medical Center. The Southwest Freeway exceeds 240,000 vehicles in average daily traffic volume.



Average drive time from the center of the Study Area to Downtown, a distance of 3.5 miles, is 15 minutes (12 minutes without traffic).

### Race, Ethnicity and Origin

The residential population of Neartown-Montrose is mostly White. Nearly 81% of the Area’s population in 2010 identified as being White with 22% from any race being of Hispanic Origin.



The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **5.9** in the Study

Area, compared to 6.3 for the U.S. as a whole (on a scale of 0-10, with 10 = Complete Diversity, and 0 = No Diversity).

### Median Age

The median age in the Study Area is estimated to be 36.8, slightly younger than the U.S. median age of 37.9.

### Median Household Income

Median household income in the area in 2015 is estimated to be above that for the City of Houston as a whole, and is expected to see moderate growth, above 3% per year over the 2015-2020 period.

MEDIAN HOUSEHOLD INCOME (\$000s)							
Neartown-Montrose		City of Houston		Harris County		All US Households	
2015 (Est.)	2020 (Proj.)	2015 (Est.)	2020 (Proj.)	2015 (Est.)	2020 (Proj.)	2015 (Est.)	2020 (Proj.)
\$65.7	\$80.9	\$43.9	\$51.0	\$56.6	\$70.7	\$53.2	\$60.7

Source: US Census Bureau 2010, ESRI 2015

### Home Values

Estimated 2015 home values of owner-occupied homes in the Study Area are strongly priced with the median value being \$461,000 (compared to \$398,000 for District C, and \$200,000 for the U.S). Median home values are expected to grow modestly to \$532,000 by 2020, up 14.6%.

The Study Area is home to six of the 22 City-designated Historic Districts.

### OWNER OCCUPIED HOMES BY VALUE % of Total

Value Range	2015 Est.	2020 Proj.
Less than \$50,000	0.5%	0.2%
\$50,000 - \$199,999	10.9	5.6
\$200,000 - \$299,999	18.4	18.3
\$300,000 - \$499,999	37.8	35.7
\$500,000 - \$749,999	20.1	22.7
\$750,000 - \$999,999	5.6	9.9
\$1,000,000 or more	6.9	7.5
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
Median Value	\$461,000	\$532,000

Source: US Census Bureau 2010; ESRI 2015

### Public Safety and Health

Health and safety needs are supported locally by the Metropolitan Multi-Service Center on W. Gray, and the Cherryhurst Community Center. The Study Area is covered by HPD Beats 1A20 and 1A30, with a Storefront on Westheimer. The area is served by Houston Fire Department Station No. 6 at Richmond and Dunlavy.

### Education

The primary educational needs of the community are served by Houston ISD, specifically Lamar High School and the High School for Performing and Visual Arts, Lanier Middle School, and two elementary schools. The Study Area is served by the Houston Community College District with the Central Campus located four blocks to the east, in Midtown Houston. The Study Area is

home to Houston's only Catholic University, the University of St. Thomas which offers 36 undergraduate and 18 graduate degree programs in a small school setting.

Currently, the adult population in the area has a high level of educational achievement with 68% having a college or graduate level degree.

EDUCATION LEVELS  
AREA POPULATION 25 YEARS OR OLDER

Level Achieved	% of Population (25+ years)
<b>Total</b>	<b>25,388</b>
Less than 9 <sup>th</sup> Grade	2.3%
9 <sup>th</sup> -12 <sup>th</sup> Grade, No Diploma	1.9
High school graduate or GED	8.3
Some college, No Degree	16.0
Associate degree	2.9
Bachelor's degree	37.6
Graduate/Professional degree	30.9
Total	100.0%

Source: US Census Bureau, 2010

**Occupations of Working Population**

Eight out of 10 in the Study Area are engaged in white collar professions, such as executive, management and professional positions, with the remaining 20% employed in blue collar and service professions.

Occupation of Employed Population	% of Employed (16+)
<b>Total</b>	<b>23,789</b>
Professional	35.6%
Management / Business / Financial	24.7
Services	12.8
Sales	11.2
Administrative Support	8.5
Production	2.5
Transportation / Material Moving	2.1
Construction / Extraction	1.6
Total	100.0%

Source: U.S. Census, American Community Survey

**Transportation to Work**

It is estimated that over three-fourths of area workers drive alone to work, with almost 5.5% carpooling. Only 3.6% of residents utilize public transportation.

MEANS OF TRANSPORTATION TO WORK

Method Used	% of Workers (16+)
Drive alone	76.8%
Carpool	5.5
Public-transportation	3.6
Motorcycle/Bicycle	4.3
Walk	3.7
Other means	1.0
Work at Home	5.0
<b>Total</b>	<b>100.0%</b>

Source: U.S. Census, American Community Survey 2009-2013

With the recent launch of Houston Metro’s Reimagining Plan, its system provides transportation options to the Study Area residents. Two north-south routes, 27-Shepherd and 56-Airline/Montrose transit riders south to such places as Rice University and the Texas Medical Center, and north to Greenspoint Transit Center and North Shepherd Park and Ride. Four east-west routes, 25-Richmond, 32-Renwick/San Felipe, 41-Kirby/Polk and 82-Westheimer, transit riders to Downtown, Uptown and destinations beyond. 91% of the Study Area is within a quarter mile or less of a Bus Stop.

**Retail Expenditures**

2015 forecasts indicate area households will spend \$1.3 billion for retail goods and services.

**RETAIL GOODS AND SERVICES EXPENDITURES (\$ MILLIONS)**

Products or Services	Amount
Apparel and Services	\$62.4
Computer Hardware, Software & Accessories	7.0
Entertainment & Recreation	78.8
Food	219.0
Alcoholic Beverages	16.7
Nonalcoholic Beverages at Home	12.5
Financial (including vehicle loans)	162.7
Health	14.2
Mortgage Payments	180.3
Home Maintenance & Remodeling	35.8
Home Utilities	114.6
Household Furnishings & Equipment	26.3
Household Operations, Housekeeping	41.3
Insurance	101.5
Personal Care	11.9
School Supplies	4.9
Smoking Products	11.8
Transportation	201.2
Travel	35.2
<b>Total</b>	<b>\$1,338.1</b>

Source: 2011-12 Consumer Expenditure Surveys, BLS, ESRI '15

## Area Businesses

There are 2,507 businesses in the Study Area, employing 28,373 workers. Almost 70% of Area businesses support Retail Trade or the Services Industry.

Type of Business	BUSINESSES AND EMPLOYEES		BUSINESSES AND EMPLOYEES	
	Businesses		Employees	
	No.	% of Total	No.	% of Total
Agriculture & Mining	44	1.8%	517	1.8%
Construction	76	3.0	1,006	3.5
Manufacturing	53	2.1	922	3.2
Transpo., Communication & Util.	59	2.4	792	2.8
Wholesale Trade	49	2.0	325	1.1
Retail Trade	636	25.4	6,982	24.6
Real Estate, Finance & Insurance	336	13.4	5,478	19.3
Services	1,108	44.1	11,704	41.3
Government	13	0.5	455	1.6
Unclassified Establishments	133	5.3	190	0.7
Totals	<b>2,507</b>	<b>100.0%</b>	<b>28,373</b>	<b>100.0%</b>

Source: Infogroup, Inc., 2015

## Tapestry Segments

According to ESRI's 2015 Community Tapestry (Psychographic) Segmentation, the top two socioeconomic segments are *Metro Renters* (3B) and *Laptops and Lattes* (3A), at 52% and 33% respectively. The third most dominant segment is *Trendsetters* (3C), at 10%. The *Metro Renters* segment is identified as a highly mobile and educated market, typically living alone or with a roommate in older apartment buildings in the urban core of the city. *Metro Renters* are well-educated consumers, with many currently enrolled in college. Most *Metro Renters* live close to their school or place of work, usually walking to get around the city. The *Laptops and Lattes* segment are predominantly single, and well-educated professionals in business, finance, legal, computer, and entertainment occupations. Three out of four have a bachelor's degree or higher. The *Trendsetters* segment is comprised of educated young singles that do not own homes and choose to spend their disposable income on upscale city living and entertainment. Almost half have a bachelor's degree or more. The *Trendsetters* are employed in management, office and administrative support, and sales professions.

## The Path Forward

The Neartown-Montrose Study area could benefit from a locally-developed plan to replace aging public infrastructure, while increasing overall mobility and walkability. A plan, over time will improve the economic well-being and quality of life of its residents. A plan that can only succeed through greater public and private investment, and expedited and directed through a public financing tool such as a TIRZ.

The economic development plan for the Study Area will be implemented through the ability to capture and utilize incremental ad valorem tax revenue generated from real property in the

area, known as the captured taxable value. The development and redevelopment in the area is anticipated to occur over 20-30 years and ultimately bring about a greater community through development initiatives created and implemented primarily through public-private investment partnerships.

**Data Sources and References:**

City of Houston Planning and Development Dept., 2014-2015  
Environmental Systems Research Institute, Business Analyst Reporting Service, 2015  
Harris County Appraisal District, 2015  
Houston Independent School District, 2013  
Houston Metropolitan Transit Authority, 2015  
Infogroup Inc., 2015  
Neartown Development Report, 2011  
Neighborhood Scout, 2015  
Ray Lawrence, Business and Economic Dev. Director for Montrose Management District, 2015  
US Census Bureau, 2010

**Boundary Description**  
**Montrose / Neartown TIRZ No. XX**  
**City of Houston, Harris County**

1  
2  
3  
4  
5 Zone is +/- 597.6 acres in size and generally bounded by W. Clay St. and W. Dallas St. on the north, Taft  
6 St. and Spur 527 on the east, US Hwy 59 (Southwest Freeway) on the south, and S. Shepherd Dr. on the  
7 west with point of beginning being west right-of-way (ROW) of S. Shepherd Dr. and south ROW of  
8 Fairview St.;

9 Then north along the west ROW of S. Shepherd Dr. to a point west of northwest corner of 2.3321 ac.  
10 tract (TR 1 ABST 696 O SMITH), Rivers Oaks Shopping Center;

11 Then east along north boundary of said 2.3321 ac. tract, and TRS 2-5 & 21 ABST 696 O SMITH and south  
12 boundary of RIVER OAKS PLACE CONDO AMEND to southeast corner of RIVER OAKS PLACE CONDO  
13 AMEND;

14 Then north, west and north along east boundary of RIVER OAKS PLACE CONDO AMEND and coincident  
15 boundary of 4.7303 ac. tract (TRS 4 5 & 21 ABST 696 O SMITH) to southwest corner 0.5826 ac. tract (TRS  
16 7A 8A 12 13A 17B & 20 ABST 696 O SMITH);

17 Then east along south boundary of 0.5826 ac. tract and north boundary of said 4.7303 ac. tract to west  
18 ROW of Woodhead St.;

19 Then north along west ROW of Woodhead St. to south ROW of W. Clay St. and boundary line of City of  
20 Houston TIRZ 5 (Memorial Heights Annex 2);

21 Then east along south ROW of W. Clay St. and boundary line of City of Houston TIRZ 5 (Memorial  
22 Heights Annex 2) to east ROW of Woodhead St.;

23 Then south along east ROW of Woodhead St. to north ROW of W. Bell St.;

24 Then east along north ROW of W. Bell St. to southwest corner of 0.1148 ac. lot (LT 22 BLK 4 HYDE PARK  
25 COURT);

26 Then north along west boundary of said 0.1148 ac. lot, and 0.1148 ac. lot (LT 14 BLK 4 HYDE PARK  
27 COURT) to northwest corner of LT 14 BLK 4 HYDE PARK COURT and boundary line of City of Houston TIRZ  
28 5 MEMORIAL HTS ANX 2 at south ROW of W. Clay St.;

29 Then east along north boundary of said LT 14 BLK 4 HYDE PARK COURT, south ROW of W. Clay St. and  
30 boundary line of City of Houston TIRZ 5 MEMORIAL HTS ANX 2 to east ROW of Dunlavy St.;

31 Then south along east ROW of Dunlavy St. to north ROW of W. Bell St.;

32 Then east along north ROW of W. Bell St. to southeast corner of 0.0845 ac. lot (LT 1 BLK 1 WEST BELL  
33 RESIDENCES) and boundary line of 12.9953 ac. tract (RES A BLK 1 & RES A BLK 7 HYDE PARK COURT  
34 LEVCOR RIVER OAKS PLZ 2 2ND RP);

35 Then north along east boundary of said 0.0845 ac. lot to northeast corner of said lot, and southwest  
36 corner of 0.1171 ac. lot (LT 1 BLK 3 MANFRE COURT), and boundary line of said 12.9953 ac. tract;

37 Then east along south boundary of LTS 1-3 BLK 3 MANFRE COURT, LTS 1-6 BLK 1 MANFRE COURT PLACE,  
38 LTS 7-12 BLK 3 MANFRE COURT and boundary line of said 12.9953 ac. tract to southeast corner of  
39 0.1171 ac. lot (LT 12 BLK 3 MANFRE COURT);

40 Then north along east boundary of said 0.1171 ac. lot, boundary line of said 12.9953 ac. tract, across  
41 ROW of W. Clay St. to north ROW of W. Clay St.;

42 Then east along north ROW of W. Clay St. to west ROW of Waugh Dr.;

43 Then north along west ROW of Waugh Dr. to north ROW of W. Dallas St.;

44 Then east along north ROW of W. Dallas St. to a point due north of the east ROW of Columbus St.;

45 Then south across the ROW of W. Dallas St. and along east ROW of Columbus St. to north ROW of W.  
46 Clay St. and southwest corner of 5.738 ac. tract (RES A BLK 1 VILLAGE AT ALLEN PARKWAY SEC 2);

47 Then east along north ROW of W. Clay St. to southeast corner of said 5.738 ac. tract;

48 Then south across ROW of W. Clay St. and along east boundary of 5.56 ac. tract (TRS 1B & 1C ABST 696  
49 O SMITH) to northwest corner of 0.0574 ac. lot (LT 2 BLK 1 CROCKER LIVING);

50 Then east along north boundary of said 0.0574 ac. lot, across ROW of Crocker St., and north boundary of  
51 0.1148 ac. lot (LT 16 BLK 4 BAKERDALE), 0.0574 ac. lot (LT 2 BLK 1 BERCON AT STANFORD STREET),  
52 across ROW of Stanford St., LTS 33-38 BLK 6 ALDEN PLACE, 0.3444 ac. lot (RES A BLK 1 WEST GRAY  
53 COMPLEX), LTS 26-29 BLK 6 ALDEN PLACE, 0.2296 ac. lot (RES A BLK 1 WHITLIN), LTS 20-23 BLK 6 ALDEN  
54 PLACE to northeast corner of 0.1148 ac. lot (LT 20 BLK 6 ALDEN PLACE) and west ROW of Taft St.;

55 Then south along west ROW of Taft St. to south ROW of W. Gray St.;

56 Then east along south ROW of W. Gray St. to east ROW of Taft St.;

57 Then south along east ROW of Taft St. to north ROW of Pacific St.;

58 Then generally southwest and south along east ROW of Taft St. to southwest corner of 0.185 ac. lot (LT 5  
59 BLK 9 AVONDALE) and north line of alleyway;

60 Then east along north line of alleyway and south boundary of said 0.185 ac. lot, LTS 1-4 BLK 9  
61 AVONDALE, across ROW of Mason St., AVONDALE TOWNHOMES, 0.2089 ac. tract (TRS 5 & 6A BLK 8  
62 AVONDALE), 0.2985 ac. tract (TRS 4 & 5A BLK 8 AVONDALE), 0.191 ac. tract (TRS 3 & 4A BLK 8  
63 AVONDALE), AVONDALE AVENUE LANDING, 0.0406 ac. tract (TRS 1 & 2A BLK 8 AVONDALE), across ROW  
64 of Helena St., LT 5 & TR 4 & TRS 3 & 4A & TRS 2 & 3A BLK 7 AVONDALE), LTS 4-6 BLK 1 AVONDALE  
65 GARDENS AMEND to southeast corner of 0.0627 ac. lot (LT 6 BLK 1 AVONDALE GARDENS AMEND), west  
66 ROW of Bagby St.;

67 Then south along west ROW of Bagby St. to north boundary of 0.5253 ac. tract (TRS 1 2A B11 & C  
68 COURTLANDT PLACE);

69 Then west along north boundary of said 0.5253 ac. tract, and TRS 1-13 COURTLANDT PLACE to east ROW  
70 of Taft St.;

71 Then south along east ROW of Taft St. to north ROW of Hawthorne St.;

72 Then east along north ROW of Hawthorne St. to a point north of northwest corner of 0.1464 ac. lot (LT 9  
73 BLK 3 WESTMORELAND) and east ROW of Garrott St.;

74 Then south across ROW of Hawthorne St. and along east ROW of Garrott St. to northwest corner of  
75 0.2124 ac. lot (LT 10 & TR 11A BLK 8 WESTMORELAND);

76 Then east along north boundary of said 0.2124 ac. lot, 0.2224 ac. lot (LT 12 & TR 11 BLK 8  
77 WESTMORELAND), 0.0377 ac. tract (TR 14C BLK 8 & .2437 INT COMMON AREA IN TRS 13A 13B 13C &  
78 14A & 14B BLK 8 WESTMORELAND), 0.1435 ac. lot (LT 15 BLK 8 WESTMORELAND), 0.4304 ac. lot (LTS 16  
79 17 & 18 BLK 8 WESTMORELAND), across ROW of Flora St., 1.0187 ac. lot (RES A BLK 1 417 419  
80 HAWTHORNE TH) to southeast corner of 0.4304 ac. lot (LTS 5 & 6 & TRS 4 & 7A BLK 9 WESTMORELAND);

81 Then north along east boundary of said 0.4304 ac. lot to northeast corner of said lot and south ROW of  
82 Marshall St.;

83 Then east along south ROW of Marshall St. to +/- 0.0699 ac. lot (LT 3 BLK 1 CARNEGIE OAKS AT  
84 WESTMORELAND);

85 Then south southwest along east boundary of said +/- 0.0699 ac. lot, LT 7 BLK 1 CARNEGIE OAKS AT  
86 WESTMORELAND, 0.8297 ac. lot (LT 18 & TRS 19 & 20 BLK 9 WESTMORELAND) across ROW of W.  
87 Alabama St. to a point due east of northeast corner of 0.3587 ac. lot (LTS 4 & 5 & TRS 3 & 7 BLK 9 BUTE);

88 Then west along south ROW of W. Alabama St. to northeast corner of said 0.3587 ac. lot;

89 Then south along east boundary of said 0.3587 ac. lot to southeast corner of said lot;

90 Then west along south boundary of said 0.3587 ac. lot, 0.3587 ac. lot (LTS 1 & 2 & TRS 3A 6 & 6A BLK 9  
91 BUTE), across ROW of Brandt St., 0.1592 ac. tract (TRS 3 4A 5A & 7 BLK 10 BUTE), 0.2887 ac. tract (TRS  
92 1A 3A 3B 4B 6 & LT 2 BLK 10 BUTE) to northeast corner of 0.33 ac. lot (LT 8 & TRS 1 6A 6B & W 1/2 OF LT  
93 9 BLK 10 BUTE);

94 Then south along east boundary of said 0.33 ac. lot, across ROW of Sul Ross St. to a point due south of  
95 southeast corner of said 0.33 ac. lot, at south ROW of Sul Ross St.;

96 Then west along south ROW of Sul Ross St. to west ROW of Bute St.;

97 Then north along west ROW of Bute St. to northeast corner of +/- 0.0349 ac. tract (TRS 7A & 12A BLK 19  
98 BUTE);

99 Then west along north boundary of said +/- 0.0349 ac. lot to northwest corner of said lot;

100 Then south along west boundary of said +/- 0.0349 ac. lot to southwest corner of said lot and northeast  
101 corner of 0.1076 ac. tract (TR 11A BLK 19 BUTE);

102 Then west along north boundary of said 0.1076 ac. lot to northwest corner of said 0.1076 ac. lot and  
103 east boundary of 0.1435 ac. lot (LT 10 & TRS 6C 7B BLK19 BUTE);

104 Then north along east boundary said 0.1435 ac. lot to northeast corner of said lot;

105 Then west along north boundary of said 0.1435 ac. lot, and 0.287 ac. lot (LTS 8 & 9 & TR 6 BLK 19 BUTE)  
106 to northwest corner of said 0.287 ac. lot and east ROW of Garrott St.;

107 Then south along east ROW of Garrott St. to east ROW of Milam St. (southbound);

108 Then southwest along east ROW of Milam St. (southbound) to west ROW of Garrott St.;

109 Then north along west ROW of Garrott St. to northeast corner of 0.1578 ac. tract (TRS 1 & 2A BLK 20  
110 BUTE);

111 Then west along north boundary of said 0.1578 ac. tract to northwest corner of said lot and east  
112 boundary of 0.0607 ac. lot (LT 1 BLK 1 FIVE HUNDRED FIVE);

113 Then south along east boundary of said 0.0607 ac. lot to southeast corner of said lot;

114 Then west along south boundary of said 0.0607 ac. lot, 0.0607 ac. lot (LT 2 BLK 1 FIVE HUNDRED FIVE) to  
115 east boundary of 0.2574 ac. tract (TRS 1A 2A 3A & 4A-1 BLK 1 LOCKHART CONNOR & BARZIZA);

116 Then south along east boundary of said 0.2574 ac. tract to southeast corner of said tract and northeast  
117 corner of 0.0543 ac. tract (TRS 4C & 5C BLK 1 LOCKHART CONNOR & BARZIZA);

118 Then west along north boundary of said 0.0543 ac. tract to northwest corner of said lot;

119 Then south along west boundary of said 0.0543 ac. tract to northeast corner of 0.1169 ac. tract (TRS 4B  
120 & 5A BLK 1 TR 6B BLK 1 WEST ALABAMA SQUARE LOCKHART CONNOR & BARZIZA);

121 Then west along north boundary of said 0.1169 ac. tract to southwest corner of 0.2574 ac. tract (TRS 1A  
122 2A 3A & 4A-1 BLK 1 LOCKHART CONNOR & BARZIZA);

123 Then north along west boundary of said 0.2574 ac. tract to southeast corner of 0.0913 ac. lot (LT 4 BLK 1  
124 WEST ALABAMA SQUARE);

125 Then west along south boundary of 0.0913 ac. lot, LTS 1-3 BLK 1 WEST ALABAMA SQUARE to east ROW  
126 of Jack St.;

127 Then south along east ROW of Jack St. to south ROW of Sul Ross St.;

128 Then west along south ROW of Sul Ross St. to east ROW of Greeley St.;

129 Then south along east ROW of Greeley St. to northwest corner of 0.0706 ac. tract (TR 6 BLK 1 SIX  
130 HUNDRED RICHMOND);

131 Then east along north boundary of said 0.0706 ac. tract, and BLK 1 SIX HUNDRED RICHMOND to east  
132 ROW of Jack St.;

133 Then south along east ROW of Jack St. to north ROW of Richmond Ave.;

134 Then east along north ROW of Richmond Ave. to east ROW of Milam St. (southbound);

135 Then west southwest along east ROW of Milam St. (southbound) to a point due south of southeast  
136 corner of 0.109 ac. tract (TRS 3 & 4A BLK 1 FITZE HOMESTEAD);

137 Then north across ROW of Milam St. (southbound) and along east boundary of said 0.109 ac. tract, and  
138 west ROW of Elsbury St. to south ROW of Richmond Ave.;

139 Then west along south ROW of Richmond Ave. to east ROW of Jack St.;

140 Then south along east ROW of Jack St. to a point east of southeast corner of 0.1722 ac. lot (LT 3 & TR 2A  
141 BLK 2 FITZE HOMESTEAD);

142 Then west across ROW of Jack St. and along south boundary of said 0.1722 ac. lot to southwest corner  
143 of said lot and east boundary of 0.4541 ac. lot (LTS 12 & 13 & TRS 14A & 15A BLK 2 FITZE HOMESTEAD);

144 Then south along east boundary of said 0.4541 ac. lot to southeast corner of said lot;

145 Then west along south boundary of said 0.4541 ac. lot to east boundary of 0.1148 ac. lot (LT 11 BLK 2  
146 FITZE HOMESTEAD);

147 Then north along east boundary of said 0.1148 ac. lot to northeast corner of said lot;

148 Then west along north boundary of said 0.1148 ac. lot, across ROW of Greeley St. to southeast corner of  
149 0.1435 ac. tract (TRS 2A 3 & 15A BLK 3 FITZE HOMESTEAD) and west ROW of Greeley St.;

150 Then north along west ROW of Greeley St. and east boundary of said 0.1435 ac. tract to northeast  
151 corner of said tract;

152 Then west along north boundary of said 0.1435 ac. tract to northwest corner of said tract and east  
153 boundary of 0.2009 ac. lot (LT 15 BLK 4 FITZE HOMESTEAD);

154 Then south along east boundary of said 0.2009 ac. lot to southeast corner of said lot;

155 Then west along south boundary of said 0.2009 ac. lot to southwest corner of said lot;

156 Then north along west boundary of said 0.2009 ac. lot to southeast corner of 0.1194 ac. tract (TRS 13 &  
157 14 BLK 4 FITZE HOMESTEAD);

158 Then west along south boundary of said 0.1194 ac. tract, 0.1148 ac. tract (TRS 13A & 14A BLK 4 FITZE  
159 HOMESTEAD) to east ROW of Roseland St.;

160 Then south along east ROW of Roseland St. to north ROW of US Hwy 59 (westbound);

161 Then generally west southwest along north ROW of US Hwy 59 (westbound) to east ROW of Graustark  
162 St.;

163 Then north along east ROW of Graustark St. to north ROW of Richmond Ave.;

164 Then east along north ROW of Richmond Ave. to east ROW of Mt. Vernon St.;

165 Then north along east ROW of Mt. Vernon St. to south ROW of Colquitt St.;

166 Then east along south ROW of Colquitt St. to west ROW of Yoakum Blvd.;

167 Then south along west ROW of Yoakum Blvd. to north ROW of Richmond Ave.;

168 Then east along north ROW of Richmond Ave. to west ROW of Montrose Blvd.;

169 Then north along west ROW of Montrose Blvd. to north ROW of W. Main St. and southeast corner of of  
170 +/-1.1498 acre tract (COURT AT MUSEUMS GATE CONDO AM);

171 Then west along north ROW of W. Main St. and south boundary of said +/-1.1498 acre tract to  
172 southwest corner of said tract;

173 Then north along west boundary of said +/-1.1498 acre tract to northwest corner of said tract and south  
174 ROW of Branard St.;

175 Then east along north boundary of said +/-1.1498 acre tract and south ROW of Branard St. to northeast  
176 corner of said tract and west ROW of Montrose Blvd.;

177 Then north along west ROW of Montrose Blvd. to south ROW of W. Alabama St.;

178 Then west along south ROW of W. Alabama St. to east ROW of Mandell St.;

179 Then south along east ROW of Mandell St. to north ROW of Richmond Ave.;

180 Then east along north ROW of Richmond Ave. to west ROW of Graustark St.;

181 Then south along west ROW of Graustark St. to south ROW of Richmond Ave. and northeast corner of  
182 +/- 2.917 acre tract (RES A BLK 1 ALEXAN MUSEUM DISTRICT);

183 Then west along south ROW of Richmond Ave. and north boundary of said +/- 2.917 acre tract to  
184 northwest corner of said tract;

185 Then south along west boundary of said +/- 2.917 acre tract to southwest corner of said tract;

186 Then east along south boundary of said +/- 2.917 acre tract to west ROW of Graustark St.;

187 Then south along west ROW of Graustark St. to north ROW of US Hwy 59 (westbound);

188 Then generally west southwest along north ROW of US Hwy 59 (westbound) to a point due south of  
189 southeast corner of 0.3008 ac. tract (TR 25 ABST 696 O SMITH);

190 Then north along east boundary of said 0.3008 ac. tract to northeast corner of said lot;

191 Then west along north boundary of said 0.3008 ac. tract to a point due south of 0.1721 ac. tract (TR 25  
192 BLK 4 CASTLE COURT) and west ROW of Yupon St.;

193 Then north across ROW of Castle Ct., and along west ROW of Yupon St. to northeast corner of 0.1377 ac.  
194 lot (LT 36 BLK 3 CASTLE COURT) and south line of alleyway;

195 Then west along north boundary of said 0.1377 ac. lot, LTS 23-35 BLK CASTLE COURT, south line of  
196 alleyway, to northeast corner of 0.2066 ac. lot (LT 22 & TR 23A BLK 3 CASTLE COURT);

197 Then south along east boundary of said 0.2066 ac. lot to southeast corner and north ROW of Bonnie  
198 Brae St.;

199 Then west along north ROW of Bonnie Brae St. to west ROW of Mandell St.;

200 Then north along west ROW of Mandell St. to southeast corner of 0.8471 ac. tract (TRS 29A 49A 50 & 51  
201 ABST 696 O SMITH);

202 Then west along south boundary of said 0.8471 ac. tract to southwest corner of said tract and east  
203 boundary of 0.3227 ac. tract (TRS 44 & 45 ABST 696 O SMITH);

204 Then north along west boundary of said 0.8471 ac. tract to southeast corner of 0.161 ac. tract (TR 41  
205 ABST 696 O SMITH);

206 Then west along south boundary of said 0.161 ac. tract, TRS 38-40 ABST 696 O SMITH, TRS 1A & 2A BLK  
207 11 CASTLE COURT, TRS 3A & 4A HALE, and LTS 1-4 BLK 1 DUNLAVY T/H to southwest corner of 0.0684 ac.  
208 lot (LT 1 BLK 1 DUNLAVY T/H) and east ROW of Dunlavy St.;

209 Then south along east ROW of Dunlavy St. to a point east of southeast corner of 1.5713 ac. tract (TR 14A  
210 ABST 696 O SMITH);

211 Then west across ROW of Dunlavy St. along south boundary of said 1.5713 ac. tract to southwest corner  
212 of said 1.5713 ac. tract;

213 Then north along west boundary of said 1.5713 ac. tract, 0.4986 ac. tract (TRS 7C & 7D ABST 696 O  
214 SMITH) to northwest corner of said 0.4986 ac. tract and south ROW of Norfolk St.;

215 Then east along south ROW of Norfolk St. to a point south of southwest corner of 0.066 ac. lot (ROW-  
216 STREET WIDENINGS (DEDICATED PER PLAT) (NM) FOUR THOUSAND THREE HUNDRED DUNLAVY);

217 Then generally north along west boundary of said 0.066 ac. lot to northeast corner of 2.569 ac. tract  
218 (RES A BLK 1 FOUR THOUSAND THREE HUNDRED DUNLAVY);

219 Then generally west along north boundary of said 2.569 ac. tract to northwest corner of said tract and  
220 southwest boundary of 2.027 ac. tract (RES B BLK 1 FOUR THOUSAND THREE HUNDRED DUNLAVY);

221 Then north along west boundary of 2.027 ac. tract to southeast corner of 0.3626 ac. tract (TRS 9 10 11 &  
222 12 BLK 2 RICHWOOD);

223 Then west along south boundary of said 0.3626 ac. tract and north ROW of Portsmouth St. to west ROW  
224 of Woodhead St.;

225 Then north along west ROW of Woodhead St. to southeast corner of 0.0539 ac. tract (TRS 10A & 11A  
226 BLK 1 RICHWOOD);

227 Then west along south boundary of said 0.0539 ac. lot, TRS A & 1 & 2 & 3A-9A BLK 1 RICHWOOD, TRS 2  
228 & 3A, and TRS 1 & 2A BLK 2 RICHMOND PLACE, across ROW of Hazard St. and 0.594 ac. tract (TRS 12  
229 THRU 16 BLK 1 RICHMOND PLACE), TRS 1A-11A BLK 1 RICHMOND PLACE, TRS 1B & 2B BLK 1 RICHMOND  
230 PLACE ANNEX to east boundary of 0.4687 ac. tract (TRS 1B 2A 3 4 5A 6 7 & 8 BLK B ALBEMARLE PLACE);

231 Then south along east boundary of said 0.4687 ac. tract, 0.216 ac. tract (TRS 5 6A 7A & 8A BLK B  
232 ALBEMARLE PLACE), across ROW of Portsmouth St., and along east boundary of 0.1435 ac. lot (LT 4 & TR  
233 3 BLK D ALBEMARLE PLACE) to southeast corner of said 0.1435 ac. lot;

234 Then west along south boundary of said 0.1435 ac. lot, 0.6152 ac. lot (RES A BLK 1 ALBEMARLE PARK) to  
235 northeast corner of 0.1177 ac. tract (TRS 6 & 7A BLK D ALBEMARLE PLACE);

236 Then south along east boundary of said 0.1177 ac. tract to southeast corner of said lot and north ROW  
237 of Norfolk St.;

238 Then west along north ROW of Norfolk St. to east ROW of S. Shepherd Dr. and boundary line of City of  
239 Houston TIRZ 19 Upper Kirby;

240 Then north along east ROW of S. Shepherd Dr. and boundary line of City of Houston TIRZ 19 Upper Kirby  
241 to 0.2935 ac. tract (TRS 27 & 28 BLK 5 DEARBORN PLACE);

242 Then east along north boundary of said 0.2935 ac. tract, 21B-27A BLK 5 DEARBORN PLACE, 0.2514 ac.  
243 tract (TRS 19 20A 20B & 21A BLK 5 DEARBORN PLACE), 0.165 ac. lot (RES A BLK 1 RICHMOND DEARBORN  
244 SQUARE), 0.1779 ac. lot (LT 17 & TR 18A BLK 5 DEARBORN PLACE), 0.4241 ac. lot (LTS 15 & 16 BLK 5  
245 DEARBORN PLACE) to east ROW of McDuffie St. and west boundary of 0.4797 ac. lot (LTS 6 7 & 8 & TRS  
246 11 11B & 12B BLK 13 MONTLEW PLACE);

247 Then north along west boundary of said 0.4797 ac. lot to northwest corner of said lot;

248 Then east along north boundary of said 0.4797 ac. lot to west boundary of 0.1414 ac. lot (LT 3 & TRS 11A  
249 & 12A BLK 13 MONTLEW PLACE);

250 Then south along west boundary of said 0.1414 ac. lot to southwest corner of said lot;

251 Then east along south boundary of said 0.1414 ac. lot, 0.1432 ac. lot (LT 4 & TR 12C BLK 13 MONTLEW  
252 PLACE), 0.1389 ac. lot (LT 5 & TR 12 BLK 13 MONTLEW PLACE), across ROW of Hazard St., and along  
253 north boundary of 0.1415 ac. lot (LT 5 & TR 9B BLK 14 MONTLEW PLACE), 0.1415 ac. lot (LT 6 & TR 9C  
254 BLK 14 MONTLEW PLACE) to west boundary of 0.3381 ac. lot (LTS 7 8 & 10 BLK 14 MONTLEW PLACE);

255 Then north along west boundary of said 0.3381 ac. lot to northwest corner of said lot;

256 Then east along north boundary of said 0.3381 ac. lot, to east ROW of Driscoll St. and west boundary of  
257 0.1694 ac. lot (LT 1 & TRS 2A & 9 BLK 15 MONTLEW PLACE);

258 Then south along west boundary of said 0.1694 ac. lot, east ROW of Driscoll St. to southwest corner of  
259 said lot;

260 Then east along south boundary of said 0.1694 ac. lot, 0.1412 ac. tract (TRS 2 & 9A BLK 15 MONTLEW  
261 PLACE) , 0.1553 ac. lot (LT 3 & TR 10 BLK 15 MONTLEW PLACE), 0.1553 ac. lot (LT 4 & TR 10A BLK 15  
262 MONTLEW PLACE), 0.0359 ac. tract (TR 15 BLK 15 MONTLEW PLACE) , LTS 1-5 BLK 5 WEST LANCASTER  
263 PLACE , across ROW of Woodhead St., 0.194 ac. lot (LT 1 BLK 6 & LT J BLK 5 WEST LANCASTER PLACE  
264 LANCASTER PLACE EXTN 3) , 0.1435 ac. lot (LT 2 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 3  
265 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 4 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT  
266 5 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 9 BLK 6 & LT 6 BLK 6 LANCASTER PLACE EXTN SEC 3  
267 LANCASTER PLACE EXTN SEC 2), LTS 2-8 BLK 6 LANCASTER PLACE EXTN SEC 2 to southeast corner of  
268 0.1617 ac. tract (TR 1A BLK 6 LANCASTER PLACE EXTN SEC 2) and west ROW of Dunlavy St.;

269 Then north along west ROW of Dunlavy St. to south ROW of W. Alabama St.;

270 Then west along south ROW of W. Alabama St. to east ROW of Woodhead St.;

271 Then south along east ROW of Woodhead St. to southwest corner of 0.1372 ac. tract (TR 1 BLK 9 & LT C  
272 BLK 2 WEST LANCASTER PLACE LANCASTER PLACE EXTN 3);

273 Then west across ROW of Woodhead St. and along south boundary of 0.1808 ac. lot (LT 5 BLK 2 WEST  
274 LANCASTER PLACE) to southwest corner of said lot;

275 Then north along west boundary of said 0.1808 ac. lot to northwest corner of said lot and south ROW of  
276 Sul Ross St.;

277 Then west along south ROW of Sul Ross St. to west ROW of Driscoll St.;

278 Then north along west ROW of Driscoll St. to southeast corner of 0.1584 ac. lot (LT 10 BLK 2 MONTLEW  
279 PLACE);

280 Then west along south boundary of said 0.1584 ac. lot to southwest corner of said lot;

281 Then north along west boundary of said 0.1584 ac. lot to southeast corner of 0.1148 ac. tract (TR 9 BLK 2  
282 MONTLEW PLACE);

283 Then west along south boundary of said 0.1148 ac. tract to southwest corner of said lot and east ROW of  
284 Hazard St.;

285 Then south along east ROW of Hazard St. to a point east of southeast corner of 0.3524 ac. lot (LTS 3 & 12  
286 & TR 11B BLK 1 MONTLEW PLACE);

287 Then west across ROW of Hazard St., along south boundary of said 0.3524 ac. lot to southwest corner of  
288 said lot.;

289 Then north along west boundary of said 0.3524 ac. lot to southeast corner of 0.3306 ac. lot (LTS 1 & 2 &  
290 TR 11A BLK 1 MONTLEW PLACE);

291 Then west along south boundary of said 0.3306 ac. lot, across ROW of McDuffie St., and along RES A &  
292 A1 BLK 1 HOLLYWOOD BUSINESS CENTER, TRS 1-13A BLK 1 DEARBORN PLACE to east ROW of S.  
293 Shepherd Dr. and boundary line of City Houston TIRZ 19 Upper Kirby;

294 Then north along east ROW of S. Shepherd Dr. and boundary line of City Houston TIRZ 19 Upper Kirby to  
295 north ROW of Harold St.;

296 Then east along north ROW of Harold St. to east ROW of McDuffie St.;

297 Then south along east ROW of McDuffie St. to northwest corner of 0.2924 ac. lot (LTS 9 & 10 BLK 10  
298 WINLOW PLACE);

299 Then east along north boundary of said 0.2924 ac. lot to northeast corner of said lot;

300 Then south along east boundary of said 0.2924 ac. lot, across ROW of Marshall St., east boundary of  
301 1.2019 ac. tract (TR 2 & LTS 1 & 14 BLK 1 MELROSE PLACE ABST 696 O SMITH) to northwest corner of  
302 0.1435 ac. tract (TR 7 ABST 696 O SMITH);

303 Then east along north boundary of said 0.1435 ac. tract, TRS 8 & 9 ABST 696 O SMITH, 0.1617 ac. lot (LT  
304 15A BLK 13 WINLOW PLACE), across ROW of Hazard St., LTS 15-28 BLK 13 WINLOW PLACE), across ROW  
305 of Woodhead St., 0.4104 ac. lot (LTS 5 & 6 & TR 7A BLK F WINLOW PLACE), BLK F 1744 WEST ALABAMA  
306 T/H WINLOW PLACE), 0.5753 ac. lot (LT 14 BLK 6 WINLOW PLACE AMEND), 0.2152 ac. lot (LT 15 & TR  
307 16A BLK E WINLOW PLACE), 0.2152 ac. lot (LT 17 & TR 16 BLK E 1714 WEST ALABAMA T/H U/R WINLOW  
308 PLACE), 0.217 ac. lot (LT 18 & TR 19A BLK E WINLOW PLACE), 0.217 ac. lot (LT 20 & TR 19 BLK E WINLOW  
309 PLACE) to northeast corner of said 0.217 ac. lot (LT 20 & TR 19 BLK E WINLOW PLACE) and west ROW of  
310 Dunlavy St.;

311 Then north along west ROW of Dunlavy St. to southeast corner of 0.0298 ac. lot (RES G BLK A WINLOW  
312 PLACE);

313 Then west along south boundary of said 0.0298 ac. lot, 0.1469 ac. lot (LT 1 & RES A BLK A & LT 12 BLK A  
314 WINLOW PLACE HYDE PARK HEIGHTS), 0.1469 ac. lot (LT 1 & RES A BLK A & LT 12 BLK A WINLOW PLACE  
315 HYDE PARK HEIGHTS), 0.2068 ac. lot (LTS 10 & 11 BLK A WINLOW PLACE) to east ROW of Woodhead St.;

316 Then south along east ROW of Woodhead St. to south ROW of Harold St.;

317 Then west along south ROW of Harold St. to west ROW of Hazard St.;

318 Then north along west ROW of Hazard St. to northeast corner of 0.1451 ac. lot (LT 14 BLK 3 WINLOW  
319 PLACE);

320 Then west along north boundary of said 0.1451 ac. lot, LTS 8-13 BLK 3 WINLOW PLACE to east boundary  
321 of 2.729 ac. tract (RES A BLK 1 ALEXAN AT WESTHEIMER);

322 Then north along east boundary of said 2.729 ac. tract to south ROW of Westheimer Rd.;

323 Then west along south ROW of Westheimer Rd. to east ROW of S. Shepherd Dr. and boundary line City  
324 of Houston TIRZ 19 Upper Kirby;

325 Then north along east ROW of S. Shepherd Dr. and boundary line City of Houston TIRZ 19 Upper Kirby to  
326 a point east of northeast corner of +/-9.4145 ac. tract (TR 1 ABST 696 O SMITH), St. Anne School;

327 Then west across ROW of S. Shepherd Dr., along boundary line City of Houston TIRZ 19 Upper Kirby to  
328 northeast corner of said +/- 9.4145 ac. tract, St. Anne School;

329 Then north along west ROW of S. Shepherd Dr. to south ROW of Fairview St. and point of beginning of  
330 +/- 597.6 ac. tract;

331

332 Save and Except Tract 1 is +/- 190.8 acres with point of beginning being the south ROW of W. Gray St.  
333 and west ROW of Dunlavy St.;

334 Then generally south along west ROW of Dunlavy St. to northeast corner of 0.4477 ac. lot (RES A BLK 1  
335 WESTHEIMER REDUX R/P);

336 Then west along north boundary of said 0.4477 ac. lot to northwest corner of said lot;

337 Then south along west boundary of said 0.4477 ac. lot to northeast corner of 0.1148 ac. lot (LT 4 BLK 3  
338 HYDE PARK HEIGHTS);

339 Then west along north boundary of said 0.1148 ac. lot to west ROW of Park St.;

340 Then south along west ROW of Park St. to northeast corner of 0.287 ac. lot (LTS 5 & 6 & TR 4 BLK 4 HYDE  
341 PARK HEIGHTS);

342 Then west along north boundary of said 0.287 ac. lot, across alleyway, to east boundary of 0.3409 ac.  
343 lot (LTS 4 5 & 6 BLK 1 PLAINVIEW SEC 1);

344 Then north along east boundary of said 0.3409 ac. lot to northeast corner of said lot;

345 Then west along north boundary of said 0.3409 ac. lot, across ROW of Elmen St., 0.3444 ac. lot (RES A  
346 BLK 1 ONE THOUSAND SEVEN HUNDRED FORTY WESTHEIMER R/P, 0.3444 ac. lot (LTS 4 5 & 6 BLK 2

347 PLAINVIEW SEC 1), across ROW of Woodhead St., 0.1148 ac. lot (LT 9 BLK 3 PLAINVIEW SEC 1) , 0.1148  
348 ac. lot (LT 4 BLK 3 PLAINVIEW SEC 1), across ROW of Morse St., 0.3444 ac. lot (LTS 4 5 & 6 BLK 4  
349 PLAINVIEW SEC 1), 0.1148 ac. lot (LT 11 BLK 20 PLAINVIEW SEC 2), across ROW of Driscoll St., 0.1722 ac.  
350 lot (LT 16 & TR 15 BLK 19 PLAINVIEW SEC 2), 0.1469 ac. tract (TRS 11 & 12A BLK 19 PLAINVIEW SEC 2) to  
351 east ROW of Hazard St.;

352 Then north along east ROW of Hazard St. to northwest corner of 0.1401 ac. lot (LT 10 & TR 11A BLK 19  
353 PLAINVIEW SEC 2);

354 Then west across ROW of Hazard St. and along north boundary of +/- 0.0107 ac. lot (ROW-STREET  
355 WIDENING (DEDICATED PER PLAT) (NM) PLAINVIEW SEC 2 4TH PAR R/P), +/- 0.8031 ac. lot (RES A BLK 1  
356 PLAINVIEW SEC 2 4TH PAR R/P) to northwest corner of said +/- 0.8031 ac. lot and east ROW of McDuffie  
357 St.;

358 Then north along east Row of McDuffie St. to a point east of northeast corner of 1.7183 ac. lot (RES A  
359 BLK 1 SHURGARD OF OAK FARMS);

360 Then west across ROW of McDuffie St. and along north boundary of said 1.7183 ac. lot to northwest  
361 corner of said lot and east ROW of Brun St.;

362 Then south along Brun St. to a point east of northeast corner of 0.3444 ac. tract (TR 5 ABST 696 O  
363 SMITH);

364 Then generally west southwest across Brun St. and along north boundary of said 0.3444 ac. tract, 0.2 ac.  
365 tract (TRS 3B & 4A ABST 696 O SMITH) to northwest corner of said 0.2 ac. tract and east ROW of Huldy  
366 St.;

367 Then north along east ROW of Huldy St. to north ROW of Hadoon St.;

368 Then west along north ROW of Hadoon St. to east ROW S. Shepherd Dr.;

369 Then north along east ROW of S. Shepherd Dr. to south ROW of W. Gray St.;

370 Then east along south ROW of W. Gray St. to west ROW of Gross St.;

371 Then south along west ROW of Gross St. to south ROW of Peden St.;

372 Then east along south ROW of Peden St. to east ROW of Woodhead St.;

373 Then north along east ROW of Woodhead St. to south ROW of W. Gray St.;

374 Then east along south ROW of W. Gray St. to west ROW of Dunlavy St. and point of beginning of +/-  
375 190.8 acre Save and Except Tract 1;

376

377 Save and Except Tract 2 is +/- 54.3 acres with point of beginning being the south ROW of Nevada St. and  
378 west ROW of Commonwealth St.;

379 Then south southeast along west ROW of Commonwealth St. to north ROW of Fairview St.;

380 Then west southwest along north ROW of Fairview St. to east ROW of Yupon St.;

381 Then west northwest along east ROW of Yupon St. to north ROW of Indiana St.;

382 Then west southwest along north ROW of Indiana St. to west ROW of Windsor St.;

383 Then south southeast along south ROW of Windsor St. to north ROW of Fairview St.;

384 Then west southwest along north ROW of Fairview St. to east ROW of Dunlavy St.;

385 Then north along east ROW of Dunlavy St. to southwest corner 0.2319 ac. lot (LTS 16 & 17 BLK 45  
386 MEINEKE SEC 1);

387 Then east north along south boundary of said 0.2319 ac. lot to southeast corner of said lot;

388 Then north northwest along east boundary of said 0.2319 ac. lot to northeast corner of said lot and  
389 south ROW of Indiana St.;

390 Then east northeast along south ROW of Indiana St. to northeast corner 0.0574 ac. lot (LT 2 BLK 1 VISTA  
391 AT INDIANA STREET);

392 Then north northwest across ROW of Indiana St. and along west boundary of 0.1148 ac. lot (LT 22 BLK 42  
393 HYDE PARK MAIN SEC 2) to northwest corner of said lot;

394 Then east northeast along north boundary of said 0.1148 ac. lot to northeast corner of said lot and west  
395 boundary of 0.1148 ac. lot (LT 21 & TR 4B BLK 42 HYDE PARK MAIN SEC 2);

396 Then north northwest along west boundary of said 0.1148 ac. lot to northwest corner of said lot and  
397 southwest corner of 0.1722 ac. lot (LT 5 & TR 4 BLK 42 HYDE PARK MAIN SEC 2);

398 Then north along west boundary of said 0.1722 ac. lot, across ROW of Welch St. to north ROW of Welch  
399 St.;

400 Then west along north ROW of Welch St. to east ROW of Dunlavy St.;

401 Then north along east ROW of Dunlavy St. to south ROW of Peden St.;

402 Then east along south ROW of Peden St. to west Row of Ridgewood St.;

403 Then south along west ROW of Ridgewood St. to south ROW of Haddon St.;

404 Then east northeast along south ROW of Haddon St. to northwest corner of 0.0083 ac. tract (TR 3A & TR  
405 8A BLK 3 LUCILE PLACE FRANKS);

406 Then generally south southeast along west boundary of 0.0083 ac. tract to southwest corner of said  
407 tract;

408 Then east northeast along south boundary of said 0.0083 ac. tract to southeast corner of said tract;

409 Then north northwest along east boundary of said 0.0083 ac. tract to southwest corner of 0.2854 ac. lot  
410 (LT 4 & TRS 3B & 5B FRANKS);

411 Then east northeast along south boundary of said 0.2854 ac. lot, 0.2296 ac. lot (LT 6 & TRS 5A & 7B  
412 FRANKS) to northeast corner of 0.1564 ac. tract (TR 9B BLK 3 & TRS 11A & 12 FRANKS LUCILE PLACE);

413 Then south southeast along east boundary of said 0.1564 ac. tract, across ROW of Nevada St. to south  
414 ROW of Nevada St.;

415 Then east northeast along south ROW of Nevada St. to west ROW of Commonwealth St. and point of  
416 beginning of +/- 54.3 acre Save and Except Tract 2;

417

418 Save and Except Tract 3 is +/- 36.7 acres with point of beginning being south ROW of Fairview St. and  
419 west ROW of Commonwealth St.;

420 Then south southeast along west ROW of Commonwealth St. to north ROW of California St.;

421 Then west southwest along north of ROW of California St. to west ROW of Yupon St.;

422 Then south southeast west ROW of Yupon St. to north ROW of California St.;

423 Then west southwest along north ROW of California St. to east ROW of Windsor St.;

424 Then north northwest along east ROW of Windsor St. to north ROW of Missouri St.;

425 Then west southwest along north ROW of Missouri St. to east ROW of Mandell St.;

426 Then north northwest along east ROW of Mandell St. to a point east northeast of 0.0552 ac. lot (LT 1 BLK  
427 1 MANDELLINA);

428 Then west southwest across ROW of Mandell St. and along north boundary of said 0.0552 ac. lot, 0.0351  
429 ac. lot (LT 7 BLK 1 MANDELLINA) to east boundary of 0.0362 ac. lot (LT 10 BLK 1 WATERHILL HOMES ON  
430 RALPH);

431 Then south southeast along east boundary of said 0.0362 ac. lot, 0.047 ac. lot (LT 11 BLK 1 WATERHILL  
432 HOMES ON RALPH) to southeast corner of said 0.047 ac. lot and north ROW of Missouri St.;

433 Then west along north ROW of Missouri St. to east ROW of Ralph St.;

434 Then north along east ROW of Ralph St. to a point east of southeast corner of 0.0482 ac. tract (TR 7 BLK  
435 7 HYDE PARK HEIGHTS);

436 Then west across ROW of Ralph St., along north ROW of Missouri St. to east ROW of Dunlavy St.;

437 Then north along east ROW of Dunlavy St. to south ROW of Fairview St.;

438 Then east northeast along south ROW of Fairview St. to west ROW of Commonwealth St. and point of  
439 beginning of +/- 36.7 acre Save and Except Tract 3;

440

441 Save and Except Tract 4 is +/- 12.7 acres with point of beginning being the south ROW of Nevada St. and  
442 west ROW of Waugh Dr.;

443 Then south southeast along west ROW of Waugh Dr. to north ROW of Fairview St.;

444 Then west southwest along north ROW of Fairview St. to east ROW of Commonwealth St.;

445 Then north northwest along east ROW of Commonwealth St. to south ROW of Nevada St.;

446 Then east northeast along south ROW of Nevada St. to west ROW of Waugh Dr. and point of beginning  
447 of +/- 12.7 acre Save and Except Tract 4;

448

449 Save and Except Tract 5 is +/- 8.4 acres with point of beginning being the south ROW of Fairview St. and  
450 west ROW of Waugh Dr.;

451 Then south southeast along west ROW of Waugh Dr. to north ROW of California St.;

452 Then west southwest along north ROW of California St. to east ROW of Commonwealth St.;

453 Then north northwest along east ROW of Commonwealth St. to south ROW of Fairview St.;

454 Then east northeast along south ROW of Fairview St. to west ROW of Waugh Dr. and point of beginning  
455 of +/- 8.4 acre Save and Except Tract 5;

456

457 Save and Except Tract 6 is +/- 9.7 acre tract with point of beginning being south ROW of Fairview St. and  
458 northwest corner of 0.1423 ac. tract (TRS 7 & 8 BLK 12 HYDE PARK);

459 Then south along west boundary of said 0.1423 ac. tract, and 0.1443 ac. lot (LT 5 & TR 6A BLK 12 HYDE  
460 PARK) to north ROW of Hyde Park Blvd;

461 Then west along north ROW of Hyde Park Blvd to west ROW of Yoakum Blvd.;

462 Then south along west ROW of Yoakum Blvd. to north ROW of California St.;

463 Then west along north ROW of California to east ROW of Waugh Dr. (northbound);

464 Then northwest and north northwest along east ROW of Waugh Dr. (northbound) to south ROW of  
465 Fairview St.;

466 Then east along south ROW of Fairview St. to northwest corner of 0.1423 ac. tract (TRS 7 & 8 BLK 12  
467 HYDE PARK) and point of beginning of +/- 9.7 acre Save and Except Tract 6;

468

469 Save and Except Tract 7 is +/- 54.5 acres with point of beginning being south ROW of W. Gray St. and  
470 northwest corner of 0.1194 ac. lot (LT 15 BLK 10 ROSEMONT HEIGHTS EXTN);

471 Then south along west boundary of said 0.1194 ac. lot, and 0.1458 ac. lot (LT 4 BLK 10 ROSEMONT  
472 HEIGHTS EXTN) to southwest corner of said 0.1458 ac. lot and north ROW of Peden St.;

473 Then east along north ROW of Peden St. to a point north of northwest corner of 0.0327 ac. lot (LT 6 BLK  
474 1 RENAISSANCE ON MONTROSE);

475 Then south along west boundary of said 0.0327 ac. lot to southwest corner of said lot and north  
476 boundary of 0.0184 ac. lot (RES A BLK 1 (OPEN SPACE) RENAISSANCE ON MONTROSE);

477 Then east along north boundary of said 0.0184 ac. lot to northeast corner of said lot;

478 Then south along east boundary of said 0.0184 ac. lot, and west boundary of LTS 9-14 BLK 1  
479 RENAISSANCE ON MONTROSE, across ROW of Bomar St., 0.1666 ac. lot (RES A BLK 1 HIGHTECH), 0.1666  
480 ac. lot (RES A BLK 1 HIGHTECH), 0.1148 ac. lot (LT 21 ROSEDALE), 0.1722 ac. lot (LT 96 & TR 97A  
481 WESTOVER), 0.1722 ac. lot (LT 70 & TR 71A WESTOVER), 0.1722 ac. lot (LT 46 & TR 47A WESTOVER),  
482 across ROW of W. Drew St., 0.1722 ac. lot (LT 21 & TR 22A WESTOVER) to southwest corner of said  
483 0.1722 ac. lot (LT 21 & TR 22A WESTOVER);

484 Then east along south boundary of said 0.1722 ac. lot to west ROW of Montrose Blvd;

485 Then south along west ROW of Montrose Blvd to northeast corner of 0.1366 ac. lot (LT 8 BLK 2 HYDE  
486 PARK EXTN);

487 Then west along north boundary of said 0.1336 ac. lot to northwest corner of said lot;

488 Then south along west boundary of said 0.1336 ac. lot to north ROW of Fairview St.;

489 Then west along north ROW of Fairview St. to east ROW of Waugh Dr.;

490 Then north northwest along east ROW of Waugh Dr. to south ROW of Peden St.;

491 Then east along south ROW of Peden St. to northeast corner of 0.0379 ac. lot (LT 8 BLK 1 STRATFORD  
492 PAR R/P);

493 Then north across ROW of Peden St. and along west boundary of 0.0368 ac. tract (TR 21 BLK 1  
494 ROSEMONT), TR 21A, B & C BLK 1 ROSEMONT to northwest corner of 0.036 ac. tract (TR 21B BLK 1  
495 ROSEMONT);

496 Then east along north boundary of said 0.036 ac. tract, 0.0505 ac. tract (TR 20C BLK 1 ROSEMONT .3333  
497 INT IN TR 20 BLK 1) to northeast corner and coincident southwest corner of 0.1332 ac. lot (LT 8 BLK 1  
498 ROSEMONT);

499 Then north along west boundary of said 0.1332 ac. lot to northwest corner of said lot and south ROW of  
500 W. Gray St.;

501 Then east along south ROW of W. Gray to northwest corner of 0.1194 ac. lot (LT 15 BLK 10 ROSEMONT  
502 HEIGHTS EXTN) and point of beginning of +/- 54.5 acre Save and Except Tract 7;

503

504 Save and Except Tract 8 is +/- 53.3 acres with point of beginning being the south ROW of W. Dallas St.  
505 and west ROW of Montrose Blvd.;

506 Then south along west ROW of Montrose Blvd. to southeast corner of 0.6039 ac. lot (LTS 1 2 3 & 6 & TRS  
507 4 & 17 BLK 1 COLUMBUS) and north line of Alleyway;

508 Then west along south boundary of said 0.6039 ac. lot and north line of Alleyway to a point north of  
509 northwest corner of 0.0471 ac. lot (LT 7 BLK 1 MONTROSE TERRACE) and east line of Alleyway  
510 (southbound);

511 Then south along east line of Alleyway and west boundary of Lots 1-7 and Res A Blk 1 Montrose Terrace,  
512 and Tracts 23-27 Blk 1 Columbus to southwest corner of 0.1309 ac. tract (TRS 26 & 27 BLK 1 COLUMBUS)  
513 and north ROW of W. Clay St.;

514 Then west along north ROW of W. Clay St. to west ROW of Marconi St.;

515 Then south along west ROW of Marconi St. to north ROW of W. Gray St.;

516 Then west along north ROW of W. Gray St. to east ROW of Waugh Dr.;

517 Then north along east ROW of Waugh Dr. to south ROW of W. Dallas St.;

518 Then east along south ROW of W. Dallas St. to west ROW of Montrose Blvd. and point of beginning of  
519 +/- 53.3 acre Save and Except Tract 8;

520

521 Save and Except Tract 9 is +/- 51.2 acres with point of beginning being west ROW of Taft St. and  
522 southeast corner of 0.1297 ac. lot (LT 19 BLK 2 AVON PLACE);

523 Then south along west ROW of Taft St. to north ROW of Fargo St.;

524 Then west along north ROW of Fargo St. to west ROW of Morgan St.;

525 Then south along west ROW of Morgan St. to north ROW of Fairview St.;

526 Then west along north ROW of Fairview St. to east ROW of Crocker St.;

527 Then north along east ROW of Crocker St. to south ROW of W. Drew St.;

528 Then west along south ROW of W. Drew St. to east boundary of 0.275 ac. lot (LTS 28 & 29 BLK 4 HYDE  
529 PARK EXTN);

530 Then north along east boundary of said 0.275 ac. lot, 0.1579 ac. lot (LT 26 WESTOVER), and east ROW of  
531 Grant St., across ROW of Welch St., and along east boundary of 1.0239 ac. lot (LTS 23 24 25 & 26 & LTS  
532 99 100 101 & 102 WESTOVER ROSEDALE), 0.1607 ac. tract (TR 103 ROSEDALE) to northeast corner of  
533 said 0.1607 ac. lot and coincident southeast corner of 0.1607 ac. tract (TR 104 ROSEDALE);

534 Then west along south boundary of said 0.1607 ac. tract, and 0.1148 ac. tract (TR 104 ROSEDALE) to  
535 southwest corner of said 0.1148 ac. lot;

536 Then north along west boundary of said 0.1148 ac. tract, across ROW of Bomar St., and west boundary  
537 of 0.1378 ac. lot (LT 101 & TR 102B ROSEDALE) to northwest corner of said 0.1378 ac. lot;

538 Then east along north boundary of said 0.1378 ac. lot, 0.0942 ac. tract (TR 102C ROSEDALE), 0.086 ac. lot  
539 (TRS 102 & 102A ROSEDALE), 0.0754 ac. lot (LT 1 & TR 1A DAMON COURT), LTS 2-6 DAMON COURT to  
540 west boundary of 0.2147 ac. tract (TR 13 ABST 696 O SMITH);

541 Then north along west boundary of said 0.2147 ac. tract to northwest corner of said tract;

542 Then east along north boundary of said 0.2147 ac. tract, 0.1148 ac. lot (TR 13D ABST 696 O SMITH),  
543 across ROW of Stanford St., and along north boundary of 0.161 ac. lot (RES A BLK 1 KOSKA VILLAS AT

544 STANFORD) to northeast corner of said lot and west boundary of 0.0668 ac. lot (LT 8 BLK 1 AMEND  
545 MILLENNIUM HOMES ON BOMAR AVE);

546 Then north along west boundary of said 0.0668 ac. lot to northwest corner of said lot;

547 Then east along north boundary of said 0.0668 ac. lot, and LTS 9-16 BLK 1 AMEND MILLENNIUM HOMES  
548 ON BOMAR AVE to northeast corner of 0.0596 ac. lot (LT 16 BLK 1 AMEND MILLENNIUM HOMES ON  
549 BOMAR AVE);

550 Then south along east boundary of said 0.0596 ac. lot to northwest corner of 0.16 ac. tract (TR 1A BLK 1  
551 QUIGLEY COURT SEC 1);

552 Then east along north boundary of said 0.16 ac. tract to west boundary of 0.0756 ac. tract (TR 1C BLK 1  
553 QUIGLEY COURT SEC 1);

554 Then south southeast along west boundary of said 0.0756 ac. tract to southwest corner of said tract;

555 Then east along south boundary of said 0.0756 ac. tract to southeast corner of said tract and west  
556 boundary of 0.1355 ac. tract (TR 2B BLK 1 QUIGLEY COURT SEC 1);

557 Then north along west boundary of said 0.1355 ac. tract to northwest corner of said tract;

558 Then east along north boundary of said 0.1355 ac. tract, LTS 9-12 BLK 1 BALCONIES OF BOMAR, 0.0513  
559 ac. tract (TR 10 MEYER), 0.4039 ac. lot (LTS 1 2 & 3 4 & TR 10A MEYER) to northeast corner of said  
560 0.4039 ac. lot and southeast corner of 0.1297 ac. lot (LT 19 BLK 2 AVON PLACE) and west ROW of Taft St.  
561 and point of beginning of +/- 51.2 acre Save and Except Tract 9;

562

563 Save and Except Tract 10 is +/- 23.9 acres with point of beginning being the south ROW of Fairview St.  
564 and east ROW of Morgan St.;

565 Then south along east ROW of Morgan St. to south ROW of Hyde Park Blvd.;

566 Then east along south ROW of Hyde Park Blvd. to west ROW of Taft St.;

567 Then south along west ROW of Taft St. to north ROW of Pacific St.;

568 Then west along north ROW of Pacific St. to a point north of northeast corner of 0.1148 ac. lot (LT 1 BLK  
569 A MONTROSE);

570 Then south across ROW of Pacific St. and along east boundary of said 0.1148 ac. lot and west ROW of  
571 Taft St. to north ROW of Avondale St.;

572 Then west along north ROW of Avondale St. to east ROW of Crockett St.;

573 Then north along east ROW of Crockett St. to south ROW of Fairview St.;

574 Then east along south ROW of Fairview St. to east ROW of Morgan St. and point of beginning of 23.9  
575 acre Save and Except Tract 10;

576

577 Save and Except Tract 11 is +/- 40.8 acre with point of beginning being west ROW Taft St., and south line  
578 of Alleyway at northeast corner of 0.04008 ac. tract (TR 14A BLK 11 MONTROSE);

579 Then south along west ROW Taft St., across ROW of Hawthorne St., along west line of Alleyway  
580 (southbound) and east boundary of TRS 1B & 2A-2 BLK 16 MONTROSE, CARVA T/H CONDO, TRS 3-8 BLK  
581 16 MONTROSE, MANORS AT AUDUBON PLACE, TRS 10-23 BLK 16 MONTROSE to southeast corner of  
582 0.1435 ac. tract (TR 23 BLK 16 MONTROSE) and north ROW of W. Alabama St.;

583 Then west along north ROW of W. Alabama St. to west ROW of Audubon Pl.;

584 Then north along west ROW of Audubon Pl. to northeast corner of 0.1307 ac. tract (TR 5 BLK 15  
585 MONTROSE);

586 Then west along north boundary of said 0.1307 ac. tract, and 0.1727 ac. lot (LT 4 & TRS 5A & 6A BLK 15  
587 MONTROSE), 0.1674 ac. tract (TR 6B BLK 15 MONTROSE), 0.206 ac. lot (RES A BLK 1 WEST ALABAMA  
588 620), LOTS 8 & 9A, 9 & 14 BLK 15 MONTROSE, LOTS 8-14A BLK 17 MONTROSE, across ROW of Stanford  
589 St., LOTS 6-10 BLK 18 MONTROSE, across ROW of Roseland St., LOTS 12 & 13 BLK 31 MONTROSE, to east  
590 boundary of 0.1435 ac. lot (LT 11 BLK 31 MONTROSE);

591 Then south along east boundary of said 0.1435 ac. lot to north ROW of W. Alabama St.;

592 Then west along north ROW of W. Alabama St. to east ROW of Montrose Blvd.;

593 Then north along east ROW of Montrose Blvd. to south ROW of Marshall St.;

594 Then east along south ROW of Marshall St. to northwest corner of 0.1377 ac. tract (TRS 1 & 2 BLK 31  
595 MONTROSE);

596 Then north across ROW of Marshall St., and along east line of alleyway and west boundary of 0.1626 ac.  
597 tract (TRS 12 & 13 BLK 30 MONTROSE), 0.1377 ac. tract (TRS 1 & 2 BLK 30 MONTROSE), across ROW of  
598 Kipling St., west boundary of 0.1378 ac. tract (TRS 12A & 13A BLK 29 MONTROSE), 0.1378 ac. tract (TRS  
599 1A & 2A BLK 29 MONTROSE) to northwest corner of said 0.1378 ac. tract and south ROW of Harold St.;

600 Then east along south ROW of Harold St. to east ROW of Roseland St.;

601 Then north along east ROW of Roseland St. to northwest corner of 0.1928 ac. lot (LT 5 & TR 6A BLK 24  
602 MONTROSE) and south line of alleyway;

603 Then east along north boundary of said 0.1928 ac. lot, and south line of alleyway, north boundary of LBK  
604 24 MONTROSE, across Row of Stanford St., BLK 10 MONTROSE, across ROW of Whitney St., BLKS 11  
605 MONTROSE to northeast corner of 0.04008 ac. tract (TR 14A BLK 11 MONTROSE) and west ROW of Taft  
606 St. and point of beginning of +/- 40.8 acre Save and Except Tract 11;

607

608 Save and Except Tract 12 is +/- 15.9 acres with point of beginning being west ROW of Stanford St. and  
609 north ROW of Sul Ross St.;

610 Then south along west ROW of Stanford St. to northeast corner of 0.1722 ac. lot (LT 4 & TR 5 BLK 16  
611 LOCKHART CONNOR & BARZIZA);

612 Then west along north boundary of said 0.1722 ac. lot to northwest corner of said lot and east boundary  
613 of 0.1182 ac. tract (TR 12 BLK 16 LOCKHART CONNOR & BARZIZA);

614 Then north along east boundary of said 0.1182 ac. tract to northeast corner of said lot;

615 Then east along north boundary of said 0.1182 ac. tract to northwest corner of said lot and east  
616 boundary of 0.1148 ac. lot (LT 8 BLK 16 LOCKHART CONNOR & BARZIZA);

617 Then north along east boundary of said 0.1148 ac. lot to northeast corner of said lot;

618 Then west along north boundary of said 0.1148 ac. lot, across ROW of Roseland St., 0.1033 ac. lot (LT 3  
619 BLK 25 LOCKHART CONNOR & BARZIZA) to northwest corner of said 0.1033 ac. lot;

620 Then south along west boundary of said 0.1033 ac. lot, and 0.2071 ac. lot (LT 4 & TR 5B BLK 25  
621 LOCKHART CONNOR & BARZIZA) to southwest corner of said 0.2071 ac. lot and north ROW of Richmond  
622 Ave.;

623 Then west along north ROW of Richmond Ave. to east ROW of Montrose Blvd.;

624 Then north along east ROW of Montrose Blvd. to southwest corner of 0.2066 ac. tract (TRS 3 & 4 BLK 34  
625 MONTROSE);

626 Then east along south boundary of said 0.2066 ac. tract to southeast corner of said lot;

627 Then north along east boundary of said 0.2066 ac. tract to northeast corner of said lot and south ROW  
628 of Branard St.;

629 Then east along south ROW of Branard St. to a point south of southwest corner of 0.562 ac. lot (RES B  
630 BLK 2 BLVD THIRTY-EIGHT FIFTEEN MONTROSE);

631 Then north across ROW of Branard St. and along east line of alleyway and west boundary of TRS 1-6 &  
632 6A-6L ROSELAND T/H LOCKHART CONNOR & BARZIZA, across ROW of Sul Ross St. to southwest corner of  
633 said 0.562 ac. lot;

634 Then east along south boundary of said 0.562 ac. lot and south ROW of Sul Ross St. to southeast corner  
635 of said lot and west ROW of Roseland St.;

636 Then north along west ROW of Roseland St. and east boundary of said 0.562 ac. lot to a point west of  
637 southwest corner of 0.7759 ac. lot (LTS 1 2 & 11 & TRS 3A 8B 9 & 10 BLK 20 LOCKHART CONNOR &  
638 BARZIZA);

639 Then east across ROW of Roseland St. and along south boundary of said 0.7759 ac. lot to southeast  
640 corner of said lot and west ROW of Stanford St.;

641 Then south along west ROW of Stanford St. to north ROW of Sul Ross St. and point of beginning of +/-  
642 15.9 acre Save and Except Tract 12;

643

644 Save and Except Tract 13 is +/- 21.6 acres with point of beginning being the west ROW of Mandell St.  
645 and southeast corner of 0.2305 ac. lot (RES A BLK 1 WATERCOLOR ART SOCIETY-HOU RES);

646 Then south along west ROW of Mandell St. to north ROW of Richmond Ave.;

647 Then west along north ROW of Richmond Ave. to east ROW of Dunlavy St.;

648 Then north along east ROW of Dunlavy St. to southwest corner of 3.694 ac. tract (RES A BLK 1  
649 LANCASTER SQUARE);

650 Then east along south boundary of said 3.694 ac. tract to southeast corner of said tract;

651 Then north along east boundary of said 3.694 ac. tract to southwest corner of 0.1818 ac. lot (LT 10 & TR  
652 9 BLK 1 LANCASTER PLACE EXTN SEC 1);

653 Then east along south boundary of said 0.1818 ac. lot, and TRS 5-9A LANCASTER PLACE EXTN SEC 1, RES  
654 A BLK WEST ALABAMA TERRACE, TRS 2 & 3A BLK 1 LANCASTER PLACE EXTN SEC 1, and 0.2305 ac. lot  
655 (RES A BLK 1 WATERCOLOR ART SOCIETY-HOU RES) to southeast corner of said 0.2305 ac. lot and west  
656 ROW of Mandell St. and point of beginning of +/- 21.6 acre Save and Except Tract 13;

657

658 Save and Except Tract 14 is +/- 64.2 acre with point of beginning being south ROW of Hawthorne St. and  
659 west ROW of Mt. Vernon St.;

660 Then south along west ROW of Mt. Vernon St. to northeast corner of 0.1435 ac. lot (LT 3 & TRS 6A & 12A  
661 BLK 64 MONTROSE);

662 Then west along north boundary of said 0.1435 ac. lot to northwest corner of said lot;

663 Then south along west boundary of said 0.1435 ac. lot to southwest corner of said lot and northeast  
664 corner of 0.0575 ac. tract (TR 10E BLK 64 MONTROSE AMEND);

665 Then west along north boundary of said 0.0575 ac. tract, TR 10A, C & D BLK 64 MONTROSE AMEND,  
666 across ROW of Graustark St. to east boundary of 0.1366 ac. lot (LT 5 BLK 74 MONTROSE);

667 Then north along east boundary of said 0.1366 ac. lot to northeast corner of said lot;

668 Then west along north boundary of said 0.1366 ac. lot, LTS 1-4 BLK 74 MONTROSE, across ROW of Yupon  
669 St., LTS 1-10 BLK 75 MONTROSE, across ROW of Mulberry St., LTS 11-20 BLK 1 MANDELL PLACE, 0.1435  
670 ac. lot (LT 2 BLK 10 WEST MANDELL PLACE), 0.4304 ac. lot (LTS 1 & 2 BLK 9 & LT 3 BLK 10 WEST  
671 MANDELL PLACE), 0.1865 ac. lot (LTS 3 & 4 BLK 9 WEST MANDELL PLACE) to east ROW of Dunlavy St.;

672 Then north along east ROW of Dunlavy St. to northwest corner of 0.18955 ac. tract (TRS 3 & 4 BLK 1  
673 WEST MANDELL PLACE);

674 Then east along north boundary of said 0.18955 ac. tract, TRS 1-4 BLK 1 WEST MANDELL PLACE, TRS 1 &  
675 2 BLK 2 WEST MANDELL PLACE, LTS 1-10 BLK 10 MANDELL PLACE to west ROW of Mandell St.;

676 Then south along west ROW of Mandell St. to south ROW of Hawthorne St.;

677 Then east along south ROW of Hawthorne St. to west ROW of Mulberry St.;

678 Then south along west ROW of Mulberry St. to north ROW of Harold St.;

679 Then east along north ROW of Harold St., and south boundary of 1.427 ac. tract (LTS 1 2 3 4 17 18 19 &  
680 20 BLK 78 MONTROSE) to southeast corner of said 1.427 ac. tract;

681 Then north along east boundary of said 1.427 ac. tract to northeast corner of said tract and south ROW  
682 of Hawthorne St.;

683 Then east along south ROW of Hawthorne St. to west ROW of Mt. Vernon St. and point of beginning of  
684 +/- 64.2 acre Save and Except Tract 14;

685

686 Save and Except 1.2154 ac. tract (RES A BLK 1 CVS ROSSMOYNE);

687

688 Save and Except Tract 16 is +/- 1.6 acres with point of beginning being south ROW of Marshall St. and  
689 west ROW of Montrose Blvd.;

690 Then south along west ROW of Montrose Blvd. to north ROW of W. Alabama St.;

691 Then west along north ROW of W. Alabama St. to southwest corner of 0.4161 ac. lot (RES B CAMPUS  
692 ANNUNCIATION ORTHODOX SCHOOL);

693 Then north along east boundary of said 0.4161 ac. lot to northeast corner of said lot and south ROW of  
694 Marshall St.;

695 Then east along south ROW of Marshall St. to west ROW of Montrose Blvd. and point of beginning of +/-  
696 1.6 acre Save and Except Tract 16;

697

698 Save and Except LOTS 1-12 and RES A (LANDSCAPE), BLK 1 MANORS ON LOVETT BOULEVARD R/P;

699

700 Save and Except LT 17 & TR 18A BLK 9 MONTROSE;

701

702 Save and Except LOVETT PLACE CONDO 4TH AMEND;

703

704 Save and Except ONE MONTROSE PLACE CONDO 2ND AMEND;

705

706 Save and Except METROPOLIS CONDOMINIUM AMEND;





Map 3 - Existing Land Use/Property Classification Zone of Property in the Zone



Map 4 - Existing Taxable Value of Property in the Zone



