

City of Houston, Texas, Ordinance No. 2011-241

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by City Ordinance No. 1997-1589, adopted effective December 17, 1997, the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purpose of development or redevelopment in the area of the City generally referred to as the Lake Houston area; and

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

WHEREAS, on August 11, 1999, the Board of Directors of the Zone adopted and the City Council approved the first enlargement of the Zone's boundaries by Ordinance No. 1999-853; and

WHEREAS, at its June 9, 2011 board meeting, the Board of Directors of the Zone approved including additional territory in the Zone's boundaries, and has requested City Council's approval of the boundary enlargement; and

WHEREAS, the City Council finds that the territory proposed to be added to the Zone is located wholly within the corporate limits of the City and is contiguous to the boundaries of the Zone; and

WHEREAS, the City Council finds that the territory proposed to be added to the Zone meets the requirements of Code Section 311.005 because the area is predominately open and substantially impairs or arrests the sound growth of the City of Houston and Harris County due to deteriorating or deteriorated structures and site improvements or other factors; and

WHEREAS, less than thirty percent (30%) of the territory proposed to be included in the Zone, excluding property dedicated to public use, is used for residential purposes as described in Code Section 311.006; and

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

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

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

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

Section 2. Territory Added to the Zone. That the City, acting in accordance with the Code, specifically, Code Sections 311.005, 311.006, and 311.007, does hereby enlarge Reinvestment Zone Number Ten, City of Houston, Texas, by adding the territory described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto and incorporated by reference.

Section 3. Effective Date of Enlargement. That the Zone shall be enlarged effective as of the date of this Ordinance.

Section 4. Tax Increment Base for Added Territory. That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 1997-1589 and Ordinance No. 1999-853, and beginning January 1, 2012, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which shall be January 1, 2011.

Section 5. That a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the law governing Open Meetings, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered, and acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

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

PASSED AND ADOPTED this 24th day of August, 2011.

APPROVED this _____ day of _____, 2011.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 30 2011.



City Secretary

(Prepared by Legal Department Donna Capps DCA)
(DRC:drc August 19, 2011) Assistant City Attorney
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 0610700067060)

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CAPTION PUBLISHED IN DAILY COURIER
REVIEW
DATE: AUG 30 2011

AYE	NO	
/		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
/		STARDIG
/		JOHNSON
/		CLUTTERBUCK
/		ADAMS
/		SULLIVAN
/		HOANG
/		PENNINGTON
/	ABSENT-ON PERSONAL BUSINESS	GONZALEZ
/		RODRIGUEZ
/		COSTELLO
/		LOVELL
/		NORIEGA
/		BRADFORD
/		JONES
CAPTION	ADOPTED	

Exhibit "A"

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TEN

This description comprises the following eleven tracts of land (Tract 1 through Tract 11) that are included.

TRACT 1

BEING a tract of land situated in the Harris County and Montgomery County, Texas and being more particularly described as follows: (TRACT 1A-MONTGOMERY COUNTY, TEXAS) 953.3 ACRES OUT OF THE WILLIAM MASSEY SURVEY, ABSTRACT NO. 342, THE MARY OWENS SURVEY, ABSTRACT NO. 405, AND THE WILLIAM BIRCH SURVEY, ABSTRACT NO. 74, MONTGOMERY COUNTY, TEXAS Being 953.3 acres of land located in the William Massey Survey, Abstract No. 342, the Mary Owens Survey, Abstract No. 405 and the William Birch Survey, Abstract No. 74 situated in Montgomery County, Texas; said 953.3 acres being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS, EPOCH 2002.00); all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999942565: Beginning (N 13,956,808.19; E 3,150,591.87) at the northwest corner of a called 1.283 acre tract conveyed to Montgomery County Municipal District No. 48 as described in Montgomery County Clerk File Number (M.C.C.F. No.) 8400835 and being the called northwest corner of the William Massey Survey, Abstract No. 342, the northwest of the beginning point of Parcel "A" as described in the City of Houston Ordinance No. 95-1211 (Ordinance Annexing to the City of Houston, Texas), and the northwest corner of a called 676.80 acre tract described as Tract 2 of the boundary of the Montgomery County Municipal Utility District No. 48 as recorded under M.C.C.F. No. 8931957. Thence, **North 87°58'55" East**, along the north line of the William Massey Survey, Abstract No. 342, pass at a distance of a distance of 250.02 feet a found 5/8-inch iron rod for the northeast corner of said called 1.283 acre tract and the northwest corner of a called 35.980 acre tract conveyed to Biltmore a found 2-1/2-inch iron pipe for the northwest corner of a called 10.706 acre tract Limited as recorded under M.C.C.F. No. 99063327, and continuing for a total distance of **751.87** feet to conveyed to Montgomery County Municipal District No. 48 as described in M.C.C.F. No. 8455148 for an angle point; Thence, **North 88°02'59" East**, a distance of **1349.34** feet continuing along the north line of the William Massey Survey, Abstract No. 342, the said called 10.706 acre tract, and the said called Tract 2, to a found 4-inch by 4-inch concrete monument for an angle point; Thence, **North 87°25'32" East**, a distance of **1955.93** feet continuing along the north line of the William Massey Survey, Abstract No. 342, the said called 10.706 acre, and the said called Tract 2, for the northeast corner of the William Massey Survey, Abstract No. 342 and being in the west line of the Mary Owens Survey, Abstract No. 405 to a point for corner; Thence, **North 01°06'17" West**, a distance of **63.38** feet continuing along the west line of the Mary Owens Survey, Abstract No. 405, the north line of said called 10.706 acre, and the north line of said called Tract 2 to a found 1-inch iron rod for corner Thence, **North 88°59'21" East**, pass at a distance of 673.12 feet the northeast corner of said called 10.706 acre tract, and continuing for a total distance of **953.27** feet to a point within the northwest right-of-way line of U.S. Highway No. 59, from which a found concrete monument bears North 12°30'53" East, a distance of 344.50 feet (said monument shown on Texas Department of Transportation Map Control No. 0177, Section No. 5, Job No. 100 Sheet 14 as prepared by Halff Associates, Inc. and station as 793+01.54, 187.57 right of the Baseline of U.S. Highway No. 59); Thence, **South 12°30'53" West**, a distance of **1514.48** feet to a point at a non-tangent curve to the right, and being the north corner of a called 0.051 acre tract in a "Judgment of Court in Absence of Object" condemnation proceeding deed as recorded under M.C.C.F. No. 2005-122961; Thence, along the northwest right-of-way line of U.S. Highway No. 59 and said curve to the right, having a **radius distance of 1876.86** feet, along an **arc length of 164.06** feet, with a **central angle of 05°00'30"** and whose **chord bearing and distance bears South 10°18'33" West, 164.01** feet to a point of tangency; Thence, **South 12°48'48" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, pass at a distance of 1109.69 feet a found TXDOT aluminum disk for the north curve return at the intersection of the north right-of-way line of Forest Center Drive, pass at a distance of 1231.41 feet to a found TXDOT

aluminum disk for at the intersection of the south right-of-way line of Forest Center Drive, pass at a distance of 2085.14 feet a found TXDOT aluminum disk at the intersection of the east line of the William Massey Survey, Abstract No. 342 and the west line of the Mary Owens Survey, Abstract No. 405, pass at a distance of 2842.38 feet to a found TXDOT aluminum disk, and continuing for a total distance of **3517.52** feet to a point at the intersection of the north right-of-way line of Kellington Drive and the northwest right-of-way line of U.S. Highway No. 59; Thence, **South 12°00'36" West**, a distance of **142.47** feet to point marking the intersection of the south right-of-way line of Kellington Drive and the northwest right-of-way line of U.S. Highway No. 59; Thence, **South 12°48'48" West**, a distance of **135.78** feet continuing along the northwest right-of-way line of U.S. Highway No. 59 for an angle point; Thence, **South 24°05'55" West**, a distance of **62.26** feet continuing along the northwest right-of-way line of U.S. Highway No. 59 for an angle point; Thence, **South 12°47'17" West**, a distance of **400.01** feet continuing along the northwest right-of-way line of U.S. Highway No. 59 for an angle point; Thence, **South 01°28'38" West**, a distance of **50.90** feet continuing along the northwest right-of-way line of U.S. Highway No. 59 for an angle point; Thence, **South 12°48'48" West**, a distance of **247.21** feet continuing along the northwest right-of-way line of U.S. Highway No. 59 to a point for angle point; Thence, **South 10°02'39" West**, a distance of **812.34** feet in the right-of-way of U.S. Highway 59 to a point; Thence, **North 80°39'30" West**, a distance of **753.35** feet to a found 5/8-inch iron rod with cap stamped "Survcon Inc" for the northeast corner, in the north right-of-way line, of the dedication of Kingwood Drive, 120 feet width at that point, as platted per Kingwood Place Section Twelve Subdivision recorded under Cabinet D, Sheet 91-B of the Montgomery County Map Records; Thence, **South 09°20'30" West**, a distance of **120.00** feet to a point for the southeast corner, in the south right-of-way line, of the dedication of Kingwood Drive, 120 feet width at that point, as platted per Kingwood Place Section Twelve Subdivision; Thence, **South 80°39'30" East**, a distance of **751.87** feet to a point for corner within the northwest right-of-way line of U.S. Highway No. 59; Thence, **South 10°02'39" West**, a distance of **915.33** feet continuing within the northwest right-of-way line of U.S. Highway No. 59 to a found 3/4-inch iron rod for an angle point; Thence, **South 09°20'14" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, pass at a distance of 985.82 feet a found 5/8-inch iron rod with cap stamped "LJA" at the intersection of the north right-of-way line of Bentford Drive, for a total distance of **1165.82** feet to a found 5/8-inch iron rod with cap stamped "LJA" at the intersection of the south right-of-way line of Bentford Drive for an angle point; Thence, **South 10°47'08" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, a distance of **435.17** feet for an angle point; Thence, **South 09°21'48" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, pass at a distance of 2142.56 a found TXDOT aluminum disk and continuing for a total distance of **2427.33** feet to a point for corner; Thence, **South 82°29'19" East**, continuing along the northwest right-of-way line of U.S. Highway No. 59, a distance of **4.00** feet to a found 5/8-inch iron rod with cap stamped "TEAM" to a point for corner; Thence, **South 09°21'48" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, a distance of **178.27** feet to a point in the Montgomery and Harris County line as shown on Texas Department of Transportation Map State Control Map No. 0177-07-082 as prepared by Espey, Huston & Associates; Thence, **South 45°12'19" West**, a distance of **1802.90** feet along the Montgomery and Harris County line to a point in the west right-of-way line of Sorters Road (variable width as the west right-of-way line described under Volume 1126, Page 362 of the Montgomery County Deed Records; Thence, **North 11°15'12" West**, a distance of **391.36** feet along the west right-of-way line of Sorters Road for an angle point; Thence, **North 04°22'03" West**, a distance of **294.02** feet continuing along the west right-of-way line of Sorters Road for an angle point; Thence, **North 25°06'33" West**, a distance of **512.34** feet continuing along the west right-of-way line of Sorters Road to a found 5/8-inch iron rod for an angle point for the southeast corner of a called 1.0953 acre tract as described in M.C.C.F. No. 8927318; Thence, **North 20°57'20" West**, continuing along the west right-of-way line of said Sorters Road and the east line of said called 1.0953 acre tract, pass at a distance of 149.01 feet (called distance 153.74 feet) and continuing for a total distance of **1016.45** feet continuing along the west right-of-way line of Sorters Road to a found 5/8-inch iron rod for the northeast corner of a called 25.6913 acre tract conveyed to River of God Church International, Inc. as recorded under M.C.C.F. No. 2001-0800805 and the southeast corner of a called 40.000 acre tract conveyed to Soldiers of the Cross Church as recorded under M.C.C.F. No. 2002-127810; Thence, **North 20°37'57" West**, a distance of **775.13** feet continuing along the west right-of-way line of Sorters Road and the east line of said called 40.000 acre tract to a found 5/8-inch iron rod with cap for an angle point; Thence, **North 02°43'44" West**, continuing along the west right-of-way line of Sorters Road pass at a distance of 574.95 feet a found 5/8-inch iron rod for the northeast corner of said

called .40.000 acre tract and continuing for a total distance of **855.04** feet to a found 5/8-inch iron rod for the southeast corner of a called 85.472 acre tract as conveyed to Daniel Roberts Liles as recorded under M.C.C.F. No. 9311358 for an angle point; Thence, **North 02°14'28" West**, continuing along the west right-of-way line of Sorters Road, pass at a distance of 2300.42 feet for the southeast corner of Tract 1 of the District Boundary of Montgomery County Municipal Utility District No. 48 as recorded under M.C.C.F. No. 8931957 and the southeast corner of 59.054 acre tract Exhibit B-Parcel 1 as conveyed to North Harris County College as recorded under M.C.C.F. No. 8254635, from which a found concrete monument bears North 80°46' East, a distance of 2.25 feet, and continuing for a total distance of **4281.07** feet to a found 5/8-inch iron rod with cap stamped "GS" cap for the northeast corner of Exhibit B-Parcel 1 and the north southeast corner of a called 141.899 acre Exhibit B-Parcel 2 of said North Harris County College tract for an angle point; Thence, **North 02°18'12" West**, a distance of **121.19** feet continuing along the west right-of-way line of Sorters Road and the east line of the said called 141.899 acre tract to a point for corner; Thence, **North 87°24'28" East**, departing the west right-of-way line of Sorters Road, pass at a distance of 90.00 feet the east right-of-way line of Sorter Road (additional 30 feet dedicated by Replat of Kingwood Place Section Fourteen as recorded under Cabinet E, Sheet 94-B of the Montgomery County Map Records) and continuing for a total distance of **448.12** feet to a point of curvature to the left; Thence, said curve to the left, having a **radius distance of 340.00 feet**, along an **arc length of 0.17 feet**, with a **central angle of 00°01'43"** and whose **chord bearing and distance bears North 87°23'38" East, 0.17 feet** to a point for the southwest corner of Unrestricted Reserve "L" of Replat of Kingwood Place Section Fourteen; Thence, **North 02°15'53" West**, a distance of **988.52** feet along the west line of said Unrestricted Reserve "L" to a found concrete monument and the northwest corner of said Unrestricted Reserve "L" and along the north line of a called 4.542 acre tract conveyed to Kellington Investments Limited as recorded under M.C.C.F. No. 99003653; Thence, **South 88°03'09" West**, a distance of **387.14** feet along the south line of said 4.542 acre tract to a found 5/8-inch iron rod in the east right-of-way line of Sorters Road for the southwest corner of said called 4.542 acre tract; Thence, **North 02°19'28" West**, along the east right-of-way line of Sorters Road, pass at a distance of 277.61 feet a found 5/8-inch iron rod for the northwest corner of said called 4.542 acre tract and the southwest corner of a called 14.933 acre tract as conveyed to Bitlmore Limited recorded under M.C.C.F. No. 99063327, and continuing for a total distance of **1542.24** feet to a found 5/8-inch iron rod for corner of a 30 foot additional right-of-way dedication widening of Sorters Road as shown on the Replat of Kingwood Place Section Fourteen Subdivision map and the northwest corner of said called 14.933 acre tract. Thence, **North 87°40'32" East**, a distance of **40.00** feet along the additional right-of-way dedicated widening of Sorters Road and the north line of said called 14.933 acre tract to a point for the southwest corner of said Unrestricted Reserve "B" of said Replat of Kingwood Place Section Fourteen Subdivision; Thence, **North 47°19'28" West**, a distance of **14.14** feet to for an angle point along the 30 foot additional right-of-way dedication widening of Sorters Road and the west line of said Unrestricted Reserve "B" for an angle point; Thence, **North 02°19'28" West**, a distance of **1115.02** feet along the east line of Sorters Road and the west line of said Unrestricted Reserve "B" for a point of curvature to the right; Thence, along said curve to the right, having a **radius distance of 25.00 feet**, along an **arc length of 39.26 feet**, with a **central angle of 89°58'51"** and whose **chord bearing and distance bears North 42°39'58" East, 35.35 feet** to a found 3/4-inch iron rod in the south right-of-way line of Northpark Drive; Thence, **South 87°39'23" West**, a distance of **54.99** feet to a found 5/8-inch iron rod at the intersection of the east right-of-way line of Sorter Road and the south right-of-way line of Northpark Drive; Thence, **North 02°19'28" West**, along the east right-of-way line of Sorters Road pass at a distance of 120.29 feet a found 5/8-inch iron rod at the north right-of-way line of Northpark Drive and being the southwest corner of said called 35.980 acre, and for a total distance of **261.91** feet to a found 5/8-inch iron rod for an angle point; Thence, **North 08°44'11" West**, partially along the east right-of-way line of Sorters Road pass at a distance of 242.53 feet to a found 5/8-inch iron rod for a corner of said called 35.980 acre tract and the southwest corner of a 0.829 acre tract (called Access Road) conveyed to Montgomery County Municipal District No. 48 as described in Montgomery County Clerk File Number (M.C.C.F. No.) 8400835, and continuing for a total distance of **312.50** feet for an angle point in the William Birch Survey, Abstract No. 74 and the William Massey Survey, Abstract No. 342; Thence, **North 02°38'49" West**, along the common line of the William Birch Survey, Abstract No. 74 and the William Massey Survey, Abstract No. 342 and the west line of said called 0.829 acre tract a distance of **755.68** feet to the POINT OF BEGINNING and containing 953.3 acres of land.

(TRACT 1B-HARRIS COUNTY, TEXAS) 16.8 ACRES OUT OF THE WILLIAM MASSEY SURVEY, ABSTRACT NO. 537, AND THE MARY OWENS SURVEY, ABSTRACT NO. 611, HARRIS COUNTY, TEXAS, Being 16.8 acres of land located in the William Massey Survey, Abstract No. 537 and the Mary Owens Survey, Abstract No. 611 situated in Harris County, Texas; said 16.8 acres being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS, EPOCH 2002.00); all distances and coordinates are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999942565: Beginning (N 13,944,999.60; E 3,153,217.43) a point at the intersection of the northwest right-of-way line of U.S. Highway 59 (variable width) and the Montgomery and Harris County Line, from which a found 5/8-inch iron rod with cap stamped "TEAM" and being the northwest corner of a called 0.0443 of one acre tract (called Parcel 751 Part 2) conveyed to the State of Texas as recorded under Harris County Clerk File No. T226418 bears North 09°21'48" West, a distance of 178.27 feet; Thence, **South 09°21'48" West**, along the northwest right-of-way line of U.S. Highway No. 59, a distance of **271.81 feet** to a found 5/8-inch iron rod with cap stamped "TEAM" to a point for corner; Thence, **North 82°29'19" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, a distance of **4.00 feet** to a point for corner; Thence, **South 09°21'48" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, a distance of **215.70 feet** to a found 5/8-inch iron rod with cap stamped "Survcon" for a non-tangent curve to the right; Thence, continuing with the northwest right-of-way line of U.S. Highway No. 59 and said curve to the right, having a **radius distance of 2850.00 feet**, along an **arc length of 594.76 feet**, with a **central angle of 11°57'25"** and whose **chord bearing and distance bears South 19°03'37" West, 593.68 feet** to a point; Thence, **South 37°19'47" West**, continuing along the northwest right-of-way line of U.S. Highway No. 59, a distance of **309.31 feet** to a found 5/8-inch iron rod for a point of curvature to the left; Thence, partially along the northwest right-of-way line of U.S. Highway No. 59 and with said curve to the left, having a **radius distance of 172.50 feet**, along an **arc length of 154.58 feet**, with a **central angle of 51°20'33"** and whose **chord bearing and distance bears South 11°39'30" West, 149.46 feet** to a point intersection at the transitioning line of northwest right-of-line of U.S. Highway No. 59 the variable width of the south right-of-way of McClellan Road; Thence, **North 81°08'19" West**, a distance of **56.63 feet** along the transition right-of-way line of U.S. Highway No. 59 and the south right-of-way of McClellan Road to a point for corner at the northeast corner of a 10 foot street dedication of McClellan Road as dedicated per Sajjad Pasha Subdivision as recorded under Film Code No. 585137 of the Harris County Map Records; Thence, **South 01°41'07" East**, a distance of **10.25 feet** along the dedicated south right-of-way line of McClellan Road to a point for the northeast corner of Reserve "A", Block 1 of said Sajjad Pasha Subdivision; Thence, **North 78°51'03" West**, a distance of **103.40 feet** continuing along the south right-of-way line of McClellan Road and the north line of said Reserve "A" to an angle point; Thence, **South 87°36'48" West**, a distance of **116.65 feet** continuing along the south right-of-way line of McClellan Road and the north line of said Reserve "A" to a point for corner; Thence, **North 02°23'12" West**, a distance **10.00 feet** continuing along the south right-of-way line of McClellan Road to a found 5/8-inch iron rod for corner; Thence, **South 87°36'48" West**, continuing along the south right-of-way line of McClelland Road, pass at a distance of 189.93 feet a found 1-inch iron pipe for the east right-of-way line of Savell Road, pass at a distance of 249.36 feet a found 5/8-inch iron rod for the west right-of-way line of Savell Road, and continuing for a total distance of **478.99 feet** for an angle point of the intersection of the south right-of-way of McClelland Road and the west right-of-way line of Sorters Road; Thence, **North 11°15'12" West**, along the west right-of-way line of Sorters Road, pass at a distance of 62.86 feet a found 5/8-inch iron rod and continuing for a total distance of **163.16 feet** to point intersecting the Montgomery and Harris County Line; Thence, **North 45°12'19" East**, along the Montgomery and Harris County Line, a distance of **1802.90 feet** to the POINT OF BEGINNING and containing 16.8 acres of land.

(TRACT 1A AND TRACT 1B = TOTAL 970.1 ACRES)

TRACT 2

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: FAWN TRACE DRIVE, Fawn Trace Drive, being a 50-foot wide public utility easement and storm sewer easement and private street, extending approximately 205 feet from the north line of Hamblen Road to the south line of Majestic Falls Drive, as shown on the plat of Deer Ridge Estates Section One Partial Replat and Extension, recorded at Film Code 391122 in the Harris County

Map Records, and connecting Tract 10 Parcel 1 to Tract 10 Parcel 2, both parcels as described in City of Houston Ordinance Number 97-1589.

TRACT 3

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: HAMBLEN ROAD, A portion of Hamblen Road, being an 80 foot wide right-of-way, extending approximately 411 feet from the most westerly line of the Hamblen Road Abandonment as described in deed recorded under County Clerk's File Number D879471 of the Harris County Official public Records of Real Property, connecting Tract 9A as described in City of Houston Ordinance Number 97-1589 to Tract 8 as described in City of Houston Ordinance Number 1999-853.

TRACT 4

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: COTSWOLD BOULEVARD, A portion of Cotswold Boulevard, being a 100-foot wide private permanent access easement, public utility easement and storm sewer easement, as shown on the plat of Kingwood Lakes South Section One recorded at Film Code 458044 of the Harris County Map Records, said portion extending approximately 220 feet from the easterly line of a called 82.81 acre tract described as Tract 1 Kingwood Lakes South Tract "A" to the westerly line of a called 113.433 acre tract described as Tract 1 Kingwood Lakes South Tract "B" in City of Houston Ordinance Number 1999-853.

TRACT 5

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: PART OF RESTRICTED RESERVE "F", KINGS CROSSING SECTION TWENTY, A 50-foot wide strip of land approximately 540 feet long out of Restricted Reserve "F" of Kings Crossing Section Twenty, according to the plat thereof recorded at Film Code 359141 of the Harris County Map Records, extending from the southwest corner of said Restricted Reserve "F" to the most southerly interior corner on the north line of said Restricted Reserve "F", connecting Tract 8 to Tract 15, both tracts as described in City of Houston Ordinance Number 97-1589.

TRACT 6

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: PART OF HIGH VALLEY DRIVE, A portion of High Valley drive, being a 60-foot wide right-of-way as reflected on the plat of Kings Point village Section Seven, recorded at Film Code 352116 of the Harris County Map Records, extending approximately 1800 feet from the southeasterly line of Blocks 1 and 2 of Kings Point Village Section Eight, as recorded at Film Code 353097 of the Harris County Map Records to the northwesterly line of Block 1 of said Kings Point Village Section Seven, connecting Tract 6, Parcel 1 as described in City of Houston Ordinance Number 97-1589 to Tract 6, Parcel 2 and Tract 7 as described in City of Houston Ordinance Number 97-1589.

TRACT 7

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: PART OF MILLS BRANCH DRIVE, A portion of Mills Branch Drive, a variable width right-of-way, extending approximately 1880 feet southeasterly from the most northerly corner of North Kingwood Forest, as recorded at Film Code 510044 of the Harris County Map Records, to the southeasterly right-of-way line of West Lake Houston Parkway, the northwesterly portion of this strip connecting Tract 1 as described in City of Houston Ordinance Number 97-1589 to Tract 2 as described in City of Houston Ordinance Number 1999-853.

TRACT 8

BEING a tract of land situated in Montgomery County, Texas and being particularly described as follows: PART OF U.S. HIGHWAY 59 AND KINGWOOD DRIVE, A portion of U.S. Highway 59 and Kingwood Drive, being a 120-foot wide strip approximately 4300 feet long extending from the intersection of Kingwood Drive and the Harris and Montgomery County line westerly to the intersection of the west right-of-way line of U.S. Highway 59 and Kingwood Drive as dedicated per Kingwood Place Section Twelve Subdivision.

TRACT 9

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: KINGWOOD DRIVE, A portion of Kingwood Drive, a variable width right-of-way, extending approximately 29,800 feet from the intersection of Kingwood Drive and the Harris and Montgomery County Line easterly across Woodland Hills Drive and West Lake Houston Parkway to the northeasterly line of Forest Garden Drive and connecting to Tract 7 as described in City of Houston Ordinance Number 1999-853.

TRACT 10

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: PORTION OF A DRAINAGE EASEMENT ORIGINALLY DEDICATED TO HARRIS COUNTY MUD 4, A portion of a Drainage Easement of variable width described in an instrument recorded under County Clerk's File Number D295362 of the Harris County Official Public Records of Real Property, being that portion extending approximately 10,425 feet from the south line of Kingwood Drive southerly and then easterly to the west line of Woodland Hills Drive, including those portions of Lake Village Drive and Walnut Lane platted across said drainage easement.

TRACT 11

BEING a tract of land situated in the City of Houston, Harris County, Texas and being particularly described as follows: PORTION OF WEST LAKE HOUSTON PARKWAY, A portion of West Lake Houston Parkway, a variable width right-of-way, extending approximately 20,455 feet from the southerly right-of-way line of Mills Branch Drive southerly to a point approximately 120 feet south of the southerly right-of-way line of Kingwood Greens Drive South, and connecting to Tract 14 as described in City of Houston Ordinance Number 97-1589. Save and Except the portion of West Lake Houston Parkway crossed by Kingwood Drive (a distance of approximately 120 feet).

Exhibit "B"

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER TEN

(next page)

