

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

JOINT MEETING OF THE BOARDS OF DIRECTORS

January 13, 2019

**REINVESTMENT ZONE NUMBER TWENTY-ONE,
CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)**

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

AND

**REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
NOTICE OF JOINT MEETING**

TO: THE BOARD OF DIRECTORS OF THE HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Hardy/Near Northside Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone") to be held on **January 13, 2020, at 9:00 a.m., at 218 Joyce Street, Houston, Texas, 77009**, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Public comments.
3. Minutes of the previous meetings.
4. Financial and bookkeeping matters, including Financial Report and payment of bills, including:
 - a. Approve Texpool Resolution Amending Authorized Representative.
5. Third Amended Project Plan and Reinvestment Zone Financing Plan; Zone Annexation
6. Finance Committee – Policy and Procedures.
7. Request for Qualifications for Professional Engineering and Project Management Services.
8. Presentations, reports, or updates from the Directors, consultants, City of Houston Staff, or others regarding development in the Authority and the Zone and implementation of Project Plan and Reinvestment Zone Financing Plan.
9. Executive Session – the Authority:
 - a. confer with legal counsel, Open Meetings Act, V.T.C.A., Government Code § 551.071;
 - b. purchase, exchange, lease or value of real property, Open Meetings Act, V.T.C.A., Government Code § 551.072; and
 - c. economic development negotiations, Open Meetings Act, V.T.C.A., Government Code § 551.087.
10. Executive Session – the Zone:
 - a. confer with legal counsel, Open Meetings Act, V.T.C.A., Government Code § 551.071;
 - b. purchase exchange, lease or value of real property, Open Meetings Act, V.T.C.A., Government Code §551.072; and
 - c. economic development negotiations, Open Meetings Act, V.T.C.A., Government Code § 551.087.



Clark Stockton Lord
Attorney for the Authority and the Zone

AGENDA ITEM 3

MINUTES OF REGULAR MEETING

OF

HARDY/NEAR NORTHSIDE REDEVELOPMENT AUTHORITY

November 11, 2019

The Board of Directors (the “Board”) of Hardy/Near Northside Redevelopment Authority (the “Authority”) convened in regular session, open to the public, at 218 Joyce Street, Houston, Texas, 77009, on the 11th day of November 2019, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Reyes	Chair/Assistant Secretary
Lloyd Burke	Vice Chair/Investment Officer
Sylvia Cavazos	Secretary
Richard Cantu	Assistant Secretary
Fernando Zamarripa	Assistant Secretary
Mario Castillo	Director

All member of the Board of Directors were present except Directors Reyes and Cantu, thus constituting a quorum.

Also present were: Clark Lord and Tiffany Ehmke of Bracewell LLP; Breland Coleman of Bentley, Bratcher & Associates, P.C. the Bookkeeper (the “Bookkeeper”); Melissa Morton of The Morton Accounting Services; Ralph DeLeon of Tifworks. Members of the public were present at the meeting and are referenced on the attached Exhibit “A”.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit “B”.

DETERMINE QUORUM; CALL TO ORDER

Director Burke noted that a quorum was present and called the meeting to order.

PUBLIC COMMENTS

No comments were given.

MINUTES OF PREVIOUS MEETINGS

The Board considered approval of the minutes of September 23, 2019. Following discussion, upon a motion made by Director Castillo and seconded by Director Zamarripa, the Board voted unanimously to approve the minutes of September 23, 2019.

BOOKKEEPER'S REPORT

Mr. Coleman then presented the Bookkeeper's report and invoices submitted for payment to the Board for review and approval. He noted that the City of Houston (the "City") deposited approximately \$171,000. A copy of the Bookkeeper's report is attached hereto as Exhibit "C".

Following discussion on the Bookkeeper's report and the invoices submitted for payment, upon a motion made by Director Cavazos and seconded by Director Zamarripa, the Board voted unanimously to approve (i) the Bookkeeper's report and the invoices submitted for payment.

HERNANDEZ TUNNEL

Mr. De Leon reported on provided the Board with an update of Phase II of this project. He requested that Mr. Coleman prepare to pay Pay Application No. 3 to NBG Constructors, Inc. in the amount of \$171,248.96 within ten days. Additionally, Mr. DeLeon reviewed Pay Application No. 4 and requested the Board approve the certificate of completion. A copy of the report, Pay Applications 3 and 4 and certificate of completion are attached hereto as Exhibit "D" and "E", respectively.

After review, upon a motion brought by Director Castillo, seconded by Director Cavazos, the Board unanimously voted to approve (ii) Pay Applications Nos. 3 & 4, and (ii) the Certificate of Completion.

TERMINATE AGREEMENT WITH BENTLEY, BRATCHER & ASSOCIATES, P.C.

Mr. De Leon reminded the Board that at the last meeting the Board approved engaging The Morton Accounting Services as the Bookkeeper. He requested the Board approve the termination of agreement with Bentley, Bratcher & Associates, P.C.

RATIFY ENGAGEMENT AGREEMENT WITH MORTON ACCOUNTING SERVICES

Mr. Lord requested the Board ratify their approval of engaging The Morton Accounting Services since this action item was not on the previous agenda. A copy of the engagement is attached hereto as Exhibit "F".

Upon a motion brought by Director Cavazos, seconded by Director Castillo, the Board unanimously voted to approve the termination of agreement with Bentley, Bratcher & Associates, P.C. and to ratify the engagement of The Morton Accounting Services.

ATTORNEY REPORT

Resolution Appointing Investment Officer

Mr. Lord reported that Bentley, Bratcher & Associates, P.C. have been the Investment Officer in previous years and stated that the change in Bookkeeper will now require designating Melissa Morton of The Morton Accounting Services to be the Investment Officer, a copy of

which is attached hereto as Exhibit “G”. Additionally, Ms. Morton will need to be designated as the authorized representative to access the TexPool Accounts.

After consideration, upon a motion brought by Director Castillo, seconded by Director Zamarripa, the Board unanimously voted to appoint Melissa Morton as the Investment Officer and authorized representative for TexPool Accounts.

THIRD AMENDED PROJECT PLAN REINVESTMENT ZONE FINANCING PLAN

Mr. DeLeon reported that the project plan has been updated by the City after the Board had adopted the previous version of the project plan. He outlined the changes to the project plan and requested the Board ratify and adopt the Third Amendment to the Project Plan, as presented. After consideration, upon a motion brought by Director Cavazos, seconded by Director Zamarripa, the Board unanimously adopted the Third Amendment Project Plan, a copy of which is attached hereto as Exhibit “H”.

PRESENTATIONS, REPORTS, OR UPDATES FROM DIRECTORS, CONSULTANTS, CITY OF HOUSTON STAFF, REGARDING DEVELOPMENT IN THE AUTHORITY AND ZONE AND IMPLEMENTATION OF PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

No items were presented.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.087, CHAPTER 551, TEXAS GOVERNMENT CODE

The Board did not go into executive session.

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There being no further business to come before the Board, the meeting was adjourned.

Secretary

MINUTES OF REGULAR MEETING

OF

REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON

November 11, 2019

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There being no further business to come before the Board, the meeting was adjourned.

Secretary

AGENDA ITEM 4



**Hardy Near Northside Redevelopment Authority
Monthly Financial Report Summary
January Board Meeting
Monday, January 13, 2020**

At the beginning of November, the Hardy Near Northside Redevelopment Authority (TIRZ #21) beginning Operating Fund Balance was \$970,351. TIRZ #21 received a total of \$1,904, mainly from banking interest. During the period, TIRZ #21 processed \$187,936 in disbursements during the period. 91% of the disbursements related to disbursements to NBG Constructors Inc. for the Hernandez Tunnel Developer Reimbursement (\$171,249). The ending balance as of month end December 31, 2019 was \$784,320.

The invoices pending approval total \$15,593. See attached "Unpaid Bills Detail" Report on page 3. A transfer of \$-0- is required from the Pool Account to the Operating account to cover outstanding invoices.

There was \$63,957 received for the final retainage payment due to NBG Constructors in January.

**Hardy Near Northside Redevelopment Authority
General Operating Fund
As of December 31, 2019**

General Operating Fund

BEGINNING BALANCE						\$ 970,351.30
REVENUE						
BBVA Compass		11.76	Monthly Interest			
TexPool Investment		945.83	Monthly Interest			
TexPool Investment		946.71	Monthly Interest			
Total Revenue						1,904.30
DISBURSEMENTS						
1055 Bentley Bratcher & Associates		2,063.00	Engineering Consultant			
EFT BBVA Compass		14.60	Bank Service Charge			
1056 Bracewell LLP		3,432.15	Accounting			
1057 Equitax Inc		311.40	Capital Projects			
1058 TIFWorks LLC		10,850.00	Developer Reimbursement			
1059 NBG Constructors Inc.		171,248.96	Interim Audit			
EFT BBVA Compass		15.80	Bank Service Charge			
Total Disbursements						187,935.91
ENDING BALANCE						\$ 784,319.69
						-
						December 31, 2019
						Balance
LOCATION OF ASSETS						
BBVA Compass						\$ 96,416.72
TexPool Investment						687,902.97
Total Account Balance						\$ 784,319.69

HARDY/NEAR NORTHSIDE TIRZ # 21

Unpaid Bills Detail

As of January 8, 2020

Type	Date	Num	Memo	Due Date	Open Balance
Bracewell LLP					
Bill	12/04/2019	21868572	General Counsel services through November 30, 2019	12/14/2019	800.00
Bill	12/04/2019	21868571	Meeting services through November 30, 2019	12/14/2019	2,673.00
Bill	12/31/2019	21870889	Meeting services through December 30, 2019	01/10/2020	41.76
Total Bracewell LLP					3,514.76
Equi-Tax Inc.					
Bill	12/02/2019	54781	Monthly Consultant Services fee per Contract	12/12/2019	155.70
Bill	01/01/2020	54804	January - June 2020 Consultant Services fee per Contract	01/11/2020	934.20
Total Equi-Tax Inc.					1,089.90
Texas Municipal League Intergovernmental					
Bill	12/01/2019	6754-19/20	General Liability Insurance FY 19 - 20	12/11/2019	928.06
Total Texas Municipal League Intergovernmental					928.06
The Morton Accounting Services					
Bill	01/07/2020	1988	CPA Services and Invest. Officer (Nov/Dec) & Transition ...	01/17/2020	3,309.99
Total The Morton Accounting Services					3,309.99
TIFWorks, LLC					
Bill	01/07/2020	13	General Consulting Services September through January...	01/17/2020	6,750.00
Total TIFWorks, LLC					6,750.00
TOTAL					15,592.71

HARDY/NEAR NORTHSIDE TIRZ # 21

BUDGET TO ACTUAL

2 Quarters Ended Dec 31, 2019

	Dec 31, 2019 Actual	Dec 31, 2019 Budget	Variance	% of Budget
Revenue				
Grant Income - Construction	\$ 171,248.96	\$ 231,639.00	\$ (60,390.04)	73.93 %
Interest Income checking	291.21	500.00	(208.79)	58.24 %
Interest on TexPool	6,859.79	0.00	6,859.79	
Interest on TIRZ revenue	0.00	170.00	(170.00)	0.00 %
Tax increments	0.00	438,217.00	(438,217.00)	0.00 %
	<u>178,399.96</u>	<u>670,526.00</u>	<u>(492,126.04)</u>	<u>26.61 %</u>
Total Revenue				
Capital Improvement Plan				
T-2102 Hernandez Tunnel Mural	0.00	15,000.00	(15,000.00)	0.00 %
T-2101 Near Northside Hernandez	0.00	231,639.00	(231,639.00)	0.00 %
	<u>0.00</u>	<u>246,639.00</u>	<u>(246,639.00)</u>	<u>0.00 %</u>
Total Capital Improvement Plan				
Gross Profit				
	<u>178,399.96</u>	<u>423,887.00</u>	<u>(245,487.04)</u>	<u>42.09 %</u>
Operating Expenses				
Developer Reimbursement	649,005.73	391,967.00	257,038.73	165.58 %
Program and Project Consultants				
Planning Consultants	17,825.00	25,000.00	(7,175.00)	71.30 %
Engineering Consultation	0.00	10,000.00	(10,000.00)	0.00 %
General Counsel Representation	2,073.75	20,000.00	(17,926.25)	10.37 %
TIRZ Administration Overhead				
Tax Consultants	934.20	2,000.00	(1,065.80)	46.71 %
Accounting Services	9,624.00	10,000.00	(376.00)	96.24 %
Administrative Services	5,086.16	8,000.00	(2,913.84)	63.58 %
Audit Services	6,500.00	10,000.00	(3,500.00)	65.00 %
Bank Charges	88.99	251.20	(162.21)	35.43 %
Insurance - Liability	0.00	1,000.00	(1,000.00)	0.00 %
	<u>691,137.83</u>	<u>478,218.20</u>	<u>212,919.63</u>	<u>144.52 %</u>
Total Operating Expenses				
Net Income (Loss)				
	<u>(512,737.87)</u>	<u>(54,331.20)</u>	<u>(458,406.67)</u>	<u>943.73 %</u>

HARDY/NEAR NORTHSIDE TIRZ # 21

BALANCE SHEET

Dec 31, 2019 and 2018

Assets

	2019	2018	Variance	%
Current Assets				
BBVA Compass	\$ 96,416.72	\$ 126,236.29	\$ (29,819.57)	(23.62)%
Tex Pool AC 7932300001	687,902.97	672,983.17	14,919.80	2.22 %
Accounts Receivable	<u>0.00</u>	<u>70,408.12</u>	<u>(70,408.12)</u>	<u>(100.00)%</u>
Total Current Assets	784,319.69	869,627.58	(85,307.89)	(9.81)%
Total Assets	<u>\$ 784,319.69</u>	<u>\$ 869,627.58</u>	<u>\$ (85,307.89)</u>	<u>(9.81)%</u>

Liabilities and Fund Balance

	2019	2018	Variance	%
Current Liabilities				
*Accounts Payable	\$ 67,628.23	\$ 18,379.76	\$ 49,248.47	267.95 %
Accounts Payable- CRV HARDY	<u>0.00</u>	<u>70,408.12</u>	<u>(70,408.12)</u>	<u>(100.00)%</u>
Total Current Liabilities	67,628.23	88,787.88	(21,159.65)	(23.83)%
Fund Balance				
*Fund Balance	1,229,429.33	1,620,067.27	(390,637.94)	(24.11)%
Net Income	<u>(512,737.87)</u>	<u>(839,227.57)</u>	<u>326,489.70</u>	<u>(38.90)%</u>
Total Fund Balance	<u>716,691.46</u>	<u>780,839.70</u>	<u>(64,148.24)</u>	<u>(8.22)%</u>
Total Liabilities and Fund Balance	<u>\$ 784,319.69</u>	<u>\$ 869,627.58</u>	<u>\$ (85,307.89)</u>	<u>(9.81)%</u>

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July through December 2019

Type	Date	Num	Adj	Name	Memo	Amount
Ordinary Income/Expense						
Income						
Grant Income - Construction						
Deposit	11/08/2019			City of Houston, TX	Deposit	171,248.96
Total Grant Income - Construction						171,248.96
Interest Income checking						
Deposit	07/01/2019				Interest	24.14
Deposit	08/01/2019				Interest	72.20
Deposit	09/03/2019				Interest	93.69
Deposit	10/01/2019				Interest	48.01
Deposit	11/01/2019				Interest	41.41
Deposit	12/01/2019				Interest	11.76
Total Interest Income checking						291.21
Interest on TexPool						
Deposit	07/31/2019				Interest	1,381.06
Deposit	08/31/2019				Interest	1,258.54
Deposit	09/30/2019				Interest	1,215.74
Deposit	10/31/2019				Interest	1,111.91
Deposit	11/30/2019				Interest	945.83
Deposit	12/31/2019				Interest	946.71
Total Interest on TexPool						6,859.79
Total Income						178,399.96
Gross Profit						178,399.96
Expense						
Developer Reimbursement						
Bill	09/23/2019			CRV Hardy Yards, L. P.	Reimbursement to CRV Hardy Yards	413,799.00
Bill	11/11/2019	3		NBG Constructors, Inc.	Hernandez Tunnel #3	171,248.96
Total Developer Reimbursement						585,047.96
Program and Project Consultants						
Planning Consultants						
Bill	09/23/2019	11		TIFWorks, LLC	General Consulting Services June through September 2019	6,975.00
Bill	11/06/2019	12		TIFWorks, LLC	General Consulting Services September through October 2019	10,850.00
Total Planning Consultants						17,825.00
Legal Consultants						
General Counsel Representation						
Bill	10/03/2019	21862...		Bracewell LLP	General Counsel services through September 30, 2019	873.75
Bill	11/05/2019	21866...		Bracewell LLP	General Counsel services through October 31, 2019	400.00
Bill	12/04/2019	21868...		Bracewell LLP	General Counsel services through November 30, 2019	800.00
Total General Counsel Representation						2,073.75
Total Legal Consultants						2,073.75
Total Program and Project Consultants						19,898.75
TIRZ Administration Overhead						
Tax Consultants						
Bill	07/01/2019	54180		Equi-Tax Inc.	Monthly Consultant Services fee per Contract	155.70
Bill	08/01/2019	54291		Equi-Tax Inc.	Monthly Consultant Services fee per Contract	155.70
Bill	09/01/2019	54400		Equi-Tax Inc.	Monthly Consultant Services fee per Contract	155.70
Bill	10/01/2019	54504		Equi-Tax Inc.	Monthly Consultant Services fee per Contract	155.70
Bill	11/01/2019	54618		Equi-Tax Inc.	Monthly Consultant Services fee per Contract	155.70
Bill	12/02/2019	54781		Equi-Tax Inc.	Monthly Consultant Services fee per Contract	155.70
Total Tax Consultants						934.20
Accounting Services						
Bill	09/18/2019	13030...		Bentley, Bratcher & Associates...	Attendance of June 2019 Board meeting, Prepare for Septembe...	7,561.00
Bill	11/06/2019	13030...		Bentley, Bratcher & Associates...	Attendance of September 2019 Board meeting, Post Board me...	2,063.00
Total Accounting Services						9,624.00
Administrative Services						
Bill	09/09/2019	21859...		Bracewell LLP	Meeting services through August 31, 2019	213.00
Bill	10/03/2019	21862...		Bracewell LLP	Meeting services through September 30, 2019	2,158.40
Bill	12/04/2019	21868...		Bracewell LLP	Meeting services through November 30, 2019	2,673.00
Bill	12/31/2019	21870...		Bracewell LLP	Meeting services through December 30, 2019	41.76
Total Administrative Services						5,086.16

HARDY/NEAR NORTHSIDE TIRZ # 21

Profit & Loss Detail

July through December 2019

Type	Date	Num	Adj	Name	Memo	Amount
Audit Services						
Bill	09/12/2019			McCall Gibson Swedlund Barfo...	FYE 06.30.19 Audit - interim billing	6,500.00
Total Audit Services						6,500.00
Bank Charges						
Check	07/15/2019				Service Charge	15.19
Check	08/15/2019				Service Charge	14.80
Check	09/16/2019				Service Charge	14.00
Check	10/15/2019				Service Charge	14.60
Check	11/15/2019				Service Charge	14.60
Check	12/15/2019				Service Charge	15.80
Total Bank Charges						88.99
Total TIRZ Administration Overhead						22,233.35
Total Expense						627,180.06
Net Ordinary Income						-448,780.10
Net Income						-448,780.10

AGENDA ITEM 4.A.

BRACEWELL

January 6, 2020

VIA E-MAIL MELISSACPA@THEMORTONASSOCIATES.COM

Ms. Melissa Morton
The Morton Accounting Services
1125 Cypress Station Drive
Building H-4
Houston, TX 77090

Re: Hardy/Near Northside Redevelopment Authority/TIRZ 21
Meeting Services – 0037619.03

Dear Ms. Morton:

Enclosed is our firm invoice for the above-captioned matter for services rendered through December 31, 2019. Please remit payment at your earliest convenience.



Clark Stockton Lord
Partner

Enclosure

Clark Stockton Lord
Senior Counsel

T: 713.221.1202 F: 800-404-3970
711 Louisiana Street, Suite 2300, Houston, Texas 77002-2770
Clark.Lord@bracewell.com bracewell.com

BRACEWELL

Hardy/Near Northside Redevelopment Authority
Melissa Morton, Bookkeeper
1125 Cypress Station Drive
Building H-4
Houston, TX 77090

January 03, 2020
Invoice Number 21870889
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000003 For Services Through December 31, 2019
Meeting Services

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Total Fees					\$ 0.00

Expense Detail

<u>Date</u>	<u>Cost</u>	<u>Description</u>	<u>Amount</u>
12/19/19	Local Travel	Ehmke, Tiffany M - : 11/11/19 - Mileage Tiffany Ehmke Travel to 218 Joyce Street, Houston for Hardy/Near Northside RA Board meeting on November 11, 2019, map is attached 010038647746	\$20.88
12/19/19	Local Travel	Ehmke, Tiffany M - : 09/23/19 - Mileage Tiffany Ehmke Travel to 218 Joyce Street, Houston for Hardy/Near Northside RA Board meeting on September 23, 2019, map is attached 010038647746	\$20.88
Total Expenses			\$41.76

Total Fees, Expenses and Charges **\$ 41.76**

BRACEWELL

REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority
Matter: Meeting Services

January 03, 2020
Invoice Number. 21870889

Matter No: 0037619.000003

Total Fees	\$ 0.00
Total Expenses	\$ 41.76
Total Fees, Expenses and Charges	\$ 41.76
Total Current Billing for this Matter	\$ 41.76
Balance Forward	\$ 2,673.00
Please Remit Total Balance Due	\$ 2,714.76

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

Wire Transfer Information

Wire to: Wells Fargo Bank, N.A. 420 Montgomery San Francisco, CA 94104

Name on Account: Bracewell LLP

Bank Account No: 5436952757

ABA Number **(For Wire Transfers Only)** : 121000248; **(For ACH'S Only)**: 111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include the invoice number as a reference when sending the wire. **21870889**

Check Information

Bracewell LLP
P.O. Box 207486
Dallas, TX 75320-7486
Tax ID 74-1024827

Courier Information

Wells Fargo Lockbox Services
P.O. Box 207486
2975 Regent Blvd
Irving, TX 75063

Credit Card Information:

<https://www.e-billexpress.com/ebpp/Bracewell/>

Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002 bracewell.com

AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC

BRACEWELL

December 4, 2019

VIA E-MAIL MELISSACPA@THEMORTONASSOCIATES.COM

Ms. Melissa Morton
The Morton Accounting Services
1125 Cypress Station Drive
Building H-4
Houston, TX 77090

Re: Hardy/Near Northside Redevelopment Authority/TIRZ 21
General Counsel – 0037619.01
Meeting Services – 0037619.03

Dear Ms. Morton:

Enclosed are our firm invoices for the above-captioned matters for services rendered through November 30, 2019. Please remit payment at your earliest convenience.

Very truly yours,



Clark Stockton Lord
Partner

Enclosure

Clark Stockton Lord
Senior Counsel

T: 713.221.1202 F: 800-404-3970
711 Louisiana Street, Suite 2300, Houston, Texas 77002-2770
Clark.Lord@bracewell.com bracewell.com

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Melissa Morton, Bookkeeper
The Morton Accounting Services
1125 Cypress Station Drive, Bldg H-4
Bellaire, TX 77090

December 04, 2019
Invoice Number 21868572
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000001 For Services Through November 30, 2019
General Counsel

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/11/19	Prepare for and attend Board meeting	Clark Stockton Lord	2.00	400.00	800.00
Total Fees					\$ 800.00

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clark Stockton Lord	Partner	2.00	400.00	800.00
Total Summary of Fees		2.00		\$ 800.00

Total Fees, Expenses and Charges **\$ 800.00**

BRACEWELL

REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority
Matter: General Counsel

December 04, 2019
Invoice Number. 21868572

Matter No: 0037619.000001

Total Fees	\$ 800.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 800.00
Total Current Billing for this Matter	\$ 800.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due	\$ 800.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

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Name on Account: Bracewell LLP

Bank Account No: 5436952757

ABA Number **(For Wire Transfers Only)** : 121000248; **(For ACH'S Only)**: 111900659

For International Wires Also Include Swift Code (for both US and Foreign Funds): **WFBIUS6S**

Please include the invoice number as a reference when sending the wire. **21868572**

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Bracewell LLP

P.O. Box 207486

Dallas, TX 75320-7486

Tax ID 74-1024827

Courier Information

Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

Credit Card Information:

<https://www.e-billexpress.com/ebpp/Bracewell/>

BRACEWELL

Hardy/Near Northside Redevelopment Authority
c/o Melissa Morton
The Morton Accounting Services
1125 Chypress Station Drive, Bldg H-4
Houston, TX 77090

December 03, 2019
Invoice Number 21868571
BA: 04674 Clark Stockton Lord

Our Matter #: 0037619.000003 For Services Through November 30, 2019
Meeting Services

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
11/04/19	Attention to agenda and review; Contact administrator regarding agenda items; Conference call with administrator regarding the same; Conference call with Bookkeeper regarding transition and items for agenda related thereto.	Tiffany M. Ehmke	0.75	297.00	222.75
11/06/19	Finalize agenda and coordinate with administrator and attorney regarding the same.	Tiffany M. Ehmke	0.50	297.00	148.50
11/07/19	Draft meeting minutes.	Tiffany M. Ehmke	0.50	297.00	148.50
11/08/19	Draft change in investment officer Resolution; Draft termination letter to Bentley Bratcher; Draft letter authorizing Morton to access bank; Draft meeting minutes for authority; Draft meeting minutes for Zone; Organize and coordinate meeting minutes	Tiffany M. Ehmke	4.00	297.00	1,188.00
11/11/19	Travel to and attend District meeting.	Tiffany M. Ehmke	2.50	297.00	742.50
11/13/19	Finalize Resolution approving Third Amendment to Project Plan for the Zone and Authority and send to administrator.	Tiffany M. Ehmke	0.75	297.00	222.75
Total Fees					\$ 2,673.00

BRACEWELL

Client: Hardy/Near Northside Redevelopment Authority

December 03, 2019
Invoice Number: 21868571

Summary of Fees

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Tiffany M. Ehmke	Paralegal	9.00	297.00	2,673.00
		<u>9.00</u>		<u>\$ 2,673.00</u>
Total Summary of Fees				

Total Fees, Expenses and Charges

\$ 2,673.00

BRACEWELL

REMITTANCE PAGE

Client: Hardy/Near Northside Redevelopment Authority
Matter: Meeting Services

December 03, 2019
Invoice Number. 21868571

Matter No: 0037619.000003

Total Fees	\$ 2,673.00
Total Expenses	\$ 0.00
Total Fees, Expenses and Charges	\$ 2,673.00
Total Current Billing for this Matter	\$ 2,673.00
Balance Forward	\$ 0.00
Please Remit Total Balance Due	\$ 2,673.00

PLEASE RETURN THIS REMITTANCE PAGE WITH YOUR PAYMENT

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Wells Fargo Lockbox Services

P.O. Box 207486

2975 Regent Blvd

Irving, TX 75063

Credit Card Information:

<https://www.e-billexpress.com/ebpp/Bracewell/>

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
1/1/2020	54804

BILL TO
TIRZ No. 21 - Hardy / Near Northside c/o Ralph DeLeon Tifworks, L.L.C. P.O. Box 10330 Houston TX 77206

DESCRIPTION	AMOUNT
Consultant Services Fee per Contract Six months of service, from January 1, 2020, to June 30, 2020 at \$155.70 per month	934.20
Invoice emailed to: Melissa Morton at melissacpa@themortonassociates.com cc'ed Ralph DeLeon at ralph@tifworks.com	

Total	\$934.20
--------------	----------

Equi-Tax Inc.

Invoice

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

DATE	INVOICE #
12/1/2019	54781

BILL TO
TIRZ No. 21 - Hardy / Near Northside c/o Ralph DeLeon Tifworks, L.L.C. P.O. Box 10330 Houston TX 77206

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract	155.70
Invoice emailed to: Melissa Morton at melissacpa@themortonassociates.com cc'ed Ralph DeLeon at ralph@tifworks.com	

Total	\$155.70
--------------	----------



Invoice

Date	Invoice #
1/7/2020	1988

Bill To
Hardy Near/Northside Redevelopment Auth 711 Louisiana St Suite 2300 Houston, TX 77002

Terms	Due Date
	1/7/2020

Serviced	Description	Hours	Rate	Amount
11/11/2019	Transition Costs: Meeting with Bentley & Assoc. to discuss items needed for transition process and email correspondence regarding the same	0.47105	125.00	58.88
11/12/2019	Transition Costs: Downloading and organizing documents gathered in transition	2.66667	125.00	333.33
11/12/2019	Transition Costs: Meeting at bank with Christine, conference call with banking staff to discuss current account set up versus account needs of the district	1.97706	125.00	247.13
11/12/2019	Mileage to bank	27	0.58	15.66
11/22/2019	Transition Costs: Transition calls and emails with Ralph and banker and getting account changed over	1.5329	125.00	191.61
12/9/2019	Transition Costs: Look at bank statements, download data for City	0.25704	125.00	32.13
12/31/2019	Accounting/CPA Services and Investment Officer - November and December	2	900.00	1,800.00
1/2/2020	Transition Costs: Find forms needed for bank transition, review vendors and file set up	0.95	125.00	118.75
1/6/2020	Transition Costs: Transition cost, Fix accounting file for transition, fix formatting and layout	4.1	125.00	512.50

Please Remit Payment to: The Morton Accounting Service 1125 Cypress Station Dr. Bldg H-4 Houston, TX 77090	Total	\$3,309.99
	Payments/Credits	\$0.00
	Balance Due	\$3,309.99
or via the Intuit payment link in the email.		

INVOICE

Date: 1/7/2020
 Invoice # Number 13

TIFWorks, LLC
 P.O. Box 10330
 Houston, Texas 77206
 (832)-978-5910
 rdeleon1028@sbcglobal.net

To

Ed Reyes
 Chairman of the Board
 Hardy/Near Northside Redevelopment Authority
 Tax Increment Investment Zone Number
 Twenty-One, City of Houston

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	
Ralph De Leon	Hardy/Near Northside Redevelopment Authority General Consulting Services	Due Upon Receipt	
<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
Labor (Hours)	Meetings, Travel, Mileage, Electronic Correspondence and Telephone Calls:		
2	Electronic and telephonic correspondence November 6, 2019 thru January 7, 2019, predominately with COH, HCD, Annexation/Project Plan Amendment related activities	\$150.00	\$300.00
LS	11/20/2019 – 11/24/2019 - Edits to Metes and Bounds Description, Acreage, Boundary Map Description, Bases Value, Projected Revenue Schedules, Map revisions with COH GIS, Amended Project Plan text, per requests from ED, includes mileage, travel and parking fees.	LS	\$6,000.00
3	1/6/2020 – draft Request for Qualifications for Professional Engineering and Project Management Services	\$150.00	\$450.00
Subtotal			\$6,750.00
Total			\$6,750.00

Make all checks payable to TIFWorks, LLC

Thank you for your business!



1160 N Dairy Ashford
Suite 500
Houston, TX 77079
T +1 281 589 7257

PROGRESS REPORT

Date: October 15, 2019

Job No.:	GLO Contract No. 14-236-000-8329 RPS 1068.001.007
Report Period:	through October 15, 2019
Reviewed By:	Sylvester Johnson
Project:	GLO City of Houston Hernandez Tunnel

Activities Completed for the Reporting Period

- Final pay estimate for retainage

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
 Hardy/Near Northside Redevelopment Authority
 behalf of Reinvestment Zone Number Twenty-

PROJECT:
 GLO City of Houston Hernandez Tunnel
 Contract No.: 14-236-000-8329

FROM CONTRACTOR:
 NBG Constructors, Inc.
 9702 Synott Rd.
 Houston, TX 77083

CONTRACT FOR:
 Email: Sylvester.Johnson@rpsgroup.com

APPLICATION #: 4
PERIOD TO: Final Retainage
 1068.001.007

Distribution to:

<input type="checkbox"/>	Owner
<input checked="" type="checkbox"/>	Const. Mgr
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Contractor

CONTRACT DATE:
APPLICATION DATE: 10/9/19

CONTRACTOR'S APPLICATION FOR PAYMENT

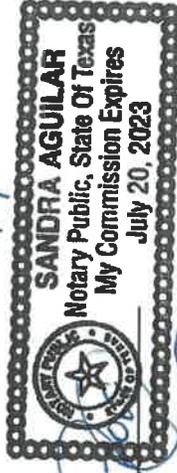
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM ----- \$ 636,009.00
2. Net change by Change Orders ----- \$ 3,568.72
3. CONTRACT SUM TO DATE (Line 1 +/- 2) ----- \$ 639,577.72
4. TOTAL COMPLETED & STORED TO DATE ----- \$ 639,577.72
 (Column G on Continuation Sheet)
5. RETAINAGE:
 - a. _____ of Completed Work ----- \$ _____
 (Columns D+E on Continuation Sheet)
 - b. 10.0% of Stored Material ----- \$ _____
 (Column F on Continuation Sheet)
 Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet) ----- \$ _____
6. TOTAL EARNED LESS RETAINAGE ----- \$ 639,577.72
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ----- \$ _____
 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE ----- \$ 575,619.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE ----- \$ 63,957.77
 (Line 3 less Line 6)

CONTRACTOR: NBG Constructors, Inc.

By: *[Signature]* Date: 10/9/19

State of: TEXAS
 County of: Harris
 Subscribed and sworn to before me this 9th day of October, 2019



Notary Public: *[Signature]*
 My Commission expires: July 20, 2023
CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect/Engineer certifies to the Owner that to the best of the Architect's/Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$ 63,957.77

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$264.50	
Total approved this Month	\$3,304.22	
TOTALS	\$3,568.72	
NET CHANGES by Change Order		\$3,568.72

ARCHITECT/ENGINEER

By: *[Signature]* Date: 10/15/19

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
GLO City of Houston, Hernandez Tunnel
Contract No.: 14-236-000-8329

APPLICATION NUMBER: 4
APPLICATION DATE: 10/9/19
PERIOD TO: Final Retainage
ARCHITECT'S PROJECT NO: 1068.001.007

A Item No.	B Description of Work	C Unit Price	D Plan Qty	E Scheduled Value	F		G Work Completed	H Current Qty	I Current Billing \$	J Materials Presently Stored (Not in D or E)	K Total Qty to Date	L Total Completed And Stored To Date (D + E + F)	M % (G/C)	N Balance To Finish (C - G)	O Retainage
					Previous Qty	Previous Billing \$ (D + E)									
1.	Mobilization	1,000 \$ 61,000.00	1,000	\$ 61,000.00	1,000	\$ 61,000.00	1,000	\$ 61,000.00	100.00%	\$ -	1,000	\$ 61,000.00	100.00%	\$ -	\$ -
2.	SWPPP for Tunnel and South Ramp Rehab	1,000 \$ 5,000.00	1,000	\$ 5,000.00	1,000	\$ 5,000.00	1,000	\$ 5,000.00	100.00%	\$ -	1,000	\$ 5,000.00	100.00%	\$ -	\$ -
3.	Traffic Control and Regulation	1,000 \$ 20,000.00	1,000	\$ 20,000.00	1,000	\$ 20,000.00	1,000	\$ 20,000.00	100.00%	\$ -	1,000	\$ 20,000.00	100.00%	\$ -	\$ -
4.	Protect Sign	1,000 \$ 1,000.00	1,000	\$ 1,000.00	1,000	\$ 1,000.00	1,000	\$ 1,000.00	100.00%	\$ -	1,000	\$ 1,000.00	100.00%	\$ -	\$ -
5.	Remove and Refurbish existing traffic signs on tunnel entrances (clearance signs, flood gauge signs, tunnel name signs)	4,000 \$ 50.00	4,000	\$ 200.00	4,000	\$ 200.00	4,000	\$ 200.00	100.00%	\$ -	4,000	\$ 200.00	100.00%	\$ -	\$ -
6.	Install traffic signs on tunnel entrances (clearance signs, flood gauge signs, tunnel name signs)	10,000 \$ 100.00	10,000	\$ 1,000.00	10,000	\$ 1,000.00	10,000	\$ 1,000.00	100.00%	\$ -	10,000	\$ 1,000.00	100.00%	\$ -	\$ -
7.	Thermoplastic Pavement Marking (4" Wide) White-Solid - Tunnel and South Ramp	10,200,000 \$ 0.75	10,200,000	\$ 7,650.00	10,200,000	\$ 7,650.00	10,200,000	\$ 7,650.00	100.00%	\$ -	10,200,000	\$ 7,650.00	100.00%	\$ -	\$ -
8.	Thermoplastic Pavement Marking (4" Wide) Yellow-Solid - Tunnel and South Ramp	14,460,000 \$ 0.75	14,460,000	\$ 1,084.50	14,460,000	\$ 1,084.50	14,460,000	\$ 1,084.50	100.00%	\$ -	14,460,000	\$ 1,084.50	100.00%	\$ -	\$ -
9.	Thermoplastic Pavement Marking (24" Wide) White-Solid - Tunnel and South Ramp	180,000 \$ 5.50	180,000	\$ 990.00	180,000	\$ 990.00	180,000	\$ 990.00	100.00%	\$ -	180,000	\$ 990.00	100.00%	\$ -	\$ -
10.	Thermoplastic Pavement Marking (24" Wide) Yellow - Solid - Tunnel and South Ramp	222,000 \$ 5.50	222,000	\$ 1,221.00	222,000	\$ 1,221.00	222,000	\$ 1,221.00	100.00%	\$ -	222,000	\$ 1,221.00	100.00%	\$ -	\$ -
11.	Raised Pav Marker T/I with Two Face Reflective (W/Y)	343,000 \$ 4.00	343,000	\$ 1,372.00	343,000	\$ 1,372.00	343,000	\$ 1,372.00	100.00%	\$ -	343,000	\$ 1,372.00	100.00%	\$ -	\$ -
12.	1.5-inch asphalt replacement including stripping of existing asphalt	1845,000 \$ 30.00	1845,000	\$ 55,350.00	1845,000	\$ 55,350.00	1845,000	\$ 55,350.00	100.00%	\$ -	1,845,000	\$ 55,350.00	100.00%	\$ -	\$ -
13.	Remove existing concrete rail and install Type PR 1 pedestrian rail on south end walkway on west side	125,000 \$ 200.00	125,000	\$ 25,000.00	125,000	\$ 25,000.00	125,000	\$ 25,000.00	100.00%	\$ -	125,000	\$ 25,000.00	100.00%	\$ -	\$ -
14.	Finish concrete surface of tunnel walls	30,550,000 \$ 0.45	30,550,000	\$ 13,747.50	30,550,000	\$ 13,747.50	30,550,000	\$ 13,747.50	100.00%	\$ -	30,550,000	\$ 13,747.50	100.00%	\$ -	\$ -
15.	Remove and repair delaminated/spalled concrete	1,650,000 \$ 95.00	1,650,000	\$ 156,750.00	1,650,000	\$ 156,750.00	1,650,000	\$ 156,750.00	100.00%	\$ -	1,650,000	\$ 156,750.00	100.00%	\$ -	\$ -
16.	Remove median crash cushion attenuator at south tunnel entrance	1,000 \$ 4,000.00	1,000	\$ 4,000.00	1,000	\$ 4,000.00	1,000	\$ 4,000.00	100.00%	\$ -	1,000	\$ 4,000.00	100.00%	\$ -	\$ -
17.	Install median crash cushion attenuator at south tunnel entrance	1,000 \$ 23,000.00	1,000	\$ 23,000.00	1,000	\$ 23,000.00	1,000	\$ 23,000.00	100.00%	\$ -	1,000	\$ 23,000.00	100.00%	\$ -	\$ -
18.	Anti-Graffiti Coating (Permanent-Type III) for all surfaces within the tunnel and east and west retaining walls	277,716,500 \$ 0.90	277,716,500	\$ 24,944.85	277,716,500	\$ 24,944.85	277,716,500	\$ 24,944.85	100.00%	\$ -	27,716,500	\$ 24,944.85	100.00%	\$ -	\$ -
19.	Repair cracks in concrete within the tunnel and along west side retaining walls for south entrance by epoxy injection, grout filling, routing and sealing, or surface sealing	800,000 \$ 55.00	800,000	\$ 44,000.00	800,000	\$ 44,000.00	800,000	\$ 44,000.00	100.00%	\$ -	800,000	\$ 44,000.00	100.00%	\$ -	\$ -
20.	Remove and Salvage existing traffic signal equipment at the north and south tunnel entrance	2,000 \$ 2,000.00	2,000	\$ 4,000.00	2,000	\$ 4,000.00	2,000	\$ 4,000.00	100.00%	\$ -	2,000	\$ 4,000.00	100.00%	\$ -	\$ -
21.	Provide and install all work shown on plans and described in specifications including as follows: Provide and install tunnel lighting, pedestrian walkway lighting, traffic signal lights, lighting controller and all required appurtenances as shown on plans and as described in specifications for a complete operating system	1,000 \$ 84,000.00	1,000	\$ 84,000.00	1,000	\$ 84,000.00	1,000	\$ 84,000.00	100.00%	\$ -	1,000	\$ 84,000.00	100.00%	\$ -	\$ -
22.	Remove and Repair delaminated/spalled concrete	472,810 \$ 170.00	472,810	\$ 80,377.70	472,810	\$ 80,377.70	472,810	\$ 80,377.70	100.00%	\$ -	472,810	\$ 80,377.70	100.00%	\$ -	\$ -
23.	Repair Cracks along all surfaces within project limits	307,810 \$ 45.00	307,810	\$ 13,851.45	307,810	\$ 13,851.45	307,810	\$ 13,851.45	100.00%	\$ -	307,810	\$ 13,851.45	100.00%	\$ -	\$ -
24.	Street Cut Permit	1,000 \$ 5,000.00	1,000	\$ 5,000.00	1,000	\$ 5,000.00	1,000	\$ 5,000.00	100.00%	\$ -	1,000	\$ 5,000.00	100.00%	\$ -	\$ -
25.	Mobility Permit	1,000 \$ 1,000.00	1,000	\$ 1,000.00	1,000	\$ 1,000.00	1,000	\$ 1,000.00	100.00%	\$ -	1,000	\$ 1,000.00	100.00%	\$ -	\$ -
CC01	Additional work required to repair walls & alternative supports for light fixtures	1,000 \$ 4,782.98	1,000	\$ 4,782.98	1,000	\$ 4,782.98	1,000	\$ 4,782.98	100.00%	\$ -	1,000	\$ 4,782.98	100.00%	\$ -	\$ -
CC02	Additional work to prepare retaining walls for the proposed mural	1,000 \$ 7,036.52	1,000	\$ 7,036.52	1,000	\$ 7,036.52	1,000	\$ 7,036.52	100.00%	\$ -	1,000	\$ 7,036.52	100.00%	\$ -	\$ -
CC04	Additional work to change the 8" diameter signal lights into 12" diameter signal lights	1,000 \$ 3,304.22	1,000	\$ 3,304.22	1,000	\$ 3,304.22	1,000	\$ 3,304.22	100.00%	\$ -	1,000	\$ 3,304.22	100.00%	\$ -	\$ -
TOTALS PAGE 2											\$ 449,301.10	\$ 639,577.72	\$ 639,577.72	\$ -	\$ -

Document 00673

CONTRACTOR'S CERTIFICATION OF FINAL COMPLETION

CERTIFICATE OF FINAL COMPLETION OF: Cambridge Bridge Completions and Corrections to Construction Contract

WBS No.: N-000720-002-4

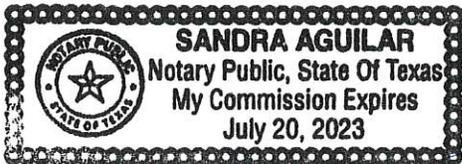
O/A No.: 4600013561

Contract Dated: 3/7/2016

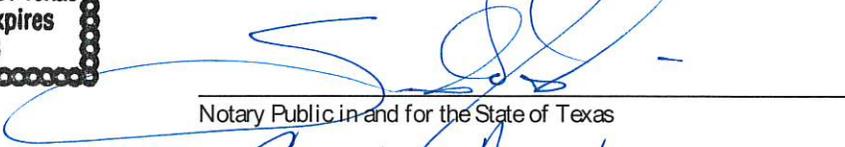
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Boehm who, being by me duly sworn, on his oath says that he or she is President of NBG Constructors, Inc. the Contractor who has performed a contract with the City of Houston for the construction of the Work described above, and is duly authorized to make this affidavit; that he or she has personally examined the Work described above as required by the Contract Documents that said Work and all items thereof have been completed and all known defects made good; that all surplus material, refuse, dirt and rubbish have been cleaned up and removed or disposed of as directed by the City Engineer; that all parts of Work are in a neat, tidy, finished condition and ready in all respects for acceptance by the City; that all gravel or shell roadway surfaces removed during the course of the Work have been replaced in accordance with the specifications, that rates of pay for all labor employed on said Work have not been below the minimum set out in "Labor Classification and Minimum Wage Scale" in Contract Documents and that within the knowledge of affiant all just bills for labor and material and for the rental or use of any equipment or apparatus, used in, on, or in connection with the Work have been paid in full by the Contractor.

By: 



Sworn to and subscribed before me this 9th day of October, 2019


Notary Public in and for the State of Texas

Sandra Aguilar
[Name printed]

My Commission expires: July 20, 2023

AGENDA ITEM 5

City of Houston, Texas, Ordinance No. 2019 - 993

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

* * * * *

WHEREAS, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Twenty-One, City of Houston, Texas ("Zone"), by Ordinance No. 2003-1258, passed December 17, 2003; and

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

WHEREAS, the City desires to enlarge the boundaries of the Zone by adding into the Zone approximately 1,106 acres of land ("Annexation Area") described in Exhibit "A" and depicted in Exhibit "B" attached to this Ordinance; and

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

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

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

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

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

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

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

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

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

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

Section 4. That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 2003-1258, and beginning January 1, 2020, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be January 1 of the year in which this Ordinance becomes effective.

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

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

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

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

APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2019.

Pat J. Haniel
City Secretary **Assistant**

Prepared by Legal Department
AH/ems 11-26-19

Anna L. Howard
Senior Assistant City Attorney

Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0610200177

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

EXHIBIT "A"

**LEGAL DESCRIPTION OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)**

(see legal description immediately following this page)

1 FISCAL YEAR 2020 ANNEXATION FOR TAX INCRMENT REINVESTMENT ZONE NUMBER TWENTY-
2 ONE, (HARDY NEAR/NORTHSIDE ZONE), CITY OF HOUSTON, HARRIS COUNTY, TEXAS:

3
4 This description is comprised of the following tract of land (Tract 1) that are included and the
5 additional 26 tracts (Tracts 2 thru 27) that are excluded, and being situated in Harris County,
6 Texas and being more particularly described as follows:

7
8 **TRACT ONE**

9
10 BEGINNING at the intersection of the westerly right-of-way line of US Highway 59 and the
11 southerly right-of-way line of Liberty Road, same being the northeast corner of a Lot described
12 as Lot 5 Block K, Barnes and Wetmore;

13
14 THENCE, proceeding in a westerly direction along the southern right-of-way line of Liberty Street,
15 same being the northern boundary of said Lot 5 Blk K, Barnes and Wetmore, to the northwest
16 corner of a Lot described as Tracts 1, 1A, 2 & 2A, Block 1 & Tracts 15A & 15B, ABST 327 S M Harris
17 Brackenridge & Cobb;

18
19 THENCE, proceeding in a westerly direction to the northeast corner of a Lot described as Lots 12,
20 13 & 14 & Tract 11, Block 3, 5th Ward Place;

21
22 THENCE, proceeding in a westerly direction along the northern boundary line of said Lots 12, 13
23 & 14 & Tract 11, Block 3, 5th Ward Place, to the northwest corner of said Lots 12, 13 & 14 & Tract
24 11, Block 3, 5th Ward Place, same being the eastern right-of-way line of Jensen Drive, to the
25 northeast corner of a Lot described as Lots 5, 16 & Tracts 4A & 17A, Block 1 Fox and Farmer, same
26 being the western right-of-way line of Jensen Drive;

27
28 THENCE, proceeding in a westerly direction along the northern boundary of said Lots 5, 16 &
29 Tracts 4A & 17A, Block 1 Fox and Farmer, to the northwest corner of said Lots 5, 16 & Tracts 4A
30 & 17A, Block 1 Fox and Farmer, same being the eastern right-of-way line of Davis Street;

31
32 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Lot 6,
33 Block 2, Fox & Farmer, same being the intersection of the northern right-of-way line of Morris
34 Street and the western right-of-way line of Davis Street;

35
36 THENCE, proceeding in a westerly direction to the southwest corner of said Lot 6, Block 2, Fox &
37 Farmer, same being the intersection of the northern right-of-way line of Morris Street and the
38 eastern right-of-way line of Jones Street;

39
40 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Lot 16,
41 Block 1, Richardson, same being the intersection of the northern right-of-way line of Morris
42 Street and the western right-of-way line of Jones Street;

43

44 THENCE, proceeding in a westerly direction along the southern boundary line of said Lot 16, Block
45 1, Richardson, to the southwest corner of a Lot described as Lot 1, Block 1 Richardson, same being
46 the intersection of the northern right-of-way line of Morris Street and the eastern right-of-way
47 line of Stevens Street;

48
49 THENCE, proceeding in a westerly direction to the northeast corner of a Lot described as Lot 1,
50 Block 4, Richardson, same being the intersection of the northern right-of-way line of Morris
51 Street and the Western right-of-way line of Stevens Street;

52
53 THENCE, proceeding in a westerly direction along the southern boundary line of said Lot 1, Block
54 4, Richardson, to the southwesterly corner of said Lot 1, Block 4, Richardson;

55
56 THENCE, proceeding in a southerly direction along the western right-of-way line of Morris Street
57 to the northwesterly corner of a Lot described as Tract 34 ABST 327 S M Harris, same being the
58 eastern boundary line of a Lot described as Tracts 1 & 30, ABST 327 S M Harris;

59
60 THENCE, proceeding in a southerly direction along the western boundary of said Tract 34 ABST
61 327 S M Harris, to the southwest corner of said Tract 34 ABST 327 S M Harris, same being the
62 northwest corner of a Lot described as Reserve A, Block 1, Tract 35, ABST 327 S M Harris, Ben
63 Restaurant;

64
65 THENCE, proceeding in a southerly direction along the easterly-most western boundary of said
66 Reserve A, Block 1, Tract 35, ABST 327 S M Harris, Ben Restaurant, to the northerly-most
67 southwest corner of said Reserve A, Block 1, Tract 35, ABST 327 S M Harris, Ben Restaurant, same
68 being the intersection of the easterly-most western boundary of said Reserve A, Block 1, Tract
69 35, ABST 327 S M Harris, Ben Restaurant, and the southerly-most northern boundary of said
70 Reserve A, Block 1, Tract 35, ABST 327 S M Harris, Ben Restaurant;

71
72 THENCE, proceeding in a westerly direction along the southerly-most northern boundary of said
73 Reserve A, Block 1, Tract 35, ABST 327 S M Harris, Ben Restaurant, to the southerly-most
74 northwest corner of said Reserve A, Block 1, Tract 35, ABST 327 S M Harris, Ben Restaurant, same
75 being the northeastern corner of a Lot described as Tract 1, Block 27, Chapmans Sec 2;

76 THENCE, proceeding in a westerly direction along the northern boundary line of said Tract 1,
77 Block 27, Chapmans Sec 2, to the northwestern corner of said Tract 1, Block 27, Chapmans Sec 2,
78 same being the intersection of the eastern right-of-way line of Carr Street and the northern right-
79 of-way line of Carr Street;

80
81 THENCE, proceeding along the northern right-of-way line of Carr Street to the intersection of the
82 western right-of-way line of Carr Street and the northern right-of-way line of Carr Street, same
83 being the northeast corner of a Lot described as Lot 1, Tracts 2 & 3, Block 28, Chapmans Section
84 2;

85
86 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 1, Tracts 2
87 & 3, Block 28, Chapmans Section 2, to the northwest corner of said Lot 1, Tracts 2 & 3, Block 28,

88 Chapmans Section 2, same being the eastern boundary line of a Lot described as Tract 64, ABST
89 327 S M Harris;

90
91 THENCE, proceeding in a northerly direction along the eastern boundary line of said Tract 64,
92 ABST 327 S M Harris, to the northeast corner of said Tract 64, ABST 327 S M Harris;

93
94 THENCE, proceeding in a westerly direction along the northern boundary of said Tract 64, ABST
95 327 S M Harris, to the northwest corner of said Tract 64, ABST 327 S M Harris, same being the
96 northeastern corner of a Lot described as Tract R1, Noble Tract, ABST 327 S M Harris;

97
98 THENCE, proceeding in a westerly direction along the northern boundary of said Tract R1, Noble
99 Tract, ABST 327 S M Harris, to the northwest corner of said Tract R1, Noble Tract, ABST 327 S M
100 Harris, same being the eastern boundary of a Lot described as Tracts 8 & 9, Noble Tract, ABST
101 327 S M Harris;

102
103 THENCE, proceeding in a northerly direction along the eastern boundary of said Tracts 8 & 9,
104 Noble Tract, ABST 327 S M Harris, to the northeast corner of said Tracts 8 & 9, Noble Tract, ABST
105 327 S M Harris;

106
107 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 8 & 9,
108 Noble Tract, ABST 327 S M Harris, to the northwest corner of a Lot described as Tracts 5 & 6,
109 Noble Tract, ABST 327 S M Harris, same being the eastern right-of-way line of Maury Street;

110
111 THENCE, proceeding in a westerly direction to the northeast corner of a Lot described as Tracts
112 11 & 12, Block 63, Little & Dickinson, same being the western right-of-way line of Maury Street;

113
114 THENCE, proceeding in a southerly direction along the eastern boundary line of said Tracts 11 &
115 12, Block 63, Little & Dickinson, same being the western right-of-way line of Maury Street, to the
116 northeast corner of a Lot described as Tracts 7 & 8, Block 50, Little & Dickinson, same being the
117 intersection of the western right-of-way line of Maury Street and the southern right-of-way line
118 of Morris Street;

119
120 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 7 & 8,
121 Block 50, Little & Dickinson, same being the southern right-of-way line of Morris Street, to the
122 northwest corner of a Lot described as Lot 14, Block 1, Cochran Estates Amend, same being the
123 intersection of the southern right-of-way line of Morris Street and the eastern right-of-way line
124 of Cochran Street;

125
126 THENCE, proceeding in a northerly direction to the southwest corner of a Lot described as Tracts
127 1C & 2C, Block 57, Little & Dickinson, same being the intersection of the northern right-of-way
128 line of Morris Street and the eastern right-of-way line of Cochran Street;

129
130 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Cochran Street
131 to the southwest corner of a Lot described as Tracts 1 & 2A, Block 1, Allen & Oliver, same being
132 the intersection of the northern right-of-way line of Genova Street and the eastern right-of-way
133 line of Cochran Street;
134
135 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Tracts
136 7 & 8A, Block 2 Allen & Oliver, same being the intersection of the northern right-of-way line of
137 Genova Street and the western right-of-way line of Cochran Street;
138
139 THENCE, proceeding in a westerly direction along the southern boundary of said Tracts 7 & 8A,
140 Block 2 Allen & Oliver, same being the northern right-of-way line of Genova Street, to the
141 southwest corner of a Lot described as Lot 1, Block 2 Allen & Oliver, same being the intersection
142 of the northern right-of-way line of Genova Street and the eastern right-of-way line of Reynolds
143 Street;
144
145 THENCE, proceeding in a westerly direction to the southwest corner of a Lot described as Tracts
146 1B & 2, Block 3, Allen & Oliver, same being the western right-of-way line of Reynolds Street;
147
148 THENCE, proceeding in a southerly direction along the western right-of-way line of Reynolds
149 Street, to the southwest corner of a Lot described as Tract 3A & 4, Block 3, Allen & Oliver, same
150 being the intersection of the western right-of-way line of Reynolds Street and the northern right-
151 of-way line of Morris Street;
152
153 THENCE, proceeding in a southwesterly direction along the southern boundary of said Tract 3A
154 & 4, Block 3, Allen & Oliver, same being the northern right-of-way line of Morris Street, to the
155 southwest corner of a Lot described as Tracts 94A & 95A, Block 64, Ruby's U/R, same being the
156 intersection of the northern right-of-way of Morris Street and the eastern right-of-way line of
157 Common Street;
158
159 THENCE, proceeding in a northwesterly direction along the eastern right-of-way line of Common
160 Street, to the southwest corner of a Lot described as Tract 2A, Block 2, Couch Park Section 1;
161
162 THENCE, proceeding along the western boundary of said Tract 2A, Block 2, Couch Park Section 1,
163 same being the eastern right-of-way line of Common Street, to the northeast corner of said Tract
164 2A, Block 2, Couch Park Section 1;
165

166 THENCE, proceeding in a easterly direction along the southern right-of-way line of Common Park
167 Drive, to the northeast corner of a Lot Tract 6A, Block 2, Couch Park Section 1, same being the
168 intersection of the southern right-of-way line of Common Park Drive, and the eastern right-of-
169 way line of Common Park Drive;

170
171 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Common Park
172 Drive to southeast corner of a Lot described as Tract 7A, Block 1, Couch Park Section 1, same
173 being the intersection of the eastern right-of-way line of Common Park Drive and the northern
174 right-of-way line of Common Park Drive;

175
176 THENCE, proceeding in a westerly direction along the southern boundary line of said Tract 7A,
177 Block 1, Couch Park Section 1, same being the northern right-of-way line of Common Park Drive,
178 to the southeast corner of a Lot described as Tract 1A, Block 1 & Tract 2B, Block 3, Couch Park
179 Section 2, Couch Park Section 1;

180
181 THENCE, proceeding in a northerly direction along the eastern boundary of said Tract 1A, Block
182 1 & Tract 2B, Block 3, Couch Park Section 2, Couch Park Section 1, to the northeastern corner of
183 said Tract 1A, Block 1 & Tract 2B, Block 3, Couch Park Section 2, Couch Park Section 1, same being
184 the southern boundary of a Lot described as southwest corner of a Lot described as Lot 23, Maxey
185 & Plunkett;

186
187 THENCE, proceeding in a easterly direction along the southern boundary of said Lot 23, Maxey &
188 Plunkett, to the southeast corner of said Lot 23, Maxey & Plunkett;

189
190 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 23, Maxey &
191 Plunkett, to the northeast corner of said Lot 23, Maxey & Plunkett, same being the southern
192 right-of-way line of Panama Boulevard;

193
194 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Lot 8,
195 Maxey & Plunkett, same being the northern right-of-way line of Panama Boulevard;

196
197 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 8, Maxey &
198 Plunkett, to the northeast corner of said Lot 8, Maxey & Plunkett;

199
200 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 8, Maxey &
201 Plunkett, to the southeast corner of a Lot described as Lot 8 & Tracts 7 & 9A, Hammock;

202

203 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 8 & Tracts 7
204 & 9A, Hammock, to the northeast corner of said Lot 8 & Tracts 7 & 9A, Hammock, same being
205 the southern right-of-way line of Hammock Street;
206
207 THENCE, proceeding in an easterly direction along the southern right-of-way line of Hammock
208 Street, to the intersection of the southern right-of-way line of Hammock Street and the eastern
209 right-of-way line of Hammock Street;
210
211 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Hammock
212 Street to the intersection of the eastern right-of-way line of Hammock Street and the northern
213 right-of-way line of Hammock Street;
214
215 THENCE, proceeding in a westerly direction, along the northern right-of-way line of Hammock
216 Street, to the southeast corner of a Lot described as Lot 94, McGowen;
217
218 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 94,
219 McGowen, to the northeast corner of said Lot 94, McGowen, same being the southeast corner
220 of a Lot described as Lot 93, McGowen;
221
222 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 93,
223 McGowen, to the northeast corner of said Lot 93, McGowen, same being the southern right-of-
224 way line of Luzon Street;
225
226 THENCE, proceeding in a northerly direction by projecting a line to the southwest corner of a Lot
227 described as Lot 10 & Tract 11, Block 9, North Oaks, same being the intersection of the northern
228 right-of-way line of Luzon Street and the eastern right-of-way line of Moore Street;
229
230 THENCE, proceeding in a northerly direction along the western boundary of said Lot 10 & Tract
231 11, Block 9, North Oaks, same being eastern right-of-way line of Moore Street, to the northwest
232 corner of a Lot described as Lot 18, Block 9, North Oaks, same being the intersection of the
233 eastern right-of-way line of Moore Street and the southern right-of-way line of Halpern Street;
234
235 THENCE, proceeding in a easterly direction along the northern boundary of said Lot 18, Block 9,
236 North Oaks, same being the southern right-of-way line of Halpern Street, a distance of
237 approximately 40 feet;
238

239 THENCE, proceeding in a northerly direction by projecting a line to the southwest corner of a Lot
240 described as Tracts 12 thru 16, Block 2, North Oaks, same being the intersection of the northern
241 right-of-way line of Halpern Street and the western right-of-way line of Moore Street;

242
243 THENCE, proceeding in a northerly direction along the western boundary of said Tracts 12 thru
244 16, Block 2, North Oaks, same being the eastern right-of-way line of Moore Street, to the
245 northwest corner of a Lot described as Tract 22, Block 2 North Oaks, same being the intersection
246 of the eastern right-of-way line of Moore Street and the southern right-of-way line of Hays Street;

247
248 THENCE, proceeding in an easterly direction along the northern boundary of said Tract 22, Block
249 2 North Oaks, same being the southern right-of-way line of Hays Street to the northwest corner
250 of a Lot described as Lot 22 & Tract 21, Block 5, North Oaks, same being the intersection of the
251 northern right-of-way line of Hays Street and the eastern right-of-way line of Robertson Street;

252
253 THENCE, proceeding in an easterly direction along the northern right-of-way line of Hays Street,
254 same being the northern boundary of said Lot 22 & Tract 21, Block 5, North Oaks a distance of
255 approximately 40 feet;

256
257 THENCE, proceeding in a northerly direction, by projecting a line to the southwest corner of a Lot
258 described as Lot 5 & Tract 4A, Block 19, Ryon, same being the intersection of the northern right-
259 of-way line of Hays Street and the eastern right-of-way line of Robertson Street;

260
261 THENCE, proceeding in a northerly direction along the western boundary of said Lot 5 & Tract 4A,
262 Block 19, Ryon, same being the eastern right-of-way line of Robertson Street, to the northwest
263 corner of a Lot described as Tracts 1A & 2A, Block 40, Ryon, same being the intersection of the
264 eastern right-of-way line of Robertson Street and the southern right-of-way line of Collingsworth
265 Street;

266
267 THENCE, proceeding in an easterly direction along the northern boundary of said Tracts 1A & 2A,
268 Block 40, Ryon, same being the southern right-of-way line of Collingsworth Street to the
269 northeast corner of a Lot described as Lot 6, Block 46, Ryon, same being the intersection of the
270 southern right-of-way line of Collingsworth Street and the western right-of-way line of Maury
271 Street;

272
273 THENCE, proceeding in a northerly direction to the northerly-most southeast corner of a Lot
274 described Tract 9, Block 53, Ryon, same being the intersection of the northern right-of-way line
275 of Collingsworth Street and the western right-of-way line of Maury Street;

276

277 THENCE, proceeding in a southwesterly direction along the southern boundary of said Tract 9,
278 Block 53, Ryon, same being the northern right-of-way line of Collingsworth Street, to the
279 southerly-most southeast corner of said Tract 9, Block 53, Ryon;

280
281 THENCE, proceeding in a westerly by southwesterly direction along the northern right-of-way line
282 of Collingsworth Street to the southwest corner of a Lot described as Tract 5 Block 53, Ryon, same
283 being the intersection of the northern right-of-way line of Collingsworth Street and the eastern
284 right-of-way line of Hardy Street;

285
286 THENCE, proceeding in a northerly direction along the eastern boundary of said Tract 5 Block 53,
287 Ryon, same being the eastern right-of-way line of Hardy Street, to the northwest corner of a Lot
288 described as Lot 1 & Tract 2A, Block 73, Ryon, same being the intersection of the eastern right-
289 of-way line of Hardy Street and the southern right-of-way line of Erin Street;

290
291 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1 & Tract
292 2A, Block 73, Ryon, same being the southern right-of-way line of Erin Street, to the northeast
293 corner of a Lot described as Lot 6, Block 74, Ryon, same being the intersection of the southern
294 right-of-way line of Erin Street and the western right-of-way line of Maury Street;

295
296 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Lot 10,
297 Block 81, Ryon, same being the intersection of the southern right-of-way line of Erin Street and
298 the western right-of-way line of Maury Street;

299
300 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 10, Block 81,
301 Ryon, same being the northern right-of-way line of Erin Street, to the southwest corner of a Lot
302 described as Lot 5, Block 80, Ryon, same being the intersection of the northern right-of-way line
303 of Erin Street and the eastern right-of-way line of Hardy Street;

304
305 THENCE, proceeding in a northerly direction along the western boundary of said Lot 5, Block 80,
306 Ryon, same being the eastern right-of-way line of Hardy Street, to the southwest corner of a Lot
307 described as Lot 5, Block 87, Ryon, same being the intersection of the eastern right-of-way line
308 of Hardy Street and the northern right-of-way line of Finch Street;

309
310 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Lot 10,
311 Block 86, Ryon, same being the intersection of the northern right-of-way line of Finch Street and
312 the western right-of-way line of Hardy Street;

313

314 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 10, Block 86,
315 Ryon, same being the northern right-of-way line of Finch Street, to the southeast corner of a Lot
316 described as Lot 10, Block 85, Ryon, same being the intersection of the northern right-of-way line
317 of Finch Street and the western right-of-way line of Terry Street;

318
319 THENCE, proceeding in a southerly direction along the western right-of-way line of Terry Street,
320 to the southeast corner of a Lot described as Lot 10, Block 78, Ryon, same being the intersection
321 of the western right-of-way line of Terry Street and the northern right-of-way line of Erin Street;

322
323 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 10, Block 78,
324 Ryon, same being the northern right-of-way line of Erin Street, to the southwest corner of a Lot
325 described as Lots 4 & 5, Block 75, Ryon, same being the intersection of the northern right-of-way
326 line of Erin Street and the eastern right-of-way line of Robertson Street;

327
328 THENCE, proceeding in a northerly direction along the western boundary of said Lots 4 & 5, Block
329 75, Ryon, same being the eastern right-of-way line of Robertson Street, to the northwest corner
330 of a Lot described as Lot 1, Block 89, Ryon, same being the intersection of the eastern right-of-
331 way line of Robertson Street and the southern right-of-way line of Malvern Street;

332
333 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 89,
334 Ryon, same being the southern right-of-way line of Malvern Street, to the northwest corner of a
335 Lot described as Lot 1, Block 90, Ryon, same being the intersection of the southern right-of-way
336 line of Malvern Street and the eastern right-of-way line of Cochran Street;

337
338 THENCE, proceeding in a northerly direction, along the eastern right-of-way line of Cochran
339 Street, to the northwest corner of a Lot described as Lots 1 & 2, Block 97, Ryon, same being the
340 intersection of the eastern right-of-way line of Cochran Street and the southern right-of-way line
341 of Weiss Street;

342
343 THENCE, proceeding in an easterly direction along the northern boundary line of said Lots 1 & 2,
344 Block 97, Ryon, same being the southern right-of-way line of Weiss Street, to the northeast
345 corner of a Lot described as Lot 6, Block 101, Ryon, same being the intersection of the southern
346 right-of-way of Weiss Street and the western right-of-way line of Elysian Street;

347
348 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 6, Block 101,
349 Ryon, same being the western right-of-way line of Elysian Street, to the northeast corner of a Lot
350 described as Lot 6, Block 87, Ryon, same being the intersection of the western right-of-way line
351 of Elysian Street and the southern right-of-way line of Egypt Street;

352
353 THENCE, proceeding in an easterly direction along the southern right-of-way line of Egypt Street
354 to the northeast corner of a Lot described as Tracts 6A & 7A, Block 88, Ryon, same being the
355 intersection of the southern right-of-way line of Egypt Street and the western right-of-way line
356 of Maury Street;

357
358 THENCE, proceeding in a northerly direction along the western right-of-way line of Maury Street
359 to the southeast corner of a Lot described as Tracts 9A & 10A, Block 102, Ryon, same being the
360 intersection of the western right-of-way line of Maury Street and the northern right-of-way line
361 of Malvern Street;

362
363 THENCE, proceeding in a westerly direction along the southern boundary of said Tracts 9A & 10A,
364 Block 102, Ryon, same being the northern right-of-way of Malvern Street, to the southwest
365 corner of a Lot described as Lot 5, Block 102, Ryon, same being the intersection of the northern
366 right-of-way line of Malvern Street and the eastern right-of-way line of Elysian Street;

367
368 THENCE, proceeding in a northerly direction along the western boundary of said Lot 5, Block 102,
369 Ryon, same being the eastern right-of-way line of Elysian Street, to the northwest corner of a Lot
370 described as Lot 1, Block 102, Ryon, same being the intersection of the eastern right-of-way line
371 of Elysian Street and the southern right-of-way line of Weiss Street;

372
373 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 102,
374 Ryon, same being the southern right-of-way line of Weiss Street, to the northeast corner of a Lot
375 described as Lot 6, Block 102, Ryon, same being the intersection of the southern right-of-way line
376 of Weiss Street and the western right-of-way line of Maury Street;

377
378 THENCE, proceeding in a northerly direction along the western right-of-way line of Maury Street
379 to the southeast corner of a Lot described as Lot 5, Block 109, Ryon, same being the intersection
380 of the western right-of-way line of Maury Street and the northern right-of-way line of Weiss
381 Street;

382
383 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 5, Block 109,
384 Ryon , same being the northern right-of-way line of Weiss Street, to the southwest corner of a
385 Lot described as Lots 4 & 5, Block 105, Ryon, same being the intersection of the northern right-
386 of-way line of Weiss Street and the eastern right-of-way line of Gano Street;

387
388 THENCE, proceeding in a northerly direction along the western boundary of said Lots 4 & 5, Block
389 105, Ryon, same being the eastern right-of-way line of Gano Street, to the southwest corner of a

390 Lot described as Tract 5B, Block 112, Ryon, same being the intersection of the eastern right-of-
391 way line of Gano Street and the northern right-of-way line of Amunden Street;

392
393 THENCE, proceeding in a westerly direction along the northern right-of-way line of Amunden
394 Street, to the southwest corner of a Lot described as Lots 4, 5 and 11, Block 110, Ryon, same
395 being the intersection of the northern right-of-way line of Amunden Street and the eastern right-
396 of-way line of Robertson Street;

397
398 THENCE, proceeding in a northerly direction along the western boundary of said Lots 4, 5 and 11,
399 Block 110, Ryon, same being the eastern right-of-way line of Robertson Street, to the northwest
400 corner of a Lot described as Lot 1, Block 117, Ryon, same being the intersection of the eastern
401 right-of-way line of Robertson Street and the southern right-of-way line of Evelyn Street;

402
403 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 117,
404 Ryon, same being the southern right-of-way line of Evelyn Street, to the northeast corner of a Lot
405 described as Lot 6, Block 123, Ryon, same being the intersection of the southern right-of-way line
406 of Evelyn Street and the western right-of-way line of Maury Street;

407
408 THENCE, proceeding in a northerly direction along the western right-of-way line of Maury Street
409 to the southeast corner of a Lot described as Lot 10, Block 44, Ryon, same being the intersection
410 of the western right-of-way line of Maury Street and the northern right-of-way line of Moody
411 Street;

412
413 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 10, Block 44,
414 Ryon, same being the northern right-of-way line of Moody Street, to the southwest corner of a
415 Lot described as Lot 5, Block 138, Ryon, same being the intersection of the northern right-of-way
416 line of Moody Street and the eastern right-of-way line of Robertson Street;

417
418 THENCE, proceeding in a northerly direction along the western boundary of said Lot 5, Block 138,
419 Ryon, a distance of approximately 30 feet;

420
421 THENCE, proceeding westward by projecting a line to the southeast corner of a Lot described as
422 Lot 42, Block 25, Lindale Park Section 3, same being the intersection of the northern right-of-way
423 line of Moody Street and the western right-of-way line of Robertson Street;

424
425 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 42, Block 25,
426 Lindale Park Section 3, same being the northern right-of-way line of Moody Street to the
427 southwest corner of a Lot described as Lot 25, Block 25, Lindale Park Section 3;

428
429 THENCE, proceeding in a northerly direction along the western boundary of said Lot 25, Block 25,
430 Lindale Park Section 3, to the northeast corner of a Lot described as Lot 18, Block 25, Lindale Park
431 Section 3, same being the southern right-of-way line of Canadian Street;
432
433 THENCE, proceeding in an easterly direction along the southern right-of-way line of Canadian
434 Street, to the northeasterly corner of a Lot described as Lot 1, Block 25, Lindale Park Section 3,
435 same being the intersection of the southern right-of-way line of Canadian Street and the western
436 right-of-way line of Robertson Street;
437
438 THENCE, proceeding in a northeasterly direction to the northwest corner of a Lot described as
439 Lot 1, Block 138, Ryon, same being the intersection of the eastern right-of-way line of Robertson
440 Street and the southern right-of-way line of Gaines Street;
441
442 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 138,
443 Ryon, same being the southern right-of-way line of Gaines Street to the northeast corner of a Lot
444 described as Lots 6 & 7, Block 144, Ryon;
445 THENCE, proceeding in an easterly direction to the western boundary of a Lot described as Tract
446 R110, ABST 195 J S Collins;
447
448 THENCE, proceeding in a northerly direction along the western boundary of said Tract R110, ABST
449 195 J S Collins, to the southeast corner of a Lot described as Lots 1 thru 12 & Tracts 14 & 15, Block
450 151 & Lots 4, 5, 9, 10 & 11 & Tracts 3A, 8A & 14A, Block 158, Ryon;
451
452 THENCE, proceeding in a northerly direction along the eastern boundary of said Lots 1 thru 12 &
453 Tracts 14 & 15, Block 151 & Lots 4, 5, 9, 10 & 11 & Tracts 3A, 8A & 14, Block 158, Ryon, to the
454 northeast corner of said Lots 1 thru 12 & Tracts 14 & 15, Block 151 & Lots 4, 5, 9, 10 & 11 & Tracts
455 3A, 8A & 14, Block 158, Ryon;
456
457 THENCE, proceeding in a northerly direction along the eastern right-of-way of Maury Street, a
458 distance of approximately 60 feet;
459
460 THENCE, proceeding in a westerly direction by projecting a line to the southeast corner of a Lot
461 described as Lot 10, Block 179, Ryon, same being the intersection of the western right-of-way of
462 Maury Street and the northern right-of-way of Griffin Street;
463
464 THENCE, proceeding in a westerly direction, along the southern boundary of said Lot 10, Block
465 179, Ryon, same being the northern right-of-way of Griffin Street, to the southeast corner of a

466 Lot described as Lot 10, Block 178, Ryon, same being the intersection of the northern right-of-
467 way of Griffin Street and the western right-of-way line of Elysian Street;

468
469 THENCE, proceeding in a southerly direction to the northeast corner of a Lot described as Lot 6,
470 Block 171, Ryon, same being the intersection of the western right-of-way line of Elysian Street
471 and the southern right-of-way line of Griffin Street;

472
473 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 6, Block 171,
474 Ryon, same being the western right-of-way line of Elysian Street to the southeast corner of a Lot
475 described as Lots 9 & 10 & Tract 8A, Block 150, Ryon, same being the intersection of the western
476 right-of-way line of Elysian Street and the northern right-of-way line of Gaines Street;

477
478 THENCE, proceeding in a westerly direction along the southern boundary of said Lots 9 & 10 &
479 Tract 8A, Block 150, Ryon, same being the northern right-of-way line of Gaines Street to the
480 southwestern corner of a Lot described as Lot 5, Block 145, Ryon, same being the intersection of
481 the northern right-of-way line of Gaines Street and the eastern right-of-way line of Robertson
482 Street;

483
484 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Lot 42
485 & Tract 41, Block 24, Lindale Park Section 3, same being the intersection of the northern right-of-
486 way line of Canadian Street and the western right-of-way line of Robertson Street;

487
488 THENCE, proceeding in a westerly direction along the northern right-of-way line of Canadian
489 Street to the southwest corner of a Lot described as Lots 22 & Tract 23, Block 25, Lindale Park
490 Section 3, same being the intersection of the northern right-of-way line of Canadian Street and
491 the eastern right-of-way line of Irvington Boulevard;

492
493 THENCE, proceeding in a northerly direction along the western boundary of said Lots 22 & Tract
494 23, Block 25, Lindale Park Section 3, same being the eastern right-of-way line of Irvington
495 Boulevard, to the intersection of the eastern right-of-way line of Irvington Boulevard and the
496 southern right-of-way line of Kelly Street, same being the Lot 20 & 21, Block 4, Lindale Park
497 Section 1;

498
499 THENCE, proceeding in an easterly direction along the southern right-of-way line of Kelly Street
500 to the northeast corner of a Lot described as Lot 1 & Tract 2A, Block 4, Lindale Park Section 1,
501 same being the intersection of the southern right-of-way of Kelly Street and the western right-
502 of-way line of Robertson Street;

503

504 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Tracts
505 2A, 3, 11A & 12C, Block 208, Ryon, same being the eastern right-of-way line of Robertson Street;
506

507 THENCE, proceeding in a northerly direction along the western boundary of said Tracts 2A, 3, 11A
508 & 12C, Block 208, Ryon, same being the eastern right-of-way line of Robertson Street, to the
509 northwest corner of a Lot described as Tracts 11A & 12A, Block 208, Ryon, same being the
510 intersection of the eastern right-of-way line of Robertson Street and the southern right-of-way
511 line of Interstate 610 Loop North;

512
513 THENCE, proceeding in a westerly direction along the southern right-of-way line of Interstate 610
514 Loop North, to the northwest corner of a Lot described as Tracts 22A & 23A, Block 1, Lindale Park
515 Section 1, same being the intersection of the southern right-of-way line of Interstate 610 Loop
516 North and the eastern right-of-way line of Irvington Boulevard;

517
518 THENCE, proceeding in a northerly direction to the southwest corner of a Lot described as Tracts
519 1, 2B & 3B, Block 3, Lindale Court, same being the intersection of the eastern right-of-way line of
520 Irvington Boulevard and the northern right-of-way line of Interstate 610 Loop North;

521
522 THENCE, proceeding in an easterly direction along the northern right-of-way line of Interstate
523 610 Loop North, to the southeast corner of a Lot described as Lot 48, Block 3, Lindale Court;

524
525 THENCE, proceeding in a northerly direction along the along the eastern boundary of said Lot 48,
526 Block 3, Lindale Court, to the southwest corner of a Lot described as Lot 50 & Tract 51A, Block 3,
527 Lindale Court;

528
529 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 50 & Tract
530 51A, Block 3, Lindale Court, to the southeastern corner of said Lot 50 & Tract 51A, Block 3, Lindale
531 Court;

532
533 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 50 & Tract
534 51A, Block 3, Lindale Court, to the northeast corner of said Lot 50 & Tract 51A, Block 3, Lindale
535 Court, same being the intersection of the western right-of-way line of Cochran Street and the
536 southern right-of-way line of Reid Street;

537
538 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described Lot 54,
539 Block 4, Lindale Court, same being the intersection of the western right-of-way line of Cochran
540 Street and the northern right-of-way line of Reid Street;

541

542 THENCE, proceeding in a westerly direction along the northern right-of-way line of Reid Street,
543 to the southeast corner of a Lot described as Lot 5, Block 4, Lindale Court;

544
545 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 5, Block 4,
546 Lindale Court, to the northeast corner of a Lot described as Lots 1, 2, 3 & 4, Block 4, Lindale Court,
547 same being the southern right-of-way line of Caplin Street;

548
549 THENCE, proceeding in a westerly direction along the northern boundary of said Lots 1, 2, 3 & 4,
550 Block 4, Lindale Court, same being the southern right-of-way line of Caplin Street, to the
551 northwest corner of said Lots 1, 2, 3 & 4, Block 4, Lindale Court, same being the intersection of
552 the southern right-of-way line of Caplin Street and the eastern right-of-way line of Irvington
553 Boulevard;

554
555 THENCE, proceeding in a northerly direction to the southwest corner of a Lot described as Lots
556 19 & 20, Block 82, Belt Junction City, same being the same being the intersection of the northern
557 right-of-way line of Caplin Street and the eastern right-of-way line of Irvington Boulevard;

558
559 THENCE, proceeding in an easterly direction along the southern boundary of said Lots 19 & 20,
560 Block 82, Belt Junction City, same being the northern right-of-way line of Caplin Street, to the
561 southeast corner of a Lot described as Reserve A, Block 1, Public Facility Corporation, Harris
562 County Department of Education, same being the intersection of the northern right-of-way line
563 of Caplin Street and the western right-of-way line Trumbull Street;

564
565 THENCE, proceeding in a northerly direction along the eastern boundary of said Reserve A, Block
566 1, Public Facility Corporation, Harris County Department of Education, same being the western
567 right-of-way line Trumbull Street, to the northeast corner of said Reserve A, Block 1, Public
568 Facility Corporation, Harris County Department of Education, same being the intersection of the
569 southern right-of-way line of Melbourne Street and the western right-of-way line Trumbull
570 Street;

571
572 THENCE, proceeding in a westerly direction along the northern boundary of said Reserve A, Block
573 1, Public Facility Corporation, Harris County Department of Education, same southern right-of-
574 way line of Melbourne Street, to the northwest corner of a Lot described as Lots 1, 2, 3 & 4, Block
575 82, Belt Junction City, same being the intersection of the southern right-of-way of Melbourne
576 Street and the eastern right-of-way line of Irvington Boulevard;

577

578 THENCE, proceeding in a westerly direction to the northeast corner of a Lot described as Lots 7,
579 8 & 9, Tract 6B, Block 81, Belt Junction City, same being the intersection of the southern right-of-
580 way line of Melbourne Street and the western right-of-way line of Irvington Boulevard;

581
582 THENCE, proceeding in a southerly direction along the western right-of-way line of Irvington
583 Boulevard to the southeast corner of a Lot described as Lots 50, 51 & 52 & Tracts 46B & 47D,
584 Block 1, Lindale Court, same being the intersection of the western right-of-way line of Irvington
585 Boulevard and the northern right-of-way line of Reid Street;

586
587 THENCE, proceeding in a westerly direction along the southern boundary of said Lots 50, 51 & 52
588 & Tracts 46B & 47D, Block 1, Lindale Court, same being the northern right-of-way line of Reid
589 Street, to the southwest corner of a Lot described as Tracts 3B, 4A & 5A, Block 1, Lindale Court,
590 same being the intersection of the northern right-of-way line of Reid Street and the eastern right-
591 of-way line of Helmers Street;

592
593 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Lots 11
594 & 12, Block 1, Bob's Court U/R, ABST 196, same being the intersection of the northern right-of-
595 way line of Reid Street and the western right-of-way line of Helmers Street;

596
597 THENCE, proceeding in a westerly direction along the southern boundary of said Lots 11 & 12,
598 Block 1, Bob's Court U/R, ABST 196, same being the northern right-of-way line of Reid Street, to
599 the southeast corner of a Lot described as Tracts 24A & 24P, Annie Kooi Tract, ABST 196, J S
600 Collins.

601
602 THENCE, proceeding in a northerly direction along the eastern boundary line of said Tracts 24A
603 & 24P, Annie Kooi Tract, ABST 196, J S Collins, to the northeast corner of said Tracts 24A & 24P,
604 Annie Kooi Tract, ABST 196, J S Collins;

605
606 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 24A &
607 24P, Annie Kooi Tract, ABST 196, J S Collins, to the northwest corner of said Tracts 24A & 24P,
608 Annie Kooi Tract, ABST 196, J S Collins, same being the eastern right-of-way line of Fulton Street;

609
610 THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Tracts
611 21A, 21B, 37 & 37A, ABST 196, J D Collins, same being the western right-of-way line of Fulton
612 Street;

613 THENCE, proceeding in a southeasterly direction along the western right-of-way line of Fulton
614 Street to the northerly-most southeast corner of a Lot described as Tract 21 & Lots 2,3 & 4, Tract

615 1, Block A, Lynnwood, ABST 196 J S Collins, same being the western right-of-way line of Fulton
616 Street;

617
618 THENCE, proceeding in a southwesterly direction, a distance of approximately 25 feet to the
619 southerly-most southeast corner of said Tract 21 & Lots 2,3 & 4, Tract 1, Block A, Lynnwood, ABST
620 196 J S Collins, same being the intersection of the western right-of-way line of Fulton Street and
621 the northern right-of-way line of Interstate 610 Loop North;

622
623 THENCE, proceeding in a southerly direction to the northeast corner of a Lot described as Lot 5,
624 Block 1, Fulton Court, same being the intersection of the southern right-of-way line of Interstate
625 610 Loop North, and the western right-of-way line of Fulton Street;

626
627 THENCE, proceeding in a westerly by southwesterly direction along the southern right-of-way
628 line of Interstate 610 Loop North, to the northwest corner of a Lot described as Lot 1, Block 1,
629 Avenue Acres;

630
631 THENCE, proceeding in a southerly direction along the western boundary of said Lot 1, Block 1,
632 Avenue Acres, to the northwest corner of a Lot described as Lot 1, Block 2, Tax Abatement Expired
633 in 2011, Avenue Acres, same being the intersection of the southern right-of-way line of Delany
634 Street and the eastern right-of-way line of Leon Street;

635
636 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 2,
637 Tax Abatement Expired in 2011, Avenue Acres, same being the intersection of the southern right-
638 of-way line of Delany Street and the western right-of-way line of Nelwyn Street, to the northeast
639 corner of a Lot described as Lot 1, Block D, Delaney;

640
641 THENCE, proceeding in an easterly direction to the northeast corner of a Lot described as Lot 10,
642 Block C, Delaney, same being the intersection of the southern right-of-way line of Delaney Street
643 and the eastern right-of-way line of Nelwyn Street;

644
645 THENCE, proceeding in an easterly direction along the northern boundary line of said Lot 10,
646 Block C, Delaney, same being the southern right-of-way line of Delaney Street, to the northeast
647 corner of said Lot 10, Block C, Delaney;

648
649 THENCE, proceeding in a southeasterly direction along the southern right-of-way line of Delaney
650 Street to the northeast corner of a Lot described as Lots 1 & 2, Block C, Delaney, same being the
651 intersection of the southern right-of-way line of Delaney Street and the western right-of-way line
652 of Nancy Street;

653
654 THENCE, proceeding in a southerly direction along the eastern boundary of said Lots 1 & 2, Block
655 C, Delaney, same being the western right-of-way line of Nancy Street, to the southern boundary
656 of a Lot described as Lot 10, Block 1, Santos Villas, same being the intersection of the western
657 right-of-way line of Nancy Street and the southern right-of-way line Nancy Street;
658
659 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 10, Block 1,
660 Santos Villas, to the northeast corner of a Lot described as Tract 31E, Sharman Tract U/R, ABST 1
661 J Austin;
662
663 THENCE, proceeding in a westerly direction along the northern boundary of said Tract 31E,
664 Sharman Tract U/R, ABST 1 J Austin, to the southeast corner of a Lot described as Tract 6, Block
665 2, Koska;
666
667 THENCE, proceeding in a northerly direction along the eastern boundary of said Tract 6, Block 2,
668 Koska, to the northeast corner of a Lot described as Tracts 1 thru 5, Block 2, Koska;
669
670 THENCE, proceeding in a westerly direction to the northwest corner of said Tracts 1 thru 5, Block
671 2, Koska;
672
673 THENCE, proceeding in a southwesterly direction along the western boundary of said Tracts 1
674 thru 5, Block 2, Koska, to the southwest corner of said Tracts 1 thru 5, Block 2, Koska, same being
675 the northwest corner of a Lot described as Reserve A, Block 1, Koska Par R/P;
676
677 THENCE, proceeding in a southerly direction along the western boundary of said Reserve A, Block
678 1, Koska Par R/P, to the southwest corner of said Reserve A, Block 1, Koska Par R/P, same being
679 the intersection of the eastern right-of-way line of Interstate 45 and the northern right-of-way of
680 Sylvester Road;
681
682 THENCE, proceeding in a southerly direction to the northern boundaries of a Lot described as
683 Tract 51, Sharman Tract U/R, ABST I J Austin, same being the southern right-of-way line of
684 Sylvester Road;
685
686 THENCE, proceeding in an easterly direction along the southern right-of-way line of Sylvester
687 Road to the northwest corner of a Lot described as Tract 25, Sharman Tract U/R, ABST 1 J Austin;
688
689 THENCE, proceeding in a southerly direction along the western boundary of said Tract 25,
690 Sharman Tract U/R, ABST 1 J Austin, to the southwest corner of a Lot described as Tracts 17A,

691 17B & 17C, Sharman Tract U/R, ABST 1 J Austin, same being the northern boundary of a Lot
692 described as Tracts 4 & 40, Sharman Tract U/R, ABST 1 J Austin;
693
694 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 4 & 40,
695 Sharman Tract U/R, ABST 1 J Austin, to the northwest corner of said Tracts 4 & 40, Sharman Tract
696 U/R, ABST 1 J Austin;
697
698 THENCE, proceeding in a southerly direction along the western boundary of said Tracts 4 & 40,
699 Sharman Tract U/R, ABST 1 J Austin, to the southwest corner of said Tracts 4 & 40, Sharman Tract
700 U/R, ABST 1 J Austin, same being the northern right-of-way line of Eichwurzel Lane;
701
702 THENCE, proceeding in an easterly direction along the southern boundary of said Tracts 4 & 40,
703 Sharman Tract U/R, ABST 1 J Austin, same being the northern right-of-way line of Eichwurzel
704 Lane, to the southwest corner of a Lot described as Tract 11G, Sharman Tract U/R, ABST 1 J Austin;
705
706 THENCE, proceeding in an easterly direction along the southern boundary of said Tracts 4 & 40,
707 Sharman Tract U/R, ABST 1 J Austin, same being the northern right-of-way line of Eichwurzel
708 Land, a distance of approximately 25 feet;
709
710 THENCE, proceeding in a southerly direction by projecting a line to the northwest corner of a Lot
711 described as Tracts 6C & 22, Sharman Tract U/R, ABST 1 J Austin;
712
713 THENCE, proceeding in a southerly direction along the eastern boundary line of Tracts 6C & 22,
714 Sharman Tract U/R, ABST 1 J Austin, to the southwest corner of a Lot described as Tract 35,
715 Sharman Tract U/R, ABST 1 J Austin, same being the intersection of the northern right-of-way line
716 of Danna Lane and the western right-of-way line of Danna Lane;
717
718 THENCE, proceeding in a southerly direction along the western right-of-way line of Danna Lane
719 to the intersection of the western right-of-way line of Danna Lane and the southern right-of-way
720 line of Danna Lane, same being the northern boundary of a Lot described as Tract 2B, ABST 1 J
721 Austin;
722
723 THENCE, proceeding in a westerly direction along the northern boundary of said Tract 2B, ABST
724 1 J Austin, to the northwest corner of a Lot described as Lots 21 & Tracts 22 & 23, McFarland
725 Courts, same being the eastern right-of-way line of Interstate 45;
726
727 THENCE, proceeding in a southerly by southeasterly direction, same being the eastern right-of-
728 way line of Interstate 45, to the southwest corner of a Lot described as Tract 42, Sharman Tract,

729 ABST 1 J Austin, same being the intersection of the eastern right-of-way line of Interstate 45, and
730 the northern right-of-way line of Frawley Street;

731
732 THENCE, proceeding in an easterly direction along the southern boundary line of said Tract 42,
733 Sharman Tract, ABST 1 J Austin, same being the northern right-of-way line of Frawley Street, to
734 the southeast corner of a Lot described as Tract 47A, Sharman Tract, ABST 1 J Austin, same being
735 the intersection of the northern right-of-way line of Frawley Street and the eastern right-of-way
736 line of Fisk Street;

737
738 THENCE, proceeding in a northerly direction along the eastern boundary line of said Tract 47A,
739 Sharman Tract, ABST 1 J Austin, same being the western right-of-way line of Fisk Street, to the
740 northeast corner of a Lot described as Tract 75, Sharman Tract ABST 1 J Austin, same being the
741 intersection of the western right-of-way line of Fisk Street and the southern right-of-way line of
742 Cavalcade Street;

743
744 THENCE, proceeding in an easterly direction to the northwest corner of a Lot described as Tract
745 58 & 83, Sharman Tract, ABST 1 J Austin, same being the intersection of the eastern right-of-way
746 line of Fisk Street and the southern right-of-way line of Cavalcade Street;

747
748 THENCE, proceeding in an southeasterly direction along the northern boundary of said Tract 58
749 & 83, Sharman Tract, ABST 1 J Austin, same being the southern right-of-way line of Cavalcade
750 Street, to the northeast corner of said Tract 58 & 83, Sharman Tract, ABST 1 J Austin, same being
751 the intersection of the southern right-of-way line of Cavalcade Street and the western right-of-
752 way line of Sharman Street;

753
754 THENCE, proceeding in a southeasterly direction to the northwest corner of a Lot described as
755 Reserve A, Block 1 (Landscape/Open Space/Utility) Fulton Station, same being the intersection of
756 the southern right-of-way line of Cavalcade Street and the eastern right-of-way line of Sharman
757 Street;

758
759 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Sharman
760 Street, to the northerly-most southwest corner of a Lot described as ROW-Private Streets, Fulton
761 Station;

762
763 THENCE, proceeding in an easterly direction along the southern boundary of said ROW-Private
764 Streets, Fulton Station to the southerly-most southwest corner of said ROW-Private Streets,
765 Fulton Station, same being the northwest corner of a Lot described as Reserve J, Block 1
766 (Landscape/Open Space/Utility) Fulton Station;

767
768 THENCE, proceeding in a southerly direction along the western boundary of said Reserve J, Block
769 1 (Landscape/Open Space/Utility) Fulton Station, same being the eastern right-of-way line of
770 Sharman Street, to the southwest corner of a Lot described as Lot 7, Block 3, White Oak, same
771 being the intersection of the eastern right-of-way line of Sharman Street and the northern right-
772 of-way line of Coronado Avenue;

773
774 THENCE, proceeding in a southerly direction to the northern boundary of a Lot described as Lot
775 6, Block 9, White Oak, same being the southern right-of-way line of Coronado Avenue;

776
777 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 6, Block 9,
778 White Oak, same being the southern right-of-way line of Coronado Avenue, to the northeast
779 corner of a Lot described as Lot 1, Block 9, White Oak, same being the intersection of the southern
780 right-of-way line of Coronado Avenue and the western right-of-way line of Custer Street;

781
782 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 1, Block 9,
783 White Oak, same being the western right-of-way line of Custer Street to the southeast corner of
784 a Lot described as Lot 18, Block 11, White Oak, same being the intersection of the northern right-
785 of-way line of Cody Street and the western right-of-way line of Custer Street;

786
787 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 18, Block 11,
788 White Oak, same being the southern right-of-way line of Cody Street to the southwest corner of
789 a Lot described as Lot 10, Block 11, White Oak, same being the intersection of the northern right-
790 of-way of Cody Street and the eastern right-of-way line of Fremont Street;

791
792 THENCE, proceeding in a westerly direction to the eastern boundary of a Lot described as Tract
793 14, Block 10 White Oak, same being the western right-of-way line of Fremont Street;

794
795 THENCE, proceeding in a northerly direction along the eastern boundary of said Tract 14, Block
796 10 White Oak, same being the western right-of-way line of Fremont Street, to the northeast
797 corner of a Lot described as Lot 1, Block 10, White Oak, same being the intersection of the
798 western right-of-way line of Fremont Street and the southern right-of-way line of Coronado
799 Avenue;

800
801 THENCE, proceeding in a westerly direction to the intersection of the southern right-of-way line
802 of Coronado Street and the eastern right-of-way line of Interstate 45;

803

804 THENCE, proceeding in a southerly direction, same being the eastern right-of-way line of
805 Interstate 45, to the northwest corner of a Lot described as Lots 4, 5 & 6 & Tract 4, Block 49,
806 Brooke Smith;

807
808 THENCE, proceeding in an easterly direction along the northern boundary of said Lots 4, 5 & 6 &
809 Tract 4, Block 49, Brooke Smith to the northeast corner of said Lots 4, 5 & 6 & Tract 4, Block 49,
810 Brooke Smith;

811
812 THENCE, proceeding in a southeasterly direction along the eastern boundary of said Lots 4, 5 &
813 6 & Tract 4, Block 49, Brooke Smith, to the southeast corner of said Lots 4, 5 & 6 & Tract 4, Block
814 49, Brooke Smith;

815
816 THENCE, proceeding in a southerly direction along the eastern boundary of said Lots 4, 5 & 6 &
817 Tract 4, Block 49, Brooke Smith, to the southeast corner of Lot described as Lots 5 & 6, Block 47,
818 Brooke Smith, same being the northern boundary of a Lot described as Lots 1, 2 & 3 & Tracts 12,
819 13 & 14 Block 46 Tract A1 (Abandoned S ½ Gardner Street) Abandoned Alley, Brooke Smith;

820
821 THENCE, proceeding in an easterly direction along the northern boundary of said Lots 1, 2 & 3 &
822 Tracts 12, 13 & 14 Block 46 Tract A1 (Abandoned S ½ Gardner Street) Abandoned Alley, Brooke
823 Smith, to the northeast corner of said Lots 1, 2 & 3 & Tracts 12, 13 & 14 Block 46 Tract A1
824 (Abandoned S ½ Gardner Street) Abandoned Alley, Brooke Smith;

825
826 THENCE, proceeding in a southeasterly direction along the eastern boundary of said Lots 1, 2 &
827 3 & Tracts 12, 13 & 14 Block 46 Tract A1 (Abandoned S ½ Gardner Street) Abandoned Alley,
828 Brooke Smith, to the southeast corner of said Lots 1, 2 & 3 & Tracts 12, 13 & 14 Block 46 Tract A1
829 (Abandoned S ½ Gardner Street) Abandoned Alley, Brooke Smith;

830
831 THENCE, proceeding in a westerly direction along the southern boundary of said Lots 1, 2 & 3 &
832 Tracts 12, 13 & 14 Block 46 Tract A1 (Abandoned S ½ Gardner Street) Abandoned Alley, Brooke
833 Smith, to the southwest corner of Tract 12, of said Lots 1, 2 & 3 & Tracts 12, 13 & 14 Block 46
834 Tract A1 (Abandoned S ½ Gardner Street) Abandoned Alley, Brooke Smith, same being the
835 northeastern corner of a Lot described as Reserve A, Block 1, Interstate HWY 25 Patton Citgo;

836
837 THENCE, proceeding in a southeasterly direction along the eastern boundary of said Reserve A,
838 Block 1, Interstate HWY 25 Patton Citgo, to the southeast corner of a Lot described as Tract 8,
839 Block 46 & E ½ Abandoned Alley, Brooke Smith, same being the northern right-of-way line of
840 Fugate Street;

841

842 THENCE, proceeding in an easterly direction along the northern right-of-way line of Fugate Street
843 to the intersection of the northern right-of-way line of Fugate Street and the eastern right-of-
844 way line of Fugate Street;

845
846 THENCE, proceeding in a southeasterly direction along the eastern right-of-way line of Fugate
847 Street to the intersection of the eastern right-of-way line Fugate Street and the southern right-
848 of-way line of Fugate Street, same being the northeast corner of a Lot described as Lots 1 thru 6
849 & Tracts 7 thru 13, Block 45 Brooke Smith;

850 THENCE, proceeding in a south by southeasterly direction along the eastern boundary of said Lots
851 1 thru 6 & Tracts 7 thru 13, Block 45 Brooke Smith, to the eastern most southeast corner of said
852 Lots 1 thru 6 & Tracts 7 thru 13, Block 45 Brooke Smith.

853
854 THENCE, proceeding in a southwesterly direction along the eastern boundary of said Lots 1 thru
855 6 & Tracts 7 thru 13, Block 45 Brooke Smith, to the southerly-most southeast corner of said Lots
856 1 thru 6 & Tracts 7 thru 13, Block 45 Brooke Smith;

857
858 THENCE, proceeding in a northwesterly direction to the northerly-most northeast corner of a Lot
859 described as Reserve A, Block 1, Shreeram;

860
861 THENCE, proceeding in a southwesterly direction along the boundaries of said Reserve A, Block
862 1, Shreeram, a distance of approximately 84.6 feet to an interior corner of said Reserve A, Block
863 1, Shreeram,

864
865 THENCE, proceeding in a northeasterly direction along the boundaries of said Reserve A, Block 1,
866 Shreeram, a distance of approximately 47.26 feet to the interior corner of said Reserve A, Block
867 1, Shreeram;

868
869 THENCE, proceeding in a northeasterly direction along the boundaries of said Reserve A, Block 1,
870 Shreeram, a distance of approximately 99 feet, to the northerly-most northeast corner of said
871 Reserve A, Block 1, Shreeram;

872
873 THENCE, proceeding in a southeasterly direction along the boundaries of said Reserve A, Block 1,
874 Shreeram, a distance of approximately 60.27 feet to northeast corner of said Reserve A, Block 1,
875 Shreeram;

876
877 THENCE, proceeding in a southwesterly direction along the boundaries of said Reserve A, Block
878 1, Shreeram, a distance of approximately 30 feet to an interior corner of said Reserve A, Block 1,
879 Shreeram;

880
881 THENCE, proceeding in a southeasterly direction along the boundaries of said Reserve A, Block 1,
882 Shreeram, a distance of approximately 105.29 feet to the southerly-most northeast corner of said
883 Reserve A, Block 1, Shreeram, same being the northwestern right-of-way line of Cotswold Street;
884
885 THENCE, proceeding in a southeasterly direction to the northwest corner of a Lot described as
886 Tracts 2, 3, 4 & 5, Block 44, Brooke Smith;
887
888 THENCE, proceeding in a southeasterly direction along the eastern boundary of said Tracts 2, 3,
889 4 & 5, Block 44, Brooke Smith, to the northerly-most southeast corner of said Tracts 2, 3, 4 & 5,
890 Block 44, Brooke Smith;
891
892 THENCE, proceeding in a southerly direction to the southerly-most southeast corner of said
893 Tracts 2, 3, 4 & 5, Block 44, Brooke Smith, same being the northern right-of-way line of Temple
894 Street;
895
896 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Temple Street
897 to the northeast corner of a Lot described as Lots 1 & 2, Block 42, Brooke Smith;
898
899 THENCE, proceeding in an easterly direction along the northern boundary of said Lots 1 & 2, Block
900 42, Brooke Smith, to the northeast corner of said Lots 1 & 2, Block 42, Brooke Smith;
901
902 THENCE, proceeding in a northeasterly direction to the northwest corner of a Lot described as
903 Lots 11 & 12, Block 42, Brooke Smith;
904
905 THENCE, proceeding in an easterly direction along the northern boundary of said Lots 11 & 12,
906 Block 42, Brooke Smith, to the northeast corner of said Lots 11 & 12, Block 42, Brooke Smith;
907
908 THENCE, proceeding in a southerly direction, along the eastern boundary of said Lots 11 & 12,
909 Block 42, Brooke Smith, to the southeast corner of said Lots 11 & 12, Block 42, Brooke Smith,
910 same being the northeast corner of a Lot described as Lot 10, Block 42, Brooke Smith;
911
912 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 10, Block 42,
913 Brooke Smith, same being the western right-of-way line of Trimble Street to the southeast corner
914 of a Lot described as Tract 7, Block 42, Brooke Smith;
915
916 THENCE, proceeding in a southerly direction to the northern boundary of a Lot described as Tract
917 7, ABST 1 J Austin, same being the southern right-of-way line of Cottage Street;

918
919 THENCE, proceeding in a westerly direction to the northerly-most northwest corner of a said Lot
920 Tract 7, ABST 1 J Austin;
921
922 THENCE, proceeding in a southerly direction along the western boundary of said Tract 7, ABST 1
923 J Austin, to the southeast corner of a Lot described as Lot 4, Block 7, Woodland Court;
924
925 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 4, Block 7,
926 Woodland Court, same being the northern boundary of said Tract 7, ABST 1 J Austin, to the
927 northwest corner of said Tract 7, ABST 1 J Austin;
928
929 THENCE, proceeding in a southerly direction along the western boundary of said Tract 7, ABST 1
930 J Austin, same being the eastern right-of-way line of Interstate 45 to the southwest corner of a
931 Lot described as Tract 1A, ABST 1 J Austin, same being the intersection of the eastern right-of-
932 way line of the Interstate 45 and the northern right-of-way line of North Main Street;
933
934 THENCE, proceeding in a southeasterly direction to the northwest corner of a Lot described as
935 Tract 2, Block 26, Grota Home, same being the intersection of the eastern right-of-way line of the
936 Interstate 45 and the southern right-of-way line of North Main Street;
937
938 THENCE, proceeding in a southeasterly direction along the western boundary of said Tract 2,
939 Block 26, Grota Home, same being the eastern right-of-way line of the Interstate 45, to the
940 southwest corner of a Lot described as Tract 4A, ABST 1 J Austin, same being the intersection of
941 the eastern right-of-way line of Interstate 45 and the northern right-of-way line of Glen Park
942 Avenue;
943
944 THENCE, proceeding in a southwesterly direction to the northwest corner of a Lot described as
945 Tract 1A, ABST 1 J Austin, same being the intersection of the eastern right-of-way line of
946 Interstate 45 and the southern right-of-way line of Glen Park Avenue;
947
948 THENCE, proceeding in a southerly direction along the western boundary of said Tract 1A, ABST
949 1 J Austin, same being the eastern right-of-way line of Interstate 45, to the southwest corner of
950 said Tract 1A, ABST 1 J Austin;
951
952 THENCE, proceeding in an easterly direction to the southeast corner of said Tract 1A, ABST 1 J
953 Austin, same being the eastern right-of-way line of Interstate 45;
954

955 THENCE, proceeding in a northeasterly direction along the eastern boundary of said Tract 1A,
956 ABST 1 J Austin, same being the eastern right-of-way line of Interstate 45, to the southerly-most
957 northwest corner of a Lot described as Tract 11A, ABST 1 J Austin;

958

959 THENCE, proceeding in a southeasterly direction along the western boundary of said Tract 11A,
960 ABST 1 J Austin, same being the eastern right-of-way line of Interstate 45, to the southwest corner
961 of a Lot described as Tract 2, ABST 1 J Austin, same being the northern boundary of a Lot
962 described as Tract 11B, ABST 1 J Austin;

963

964 THENCE, proceeding in a westerly direction along the northern boundary of said Tract 11B, ABST
965 1 J Austin to the northwest corner of said Tract 11B, ABST 1 J Austin;

966

967 THENCE, proceeding in a southeasterly direction along the western boundary of said Tract 11B,
968 ABST 1 J Austin, same being the eastern right-of-way line of Interstate 45, to the southwest corner
969 of said Tract 11B, ABST 1 J Austin, same being the intersection of the eastern right-of-way line of
970 Interstate 45 and the northern right-of-way line of Embry Street;

971

972 THENCE, proceeding in a southeasterly direction to the northwest corner of a Lot described as
973 Tract 12A, ABST 1 J Austin, same being the intersection of the eastern right-of-way line of
974 Interstate 45 and the southern right-of-way line of Embry Street;

975

976 THENCE, proceeding in a southerly direction along the western boundary of said Tract 12A, ABST
977 1 J Austin, same being the eastern right-of-way line of Interstate 45, to the southwest corner of
978 said Tract 12A, ABST 1 J Austin, same being the northwest boundary of a Lot described as Tract
979 12, Wrightwood;

980

981 THENCE, proceeding in a northeasterly direction along the southern boundary of said Tract 12A,
982 ABST 1 J Austin, to the southerly-most northeast corner of said Tract 12A, ABST 1 J Austin, same
983 being the southern boundary of a Lot described as Tract 3E, ABST 1 J Austin;

984

985 THENCE, proceeding in an easterly direction to the southeast corner of said Tract 3E, ABST 1 J
986 Austin, same being the intersection of the western right-of-way line of Ideal Street and the
987 southern right-of-way line of Boundary Street;

988

989 THENCE, proceeding in a southeasterly direction along the southern right-of-way line of
990 Boundary Street to the northeast corner of a Lot described as Lot 12 & Tract 11A, Block 1,
991 Depenbrock Allen Section 62, same being the intersection of the southern right-of-way line of
992 Boundary Street and the western right-of-way line of Churchill Street;

993
994 THENCE, proceeding in a southeasterly direction along the western right-of-way line of Churchill
995 Street to the intersection of the western right-of-way line of Churchill Street and the northern
996 right-of-way line of Quitman Street;
997
998 THENCE, proceeding in a southwesterly direction along the northern right-of-way line of Quitman
999 Street to the southeast corner of a Lot described as Lot 1, Block 1, Quitman T/H;
1000
1001 THENCE, proceeding in a northwesterly direction along the eastern boundary of said Lot 1, Block
1002 1, Quitman T/H, to the northeast corner of a Lot described as Lot 3, Block 1, Quitman T/H;
1003
1004 THENCE, proceeding in a southwesterly direction to the northwest corner of a Lot described as
1005 Tracts 5 & 6, Block 4, Depenbrock Allen, Section 62;
1006
1007 THENCE, proceeding in a southwesterly direction to the northeast corner of a Lot described as
1008 Tracts 1B & 2B, Block 1, Depenbrock, Section 2;
1009
1010 THENCE, proceeding in a southwesterly direction along the northern boundary of said Tracts 1B
1011 & 2B, Block 1, Depenbrock, Section 2, to the northeast corner of a Lot described as Lot 4, Block
1012 1, South Terrace Court;
1013
1014 THENCE, proceeding in a northwesterly direction along the eastern boundary of said Lot 4, Block
1015 1, South Terrace Court, to the northeast corner of a Lot described as Lot 1, Block 1, South Terrace
1016 Court;
1017
1018 THENCE, proceeding in a southwesterly direction along the northern boundary of said Lot 1, Block
1019 1, South Terrace Court, to the northwest corner of said Lot 1, Block 1, South Terrace Court, same
1020 being the intersection of the southern right-of-way line of Morris Street and the eastern right-of-
1021 way line of South Street, same being the boundary of TIRZ 5 Annex 4;
1022
1023 THENCE, proceeding in a southeasterly direction along the boundary of TIRZ 5 Annex 4, to the
1024 northwest corner of a Lot described as Lot 3, Richter, same being the intersection of the southern
1025 right-of-way line of Quitman Street and the eastern right-of-way line of South Street;
1026
1027 THENCE, proceeding in a northeasterly direction along the southern right-of-way line of Quitman
1028 Street to the northeast corner of a Lot described as Tracts F & F2, Block 61, Allen A C, same being
1029 the intersection of the southern right-of-way line of Quitman Street and the western right-of-
1030 way line of Fletcher Street;

1031
1032 THENCE, proceeding in a southeasterly direction along the western right-of-way line of Fletcher
1033 Street to the southeast corner of a Lot described as Tract E, Block 61, Allen A C, same being the
1034 intersection of the western right-of-way line of Fletcher Street and the northern right-of-way line
1035 of Winnie Street;
1036
1037 THENCE, proceeding in a southeasterly direction to the northern boundary of a Lot described as
1038 Lot 8, Block 61, Allen A C, same being the southern right-of-way line of Winnie Street;
1039
1040 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 8, Block 61,
1041 Allen A C, same being the intersection of the southern right-of-way line of Winnie Street and the
1042 western right-of-way line of Fletcher Street;
1043
1044 THENCE, proceeding in a southeasterly direction along the eastern boundary of said Lot 8, Block
1045 61, Allen A C, same being the western right-of-way line of Fletcher Street, to the southeast corner
1046 of a Lot described as Lots 10 & 11, Block 43, Allen A C, same being the intersection of the western
1047 right-of-way line of Fletcher Street and the northern right-of-way line of Gargan Street, same
1048 being the boundary of Hardy Yard TIRZ;
1049
1050 THENCE, proceeding in a northeasterly direction along the boundary of Hardy Yards TIRZ to the
1051 intersection of the northern right-of-way line of Gargan Street and the western right-of-way line
1052 of Keene Street;
1053
1054 THENCE, proceeding in a northwesterly direction along the western right-of-way line of Keene
1055 Street, same being the boundary of Hardy Yards TIRZ, to the intersection of the northern right-
1056 of-way line of Henry Street and the western right-of-way line of Keene Street;
1057
1058 THENCE, proceeding in a northeasterly direction along the northern right-of-way line of Henry
1059 Street, same being the boundary of Hardy Yard TIRZ to the intersection of the northern boundary
1060 of Hardy Yards TIRZ and the eastern boundary of Hardy Yards TIRZ;
1061
1062 THENCE, proceeding in a southeasterly direction along the eastern boundary of Hardy Yards TIRZ,
1063 same being the eastern right-of-way Freeman Street, to the intersection of the eastern right-of-
1064 way line of Freeman Street and the northern right-of-way line of Brooks Street;
1065
1066 THENCE, proceeding in a northeasterly direction along the northern right-of-way line of Brooks
1067 Street, same being the boundary of Hardy Yard TIRZ, to the southeast corner of a Lot described

1068 as Tracts 1& 2, Block 89 Noble, same being the intersection of the northern right-of-way line of
1069 Brooks Street and the western right-of-way line of Gano Street;
1070
1071 THENCE, proceeding in a northeasterly direction to the southwest corner of a Lot described as
1072 Tracts 1 & 2A, Block 88, Noble, same being the intersection of the northern right-of-way line of
1073 Brooks Street and the eastern right-of-way line of Gano Street;
1074
1075 THENCE, proceeding in an easterly direction along the northern right-of-way line of Brooks Street,
1076 same being the boundary of Hardy Yards TIRZ , to the southwest corner of a Lot described as Lots
1077 1 & 2, & Tract 3, Block 81, Noble, same being the intersection of the northern right-of-way line
1078 of Brooks Street and the eastern right-of-way line of Maffit Street;
1079
1080 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Maffit Street,
1081 same being the eastern boundary of Hardy Yards TIRZ, to the intersection of the southern
1082 boundary of a Lot described as Reserve A, Block 1, Houston Foam and Plastic R/P & Extn, and the
1083 eastern boundary of Hardy Yards TIRZ;
1084
1085 THENCE, proceeding in a northeasterly direction along the southern boundary line of said Reserve
1086 A, Block 1, Houston Foam and Plastic R/P & Extn, same being the boundary of TIRZ 18 Fifth Ward
1087 Annex 2 (061), to the southwest corner of a Lot described as Tract 1, Block 7, Brackenridge &
1088 Cobb, same being the intersection of the boundary of TIRZ 18, Fifth Ward Annex 2 (061), and the
1089 western right-of-way line of the U.S. Highway 59;
1090
1091 THENCE, proceeding in a northerly direction along the western right-of-way line of the U.S.
1092 Highway 59, to the southeast corner of a Lot described as Lot 13 & Tract 12A, Block 6,
1093 Brackenridge & Cobb, same being the intersection of the western right-of-way line of U.S.
1094 Highway 59, and the northern right-of-way line of Sumpter Street;
1095
1096 THENCE, proceeding in a westerly direction along the northern right-of-way line of Sumpter
1097 Street to the southeast corner of a Lot described as Lots 6 & 7 & Tract 8, Block 1, Cascara, same
1098 being the intersection of the northern right-of-way line of Sumpter Street and the western right-
1099 of-way line of Maury Street;
1100
1101 THENCE, proceeding in a southerly direction along the western right-of-way line of Maury Street
1102 to the southeast corner of a Lot described as Reserve A, Block 1, Maury Street Reserve No 2,
1103 same being the intersection of the western right-of-way line of Maury Street and the northern
1104 right-of-way line of Lorraine Street;
1105

1106 THENCE, proceeding in a westerly direction along the southern boundary of said Reserve A, Block
1107 1, Maury Street Reserve No 2, to the southwest corner of said Reserve A, Block 1, Maury Street
1108 Reserve No 2;
1109
1110 THENCE, proceeding in a northerly direction along the western boundary of said Reserve A, Block
1111 1, Maury Street Reserve No 2, a distance of approximately 20 feet;
1112 THENCE, proceeding in a westerly direction by projecting a line to the eastern boundary of a Lot
1113 described as Tracts 5, 26, 27 & 28, Block 1, Cascara;
1114
1115 THENCE, proceeding in a southerly direction along the eastern boundary line of said Tracts 5, 26,
1116 27 & 28, Block 1, Cascara, to the northerly-most southeast corner of said Tracts 5, 26, 27 & 28,
1117 Block 1, Cascara;
1118
1119 THENCE, proceeding in a southwesterly direction a distance of approximately 21.21 feet to the
1120 southerly-most southeast corner of said Tracts 5, 26, 27 & 28, Block 1, Cascara;
1121
1122 THENCE, proceeding in a westerly direction along the southern boundary of said Tracts 5, 26, 27
1123 & 28, Block 1, Cascara, same being the northern right-of-way line of Lorraine Street, to the
1124 southwest corner of a Lot described as Tracts 25A, 26A, 27A & 28A, Block 6, Cascara, same being
1125 the intersection of the northern right-of-way line of Lorraine Street and the eastern right-of-way
1126 line of Gano Street;
1127
1128 THENCE, proceeding in a northerly direction along the western boundary of said Tracts 25A, 26A,
1129 27A & 28A, Block 6, Cascara, same being the eastern right-of-way line of Gano Street, to the
1130 southwest corner of a Lot described as Tracts 1A & 2A, Block 44, Little & Dickinson, same being
1131 the intersection of the eastern right-of-way line of Gano Street and the northern right-of-way
1132 line of Campbell Street;
1133
1134 THENCE, proceeding in an easterly direction along the southern boundary of said Tracts 1A & 2A,
1135 Block 44, Little & Dickinson, same being the northern right-of-way line of Campbell Street to the
1136 southeast corner of a Lot described as Lot 12, Block 49, Little & Dickinson, same being the
1137 intersection of the northern right-of-way line of Campbell Street and the western right-of-way
1138 line of Maury Street;
1139
1140 THENCE, proceeding in a southerly direction to the northeast corner of a Lot described as Tract
1141 7A, Block 36, Little & Dickinson, same being the intersection of the southern right-of-way line of
1142 Campbell Street and the western right-of-way line of Maury Street;
1143

1144 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Tract
1145 7 & A (001&061*Tracts 8, 9, 6200 Ft of Campbell St Noble Tract), ABST 327 S M Harris, same
1146 being the eastern right-of-way line of Maury Street;

1147
1148 THENCE, proceeding in an easterly direction to the southeast corner of said Tract 7 & A
1149 (001&061*Tracts 8, 9, 6200 Ft of Campbell St Noble Tract), ABST 327 S M Harris, same being the
1150 western right-of-way line of Chestnut Street;

1151
1152 THENCE, proceeding in an easterly direction to the northwest corner of a Lot described as ROW
1153 Lots 1 thru 6, Block 107, Noble, same being the intersection of the southern right-of-way line of
1154 Campbell Street and the eastern right-of-way line of Chestnut Street;

1155
1156 THENCE, proceeding in an easterly direction along the southern right-of-way line of Campbell
1157 Street to the southwest corner of a Lot described as Lots 11 & 12, Block 4, 5th Ward Place, same
1158 being the eastern right-of-way line of Jensen Drive;

1159
1160 THENCE, proceeding in a northerly direction along the western boundary of said Lots 11 & 12,
1161 Block 4, 5th Ward Place, same being the eastern right-of-way line of Jensen Drive, to the
1162 southwest corner of a Lot described as Lots 3 thru 7, Block 4, 5th Ward Place, same being the
1163 intersection of the eastern right-of-way line of Jensen Drive and the northern right-of-way line of
1164 Campbell Street;

1165
1166 THENCE, proceeding in an easterly direction along the northern right-of-way line of Campbell
1167 Street to the intersection of the northern right-of-way line of Campbell Street and the eastern
1168 right-of-way line of Campbell Street, same being the southwest corner of a Lot described as Lot
1169 5 of Lots 4 thru 8, Block G, Barnes & Wetmore;

1170
1171 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 5 of Lots 4
1172 thru 8, Block G, Barnes & Wetmore, to the southeast corner of said Lot 5 of Lots 4 thru 8, Block
1173 G, Barnes & Wetmore, same being the eastern right-of-way line of US Highway 59;

1174
1175 THENCE, proceeding in northerly direction along the eastern boundary of said Lots 4 thru 8, Block
1176 G, Barnes & Wetmore, same being the eastern right-of-way of US Highway 59, to the intersection
1177 of the westerly right-of-way line of US Highway 59 and the southerly right-of-way line of Liberty
1178 Road, same being the northeast corner of a Lot described as Lot 5 Block K, Barnes and Wetmore,
1179 THE POINT OF BEGINNING.

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1181 SAVE AND EXCEPT

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1218
1219

TRACT TWO

BEGINNING, at the intersection of the southern right-of-way line of Robert E Lee Road and the western right-of-way line of Karcher Street and proceeding in a southerly direction along the western right-of-way line of Karcher Street, to the intersection of the western right-of-way line of Karcher Street and the northern right-of-way line of Link Road;

THENCE, proceeding in a westerly direction along the northern right-of-way line of Link Road, to the intersection of the northern right-of-way line of Link Road and the eastern right-of-way line of Angelo Street;

THENCE, proceeding in a northerly direction along the easterly direction along the eastern right-of-way line of Angelo Street to the intersection of the eastern right-of-way line of Angelo Street and the southern right-of-way line of Robert E Lee Road;

THENCE, proceeding in an easterly direction along the southern right-of-way line of Robert E Lee Road to the intersection of the southern right-of-way line of Robert E Lee and the western right-of-way line of Karcher Street, THE POINT OF BEGINNING.

TRACT THREE

BEGINNING, at the intersection of the southern right-of-way line of Link Road and the western right-of-way line of Dunlop Street and proceeding in a southerly direction along the western right-of-way line of Dunlop Street to the intersection of the western right-of-way line of Dunlop Street and the northern right-of-way line of Wynn Street;

THENCE, proceeding in a westerly direction along the northern right-of-way line of Wynn Street to the intersection of the northern right-of-way line of Wynn Street and the eastern right-of-way line of Karcher Street;

THENCE, proceeding in a northerly direction along the eastern right-of-way line of Karcher Street to the intersection of the eastern right-of-way line of Karcher Street and the southern right-of-way line Link Road;

THENCE, proceeding in an easterly direction along the southern right-of-way line of Link Road to the intersection of the southern right-of-way line of Link Road and the western right-of-way line of Dunlop street, THE POINT OF BEGINNING.

1220
1221 **TRACT FOUR**
1222
1223 BEGINNING, at the northeast corner of a Lot described as Lots 1 & 2, Block 3, Lindale Park, Section
1224 1, same being the intersection of the southern right-of-way of Kelly Street and the western right-
1225 of-way of Irvington Boulevard, and proceeding in a southerly direction to the southeast corner of
1226 a Lot described as Tracts 49A & 50A, Block 23, Lindale Park, Section 3, same being the intersection
1227 of the western right-of-way line of Irvington Boulevard and the northern right-of-way line of
1228 Canadian Street;
1229
1230 THENCE, proceeding in a westerly direction along the northern right-of-way line of Canadian
1231 Street to the southeast corner of a Lot described as Lot 22, Block 28, Lindale Park Section 5;
1232
1233 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 22, Block 28,
1234 Lindale Park Section 5, to the northeast corner of said Lot 22, Block 28, Lindale Park Section 5,
1235 same being the southeast corner of a Lot described as Lot 18, Block 28, Lindale Park Section 5;
1236
1237 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 18, Block 28,
1238 Lindale Park Section 5, to the northeast corner of said Lot 18, Block 28, Lindale Park Section 5;
1239
1240 THENCE, proceeding in a northerly direction to the southern boundary of a Lot described as Lot
1241 1, Block 1, Cazares Estate, same being the northern right-of-way of Gale Street;
1242
1243 THENCE, proceeding in an easterly direction along the northern right-of-way of Gale Street to the
1244 southeast corner of said Lot 1, Block 1, Cazares Estate;
1245
1246 THENCE, proceeding in a northerly direction along the eastern boundary of Lot 1, Block 1, Cazares
1247 Estate, to the northeast corner of said Lot 1, Block 1, Cazares Estate;
1248
1249 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 1, Block 1,
1250 Cazares Estate, a distance of approximately 100 feet;
1251
1252 THENCE, proceeding in a northerly direction by projecting a line to the southeast corner of a Lot
1253 described as Lot 22, Block 30, Lindale Park Section 5;
1254
1255 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 22, Block 30,
1256 Lindale Park Section 5 to the northeast corner of said Lot 22, Block 30, Lindale Park Section 5,

1257 same being the southwest corner of a Lot described as Lot 19 of Lot 20 & Tract 19, Block 30,
1258 Lindale Park Section 5;

1259
1260 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 19 of Lot 20
1261 & Tract 19, Block 30, Lindale Park Section 5, to the southeast corner of said Lot 20 & Tract 19,
1262 Block 30, Lindale Park Section 5;

1263
1264 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 20 & Tract
1265 19, Block 30, Lindale Park Section 5, to the northeast corner of said Lot 20 & Tract 19, Block 30,
1266 Lindale Park Section 5;

1267
1268 THENCE, proceeding in a westerly direction, along the northern boundary of said Lot 20 & Tract
1269 19, Block 30, Lindale Park Section 5, a distance of approximately 40 feet;

1270
1271 THENCE, proceeding in a northerly direction by projecting a line to the southeast corner of a Lot
1272 described as Lot 23 & Tract 2A, Block 31, Lindale Park Section 5;

1273
1274 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 23 & Tract
1275 2A, Block 31, Lindale Park Section 5, to the northeast corner of said Lot 23 & Tract 2A, Block 31,
1276 Lindale Park Section 5;

1277
1278 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 23 & Tract
1279 2A, Block 31, Lindale Park Section 5, to the southeast corner of a Lot described as Tracts 20A &
1280 21A, Block 31, Lindale Park Section 5;

1281
1282 THENCE, proceeding in a northerly direction along the eastern boundary of said Tracts 20A &
1283 21A, Block 31, Lindale Park Section 5, to the northeast corner of said Tracts 20A & 21A, Block 31,
1284 Lindale Park Section 5;

1285
1286 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 20A &
1287 21A, Block 31, Lindale Park Section 5, to the northwest corner of Tract 20A of said Tracts 20A &
1288 21A, Block 31, Lindale Park Section 5;

1289
1290 THENCE, proceeding in a northerly direction to the southwest corner of a Lot described as Lot 28,
1291 Block 32, Lindale Park Section 5;

1292
1293 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 28, Block 32,
1294 Lindale Park Section 5, to the northeast corner of said Lot 28, Block 32, Lindale Park Section 5,

1295 same being the southeast corner of a Lot described as Lot 21 & Tract 22A, Block 32, Lindale Park
1296 Section 5;

1297
1298 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 21 & Tract
1299 22A, Block 32, Lindale Park Section 5, to the northeast corner of said Lot 21 & Tract 22A, Block
1300 32, Lindale Park Section 5;

1301
1302 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Lot 30
1303 & Tract 29, Block 33, Lindale Park Section 5;

1304
1305 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 30 & Tract
1306 29, Block 33, Lindale Park Section 5, to the northeast corner of said Lot 30 & Tract 29, Block 33,
1307 Lindale Park Section 5, same being the southern boundary of a Lot described as Lots 20 & 21,
1308 Block 33, Lindale Park Section 6;

1309
1310 THENCE, proceeding in an easterly direction along the southern boundary of said Lots 20 & 21,
1311 Block 33, Lindale Park Section 6, to the southeast corner of said Lots 20 & 21, Block 33, Lindale
1312 Park Section 6;

1313
1314 THENCE, proceeding in a northerly direction along the eastern boundary of said Lots 20 & 21,
1315 Block 33, Lindale Park Section 6, to the northeast corner of said Lots 20 & 21, Block 33, Lindale
1316 Park Section 6;

1317
1318 THENCE, proceeding in a westerly direction along the northern boundary of said Lots 20 & 21,
1319 Block 33, Lindale Park Section 6 Lots 20 & 21, Block 33, Lindale Park Section 6, to the northwest
1320 corner of a Lot described as Lot 22 of the Lots 22 & 23, Block 33, Lindale Park Section 6;

1321
1322 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Lot 28,
1323 Block 34, Lindale Park Section 6;

1324
1325 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 28, Block 34,
1326 Lindale Park Section 6, to the northeast corner of said Lot 28, Block 34, Lindale Park Section 6,
1327 same being the southeast corner of a Lot described as Lots 23 & 24, Block 34, Lindale Park Section
1328 6;

1329
1330 THENCE, proceeding in a northerly direction along the eastern boundary of said Lots 23 & 24,
1331 Block 34, Lindale Park Section 6, to the northeast corner of said Lots 23 & 24, Block 34, Lindale
1332 Park Section 6;

1333
1334 THENCE, proceeding in a northerly direction to the southwest corner of a Lot described as Lot
1335 31A of the Lot 30 & Tract 31A, Block 35, Lindale Park Section 6;
1336
1337 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 30 & Tract
1338 31A, Block 35, Lindale Park Section 6, to the southeast corner of said Lot 30 & Tract 31A, Block
1339 35, Lindale Park Section 6;
1340
1341 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 30 & Tract
1342 31A, Block 35, Lindale Park Section 6, to the northeast corner of said Lot 30 & Tract 31A, Block
1343 35, Lindale Park Section 6, same being the southeast corner of a Lot described as Lot 23 & Tracts
1344 22A & 24A, Block 35, Lindale Park Section 6;
1345
1346 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 23 & Tracts
1347 22A & 24A, Block 35, Lindale Park Section 6, to the northeast corner of said Lot 23 & Tracts 22A
1348 & 24A, Block 35, Lindale Park Section 6;
1349
1350 THENCE, proceeding in a northerly direction to the southern boundary of a Lot described as Lot
1351 31, Block 36, Lindale Park Section 6;
1352
1353 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 31, Block 36,
1354 Lindale Park Section 6, to the northeast corner of said Lot 31, Block 36, Lindale Park Section 6,
1355 same being the southeast corner of a Lot described as Lot 22 & Tract 23A, Block 36, Lindale Park
1356 Section 6;
1357
1358 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 22 & Tract
1359 23A, Block 36, Lindale Park Section 6, to the northeast corner of said Lot 22 & Tract 23A, Block 36,
1360 Lindale Park Section 6;
1361
1362 THENCE, proceeding in a northerly direction to the northeast corner of a Lot described as Lot 29
1363 of the Lots 28 & 29, Block 37, Lindale Park Section 6,
1364
1365 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 29 of the
1366 Lots 28 & 29, Block 37, Lindale Park Section 6, to the southeast corner of said Lot 29 of the Lots
1367 28 & 29, Block 37, Lindale Park Section 6;
1368
1369 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 29 of the Lots
1370 28 & 29, Block 37, Lindale Park Section 6, to the northeast corner of said Lot 29 of the Lots 28 &

1371 29, Block 37, Lindale Park Section 6, same being the southeast corner of a Lot described as Lot
1372 21, Block 37, Lindale Park Section 6;

1373
1374 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 21, Block 37,
1375 Lindale Park Section 6 to the northeast corner of said Lot 21, Block 37, Lindale Park Section 6;

1376
1377 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 21, Block 37,
1378 Lindale Park Section 6, a distance of approximately 25 feet;

1379
1380 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Lot 29
1381 & Tract 30A, Block 38, Lindale Park Section 6;

1382
1383 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 29 & Tract
1384 30A, Block 38, Lindale Park Section 6, to the northeast corner of said Lot 29 & Tract 30A, Block
1385 38, Lindale Park Section 6, same being the southeast corner of a Lot described as Lot 22 & Tract
1386 21, Block 38, Lindale Park Section 7;

1387
1388 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 22 & Tract
1389 21, Block 38, Lindale Park Section 7, to the northeast corner of said Lot 22 & Tract 21, Block 38,
1390 Lindale Park Section 7, same being the southern right-of-way line of Kelly Street;

1391
1392 THENCE, proceeding in an easterly direction along the southern right-of-way of Kelly Street to
1393 the northeast corner of a Lot described as Lots 1 & 2, Block 3, Lindale Park, Section 1, same being
1394 the intersection of the southern right-of-way of Kelly Street and the western right-of-way of
1395 Irvington Boulevard, THE POINT OF BEGINNING.

1396
1397 **TRACT FIVE**

1398
1399 BEGINNING, at the intersection of the southern right-of-way line of Canadian Street and the
1400 western right-of-way Irvington Boulevard, and proceeding in a southerly direction along the
1401 western right-of-way line of Irvington Boulevard and the northern right-of-way line of Moody
1402 Street;

1403
1404 THENCE, proceeding in a westerly direction along the northern right-of-way line of Moody Street,
1405 to the southeast corner of a Lot described as Lot 20, Block 27, Lindale Park Section 5;

1406
1407 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 20, Block 27,
1408 Lindale Park Section 5, to the northeast corner of said Lot 20, Block 27, Lindale Park Section 5;

1409
1410 THENCE, proceeding in a westerly direction along the northern boundary of said Lot 20, Block 27,
1411 Lindale Park Section 5, to the southeast corner of a Lot described as Lot 15 & Tract 14, Block 27,
1412 Lindale Park Section 5;
1413
1414 THENCE, proceeding in a northerly direction along the eastern boundary of said Lot 15 & Tract
1415 14, Block 27, Lindale Park Section, to the northeast corner of said Lot 15 & Tract 14, Block 27,
1416 Lindale Park Section, same being the southern right-of-way line of Canadian Street;
1417
1418 THENCE, proceeding in an easterly direction along the southern right-of-way line of Canadian
1419 Street to the intersection of the southern right-of-way line of Canadian Street and the western
1420 right-of-way Irvington Boulevard, THE POINT OF BEGINNING.

1421

1422 **TRACT SIX**

1423

1424 BEGINNING, at the intersection of the southern right-of-way line of Cavalcade Street and the
1425 western right-of-way line of Beggs Street and proceeding in a southerly direction along the
1426 western right-of-way line of Beggs Street to the intersection of the western right-of-way line of
1427 Beggs Street and the northern right-of-way line of Weiss Avenue;

1428

1429 THENCE, proceeding in a westerly direction along the northern right-of-way line of Beggs Street
1430 to the intersection of the northern right-of-way line of Beggs Street and the eastern right-of-way
1431 line of Siegel Street;

1432

1433 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Siegel Street
1434 to the intersection of the eastern right-of-way line of Siegel Street and the southern right-of-way
1435 line of Cavalcade Street;

1436

1437 THENCE, proceeding in an easterly direction along the southern right-of-way line of Cavalcade
1438 Street to the intersection of the southern right-of-way line of Cavalcade Street and the western
1439 right-of-way line of Beggs Street, THE POINT OF BEGINNING.

1440

1441 **TRACT SEVEN**

1442

1443 BEGINNING, at the intersection of the southern right-of-way line of Cavalcade Street and the
1444 western right-of-way line of Billingsley Street, and proceeding in a southerly direction along the
1445 western right-of-way line of Billingsley Street to the intersection of the western right-of-way line
1446 of Billingsley Street and the northern right-of-way line of Weiss Avenue;

1447
1448 THENCE, proceeding in a westerly direction along the northern right-of-way line of Weiss Avenue,
1449 to the intersection of the northern right-of-way line of Weiss Avenue and the eastern right-of-
1450 way line of Beggs Street;

1451
1452 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Beggs Street
1453 to the intersection of the eastern right-of-way line of Beggs Street and the southern right-of-way
1454 line of Cavalcade Street;

1455
1456 THENCE, proceeding in an easterly direction along the southern right-of-way line of Cavalcade
1457 Street and the western right-of-way line of Billingsley Street, THE POINT OF BEGINNING.

1458

1459 **TRACT EIGHT**

1460
1461 BEGINNING, at the intersection of the southern right-of-way line of Weiss Avenue and the
1462 western right-of-way line of Beggs Street, and proceeding in a southerly direction along the
1463 western right-of-way line of Beggs Street to the intersection of the western right-of-way line of
1464 Beggs Street and the northern right-of-way line of Patton Avenue;

1465
1466 THENCE, proceeding in a westerly direction along the northern right-of-way line of Patton Avenue
1467 to the intersection of the northern right-of-way line of Patton Avenue and the eastern right-of-
1468 way line of Siegel Street;

1469
1470 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Siegel Street
1471 to the intersection of the eastern right-of-way line of Siegel Street and the southern right-of-way
1472 line of Weiss Avenue;

1473
1474 THENCE, proceeding in an easterly direction along the southern right-of-way line of Weiss Avenue
1475 to the intersection of the southern right-of-way line of Weiss Avenue and the western right-of-
1476 way line Beggs Street, THE POINT OF BEGINNING.

1477

1478 **TRACT NINE**

1479
1480 BEGINNING, at the intersection of the southern right-of-way line of Patton Avenue and the
1481 western right-of-way line of Beggs Street, and proceeding in a southerly direction along the
1482 western right-of-way line of Beggs Street to the southeast corner of a Lot described as Lot 7,
1483 Block 7, White Oak;

1484

1485 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 7, Block 7,
1486 White Oak to the southwest corner of a Lot described a Tract 6, Block 7, White Oak, same being
1487 the eastern right-of-way line of Siegel Street;

1488
1489 THENCE, proceeding in a northerly direction along the western boundary of said Tract 6, Block 7,
1490 White Oak, same being the eastern right-of-way line of Siegel Street, to the intersection of the
1491 eastern right-of-way line of Siegel Street and the southern right-of-way line of Patton Avenue;

1492
1493 THENCE, proceeding in an easterly direction along the southern right-of-way line of Patton
1494 Avenue to the intersection of the southern right-of-way line of Patton Avenue and the western
1495 right-of-way line of Beggs Street, THE POINT OF BEGINNING.

1496
1497 **TRACT TEN**

1498
1499 BEGINNING, at the intersection of the southern right-of-way line of Weiss Avenue and the
1500 western right-of way line of Billingsley Street and proceeding in a southerly direction along the
1501 western right-of-way line of Billingsley Street to the intersection of the western right-of-way line
1502 of Billingsley Street and the northern right-of-way line of Patton Avenue;

1503
1504 THENCE, proceeding in a westerly direction along the northern right-of-way line of Patton Avenue
1505 to the intersection of the northern right-of-way line of Patton Avenue and the eastern right-of-
1506 way line of Beggs Street;

1507
1508 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Beggs Street
1509 to the intersection of the eastern right-of-way line of Beggs Street and the southern right-of-way
1510 line of Weiss Avenue;

1511
1512 THENCE, proceeding in an easterly direction along the southern right-of-way line of Weiss Avenue
1513 to the intersection of the southern right-of-way line of Weiss Avenue and the western right-of-
1514 way line of Billingsley Street, THE POINT OF BEGINNING.

1515
1516 **TRACT ELEVEN**

1517
1518 BEGINNING, at the intersection of the southern right-of-way line of Patton Avenue and the
1519 western right-of-way line of Billingsley Street and proceeding in a southerly direction along the
1520 western right-of-way line of Billingsley Street to the intersection of the western right-of-way line
1521 of Billingsley Street and the northern right-of-way line of Erin Street;

1522

1523 THENCE, proceeding in a westerly direction along the northern right-of-way line of Erin Street to
1524 the intersection of the northern right-of-way line of Erin Street and the eastern right-of-way line
1525 of Beggs Street;

1526
1527 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Beggs Street
1528 to the intersection of the eastern right-of-way line of Beggs Street and the southern right-of-way
1529 line of Patton Avenue;

1530
1531 THENCE, proceeding in an easterly direction along the southern right-of-way line of Patton
1532 Avenue to the intersection of the southern right-of-way line of Patton Avenue and the western
1533 right-of-way line of Billingsley Street, THE POINT OF BEGINNING.

1534
1535 **TRACT TWELVE**

1536
1537 BEGINNING, at the intersection of the southern right-of-way line of Erin Street and the western
1538 right-of-way line of Billingsley Street and proceeding in a southerly direction along the western
1539 right-of-way line of Billingsley Street to the intersection of the western right-of-way line of
1540 Billingsley Street and the northern right-of-way line of Collingsworth Street;

1541
1542 THENCE, proceeding in a westerly direction along the northern right-of-way line of Collingsworth
1543 Street to the intersection of the northern right-of-way line of Collingsworth and the eastern right-
1544 of-way line of Edison Street;

1545
1546 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Edison Street
1547 to the northwest corner of a Lot described as Lot 6, Block 39, Irvington;

1548
1549 THENCE, proceeding in a northwesterly direction by projecting a line to the southeast corner of
1550 a Lot described as Lot 7, Block 40-1, Irvington, same being the intersection of the western right-
1551 of-way line of Edison Street, and the northern right-of-way line of Kennon Street;

1552
1553 THENCE, proceeding in a northwesterly direction along the northern right-of-way line of Kennon
1554 Street to the intersection of the northern right-of-way line of Kennon Street and the eastern
1555 right-of-way line of Beggs Street;

1556
1557 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Beggs Street
1558 to the intersection of the eastern right-of-way line of Beggs Street and the southern right-of-way
1559 line Erin Street;

1560

1561 THENCE, proceeding in an easterly direction along the southern right-of-way line of Erin Street
1562 to the intersection of the southern right-of-way line of Erin Street and the western right-of-way
1563 line of Billingsley Street, THE POINT OF BEGINNING.

1564

1565 **TRACT THIRTEEN**

1566

1567 BEGINNING, at the southeast corner of a Lot described as Lots 1 thru 22 & Tracts 23, Block 87,
1568 Irvington, same being the intersection of the northern right-of-way line of Frawley Avenue and
1569 the western right-of-way line of Robertson Street and proceeding in a southerly direction along
1570 the western right-of-way line of Robertson Street to the northeast corner of a Lot described as
1571 Lot 24, Block 4, Avenue Place Section 1, same being the western right-of-way line of Robertson
1572 Street;

1573

1574 THENCE, proceeding in a southerly direction along the western right-of-way line of Robertson
1575 Street to the southeast corner of a Lot described a Lot 33, Block 4, Avenue Place Section 1;

1576

1577 THENCE, proceeding in a southwesterly direction along the southern boundary of said Lot 33,
1578 Block 4, Avenue Place Section 1, to the intersection of the northern right-of-way of Elser Street
1579 and the western right-of-way line of Elser Street;

1580

1581 THENCE, proceeding in a southerly direction along the western right-of-way line of Elser Street
1582 to the intersection of the western right-of-way line of Elser Street and the northern right-of-way
1583 line of Erin Street;

1584

1585 THENCE, proceeding in a westerly direction along the northern right-of-way line of Erin Street to
1586 the intersection of the northern right-of-way line of Erin Street and the eastern right-of-way line
1587 of Moore Street;

1588

1589 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Moore Street
1590 to the intersection of the eastern right-of-way line of Moore Street and the northern right-of-
1591 way line of Moore Street, same being the northwest corner of a Lot described as Reserve A, Block
1592 1, Maldonados Place, same being the southern boundary of a Lot described as Reserve A, Block
1593 1, Avenue Place Section 2;

1594

1595 THENCE, proceeding in a northeasterly direction along the southern boundary of said Reserve A,
1596 Block 1, Avenue Place Section 2, to the southwest corner of a Lot described as Lot 21, Block 1,
1597 Avenue Place Section 1;

1598

1599 THENCE, proceeding in a northwesterly by northerly direction along the western boundary of
1600 said Lot 21, Block 1, Avenue Place Section 1, same being the eastern boundary of said Reserve A,
1601 Block 1, Avenue Place Section 2, to the northwest corner of a Lot described as Lot 1, Block 1,
1602 Avenue Place Section 1, same being the southern right-of-way line of Weiss Street;

1603
1604 THENCE, proceeding in a northwesterly direction to the southeast corner of a Lot described as
1605 Reserve B, Block 1, Williams Booth Gardens, same being the intersection of the northern right-
1606 of-way line of Weiss Street and the western right-of-way line of Moore Street;

1607
1608 THENCE, proceeding in a northerly direction along the western right-of-way line of Moore Street
1609 to the southeast corner of a Lot described as Lots 12 & 13, Tract 14A, Block 84, Irvington, same
1610 being the intersection of the northern right-of-way line of Frawley Avenue and the western right-
1611 of-way line of Moore Street;

1612
1613 THENCE, proceeding in an easterly direction along the northern right-of-way line of Frawley
1614 Avenue to the the southeast corner of a Lot described as Lots 1 thru 22 & Tracts 23, Block 87,
1615 Irvington, same being the intersection of the northern right-of-way line of Frawley Avenue and
1616 the western right-of-way line of Robertson Street, THE POINT OF BEGINNING.

1617
1618
1619 **TRACT FOURTEEN**

1620
1621 BEGINNING, at the intersection of the southern right-of-way line of Erin Street and the western
1622 right-of-way line of Elser Street and proceeding in a southerly direction along the western right-
1623 of-way line of Elser Street to the intersection of the western right-of-way line of Elser Street and
1624 the southern right-of-way line of Elser Street, same being the northern boundary of a Lot
1625 described as Tracts 9 & 16A, ABST 1 J Austin;

1626
1627 THENCE, proceeding in a southwesterly direction along the northern boundary of said Tracts 9 &
1628 16A, ABST 1 J Austin, to the northern right-of-way of Alber Street;

1629
1630 THENCE, proceeding in a westerly direction along the northern right-of-way line of Alber Street
1631 to the intersection of the northern right-of-way line of Alber Street and the eastern right-of-way
1632 line of Moore Street;

1633
1634 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Moore Street
1635 to the intersection of the eastern right-of-way line of Moore Street and the southern right-of-
1636 way line of Erin Street;

1637
1638 THENCE, proceeding in an easterly direction along the southern right-of-way line of Erin Street
1639 to the intersection of the southern right-of-way line of Erin Street and the western right-of-way
1640 line of Elser Street, THE POINT OF BEGINNING.

1641
1642 **TRACT FIFTHTEEN**

1643
1644 BEGINNING, at the intersection of the southern right-of-way line of Alber Street and the western
1645 right-of-way line of Cetti Street and proceeding in a southerly direction along the western right-
1646 of-way line to Cetti Street, to the intersection of the western right-of-way line of Cetti Street and
1647 the northern right-of-way line of Collingsworth Street;

1648
1649 THENCE, proceeding in a westerly direction along the northern right-of-way line of Collingsworth
1650 Street to the intersection of the northern right-of-way line of Collingsworth and the eastern right-
1651 of-way line of Moore Street;

1652
1653 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Moore Street
1654 to the intersection of the eastern right-of-way line of Moore Street and the southern right-of-
1655 way line of Alber Street;

1656
1657 THENCE, proceeding in an easterly direction along the southern right-of-way line of Alber Street
1658 to the intersection of the southern right-of-way line of Alber Street and the western right-of-way
1659 line of Cetti Street, THE POINT OF BEGINNING.

1660
1661 **TRACT SIXTEEN**

1662
1663 BEGINNING, at the intersection of the southern right-of-way line of Collingsworth Street and the
1664 western right-of-way line of Cetti Street, and proceeding in a southerly direction along the
1665 western right-of-way line of Cetti Street to the intersection of the western right-of-way line of
1666 Cetti Street and the northern right-of-way line of Bigelow Street;

1667
1668 THENCE, proceeding in a westerly direction along the northern right-of-way line of Bigelow Street
1669 to the intersection of the northern right-of-way line of Bigelow Street and the eastern right-of-
1670 way line of Moore Street;

1671
1672 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Moore Street
1673 to the intersection of the eastern right-of-way line of Moore Street and the southern right-of-
1674 way line of Collingsworth Street;

1675
1676 THENCE, proceeding in an easterly direction along the southern right-of-way line of Collingsworth
1677 Street to the intersection of the southern right-of-way line of Collingsworth Street and the
1678 western right-of-way line of Cetti Street, THE POINT OF BEGINNING.

1679
1680 **TRACT SEVENTEEN**

1681
1682 BEGINNING, at the northeast corner of a Lot described as Lot 19, Block 33, Irvington, same being
1683 the western right-of-way line of Robertson Street, and proceeding in a southerly direction along
1684 the western right-of-way line of Robertson Street to the intersection of the western right-of-way
1685 line of Robertson Street and the northern right-of-way line of Bigelow Street;

1686
1687 THENCE, proceeding in a westerly direction along the northern right-of-way line of Bigelow Street
1688 to the intersection of the northern right-of-way line of Bigelow Street and the eastern right-of-
1689 way line of Cetti Street;

1690
1691 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Cetti Street to
1692 the northwest corner of a Lot described as Lot 4, Block 32, Irvington;

1693
1694 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 4, Block 32,
1695 Irvington, to the northeast corner of a Lot described as Lot 19, Block 33, Irvington, same being
1696 the western right-of-way line of Robertson Street, THE POINT OF BEGINNING.

1697
1698 **TRACT EIGHTEEN**

1699
1700 BEGINNING, at the northeast corner of a Lot described Lot 7, Block 7, Silverdale, same being the
1701 southern right-of-way line of Baden Street, and proceeding in a northwesterly direction along the
1702 southern right-of-way line of Baden Street to the northwest corner of a Lot described as Lot 6,
1703 Block 8, Silverdale;

1704
1705 THENCE, proceeding in a southwesterly direction along the southern boundary of Lot 6, Block 8,
1706 Silverdale to the southeast corner of said Lot 6, Block 8, Silverdale, same being the northeast
1707 corner of a Lot described as Lot 2, Block 1, Silverdale Estates;

1708
1709 THENCE, proceeding in a southwesterly direction along the southern boundary of said Lot 2, Block
1710 1, Silverdale Estates, to the southeast corner of said Lot 2, Block 1, Silverdale Estates;

1711

1712 THENCE, proceeding in a southerly direction to the northeast corner of a Lot described as Lots 6
1713 thru 13, Block 10, Silverdale;

1714
1715 THENCE, proceeding in a southwesterly direction along the southern boundary of said Lots 6 thru
1716 13, Block 10, Silverdale, to the southeast corner of said Lots 6 thru 13, Block 10, Silverdale, same
1717 being the northeast corner of a Lot described as Lot 17, Block 10, Silverdale;

1718
1719 THENCE, proceeding in a southwesterly direction along the southern boundary of said Lot 17,
1720 Block 10, Silverdale, to the southeast corner of said Lot 17, Block 10, Silverdale, same being the
1721 northern right-of-way line of Weems Street;

1722
1723 THENCE, proceeding in a southeasterly direction along the northern right-of-way line of Weems
1724 Street to the southeast corner of a Lot described as Lots 10 & 11, Block 11, Silverdale, same being
1725 the western boundary of a Lot described as Tract 4, ABST 1 J Austin;

1726
1727 THENCE, proceeding in a northerly direction along the western boundary of said Tract 4, ABST 1
1728 J Austin, to the northeast corner of a Lot described Lot 7, Block 7, Silverdale, THE POINT OF
1729 BEGINNING.

1730
1731 **TRACT NINETEEN**

1732
1733 BEGINNING, at the southerly-most northeast corner of a Lot described as Lot 4 & Tracts 5B & 6A,
1734 Block 8, Glen Park, and proceeding in a southwesterly direction along the eastern boundary of
1735 said Lot 4 & Tracts 5B & 6A, Block 8, Glen Park, same being the western right-of-way line of
1736 Goldenrod Avenue;

1737
1738 THENCE, proceeding in a southwesterly direction along the western right-of-way line of
1739 Goldenrod Avenue to the intersection of the western right-of-way line of Goldenrod Avenue and
1740 the northern right-of-way line of Hyacinth Street;

1741
1742 THENCE, proceeding in northwesterly direction along the northern right-of-way line of Hyacinth
1743 Street to the eastern boundary of a Lot described as Tracts 2, 2A & 2B, Holy Cross Cemetery, ABST
1744 1 J Austin;

1745
1746 THENCE, proceeding in a northerly direction along the eastern boundary of said Tracts 2, 2A &
1747 2B, Holy Cross Cemetery, ABST 1 J Austin, to the northwest corner of a Lot described as Lots 15
1748 & 16 Reserve E & Tract 14, Block 1 & Lot 5, Block 2, Glen Park;

1749

1750 THENCE, proceeding in an easterly direction along the northern boundary of said Lots 15 & 16
1751 Reserve E & Tract 14, Block 1 & Lot 5, Block 2, Glen Park, to the northeast corner of a Lot described
1752 as Reserve F1, Block 6, Glen Park;

1753
1754 THENCE, proceeding in a southwesterly direction along the eastern boundary of said Reserve F1,
1755 Block 6, Glen Park, to the southeast corner of said Reserve F1, Block 6, Glen Park, same being the
1756 northeast corner of a Lot described as Reserve F, Block 6, Glen Park;

1757
1758 THENCE, proceeding in a southwesterly direction to the southeast corner of said Reserve F, Block
1759 6, Glen Park, same being the western right-of-way line of Cosmos Street;

1760
1761 THENCE, proceeding in a southeasterly direction to the intersection of the eastern right-of-way
1762 line of Cosmos Street and the southern right-of-way line of Jessamine Street;

1763
1764 THENCE, proceeding in a southeasterly direction along the southern right-of-way line of
1765 Jessamine Street to the northerly-most northeast corner of a Lot described as Lot 4 & Tracts 5B
1766 & 6A, Block 8, Glen Park;

1767
1768 THENCE, proceeding in southeasterly direction along the eastern boundary of said Lot 4 & Tracts
1769 5B & 6A, Block 8, Glen Park, to the southerly-most northeast corner of said Lot 4 & Tracts 5B &
1770 6A, Block 8, Glen Park, THE POINT OF BEGINNING.

1771

1772 **TRACT TWENTY**

1773

1774 BEGINNING, at the intersection of the northern right-of-way line of Short Street and the western
1775 right-of-way line of Atlantic Street and proceeding in a southerly direction to the intersection of
1776 the northern right-of-way line of Booth Avenue and the western right-of-way line of Atlantic
1777 Street;

1778

1779 THENCE, proceeding in a westerly direction along the northern right-of-way line of Booth Avenue
1780 to the southwest corner of a Lot described as Lots 135 & 137, Booth North Main Street;

1781

1782 THENCE, proceeding in a northerly direction along the western boundary of said Lots 135 & 137,
1783 Booth North Main Street, to the northwest corner of said Lots 135 & 137, Booth North Main
1784 Street;

1785

1786 THENCE, proceeding in a northeasterly direction along the northern boundary of said Lots 135 &
1787 137, Booth North Main Street, to the northeast corner of said Lots 135 & 137, Booth North Main

1788 Street, same being the western boundary of a Lot described as Lots 133 & 162, Booth North Main
1789 Street;

1790
1791 THENCE, proceeding in a northwesterly direction along the western boundary of said Lots 133 &
1792 162, Booth North Main Street, to the northwest corner of said Lots 133 & 162, Booth North Main
1793 Street, same being the southern right-of-way line of Short Street;

1794
1795 THENCE, proceeding in an easterly direction along the southern right-of-way line of Short Street
1796 to the intersection of the southern right-of-way line of Short Street and the western right-of-way
1797 line of Atlantic Street, THE POINT OF BEGINNING.

1798
1799 **TRACT TWENTY ONE**

1800
1801 BEGINNING, at the intersection of the southern right-of-way line of Booth Street and the western
1802 right-of-way line of Atlantic Street, and proceeding in a southerly direction along the western
1803 right-of-way line to the intersection of the northern right-of-way line of Wilkes Avenue and the
1804 western right-of-way line of Atlantic Street;

1805
1806 THENCE, proceeding in a westerly direction along the northern right-of-way line of Wilkes Avenue
1807 to the southwest corner of a Lot described as Lot 85, North Main Street;

1808
1809 THENCE, proceeding in a northerly direction along the western boundary of said Lot 85, North
1810 Main Street, to the northwest corner of said Lot 85, North Main Street;

1811
1812 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 85, North
1813 Main Street, to the southwest corner of a Lot described as Lot 141, Booth North Main Street;

1814
1815 THENCE, proceeding in a northerly direction along the western boundary of said Lot 141, Booth
1816 North Main Street, to the northwest corner of said Lot 141, Booth North Main Street, same being
1817 the southern right-of-way line of Booth Avenue;

1818
1819 THENCE, proceeding in an easterly direction along the southern right-of-way line of Booth Street
1820 to the intersection of the southern right-of-way line of Booth Street and the western right-of-
1821 way line of Atlantic Street, THE POINT OF BEGINNING.

1822
1823 **TRACT TWENTY TWO**

1824

1825 BEGINNING, at the intersection of the southern right-of-way line of Wilkes Avenue and the
1826 western right-of-way line of Atlantic Street and proceeding in a southerly direction along the
1827 western right-of-way line of Atlantic Street to the intersection of the western right-of-way line of
1828 Atlantic Street and the northern right-of-way line of McIntosh Street;

1829
1830 THENCE, proceeding in a westerly direction along the northern right-of-way line McIntosh Street
1831 to the southwest corner of a Lot described as Tract 22, North Main Street;

1832
1833 THENCE, proceeding in a northerly direction along the western boundary of said Tract 22, North
1834 Main Street to the northwest corner of said Tract 22, North Main Street;

1835
1836 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 78,
1837 North Main Street;

1838
1839 THENCE, proceeding in a northerly direction along the western boundary of said Lot 78, North
1840 Main Street, to the northwest corner of said Lot 78, North Main Street;

1841
1842 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 78, North
1843 Main Street, same being the southern right-of-way line of Wilkes Avenue, to the intersection of
1844 the southern right-of-way line of Wilkes Avenue and the western right-of-way line of Atlantic
1845 Street, THE POINT OF BEGINNING.

1846
1847 **TRACT TWENTY THREE**

1848
1849 BEGINNING, at the intersection of the southern right-of-way line of Boundary Street and the
1850 western right-of-way line of Gentry Street and proceeding along the southern right-of-way line
1851 of Boundary Street to the intersection of the southern right-of-way line of Boundary Street and
1852 the eastern right-of-way line of Freeman Street;

1853
1854 THENCE, proceeding in a southeasterly direction along the eastern right-of-way line of Freeman
1855 Street to the southwest corner of a Lot described as Tract 2B, Block 63-7, Allen;

1856
1857 THENCE, proceeding in a northeasterly direction along the northern boundary of said Tract 2B,
1858 Block 63-7, Allen, to the northeast corner of a Lot described as Lot 4 & Tract 6A, Block 63-7, Allen,
1859 same being the western right-of-way line of Everett Street;

1860

1861 THENCE, proceeding in a southeasterly direction along the eastern boundary line of said Lot 4 &
1862 Tract 6A, Block 63-7, Allen, to the intersection of the western right-of-way line of Everett Street
1863 and the northern right-of-way line of Quitman Street;
1864
1865 THENCE, proceeding in a northeasterly direction to the intersection of the eastern right-of-way
1866 line of Everett Street and the northern right-of-way line of Quitman Street, same being the
1867 southwest corner of a Lot described as Lot 4, Block 63-6, Allen;
1868
1869 THENCE, proceeding in a northerly direction along the western right-of-way line of Lot 4, Block
1870 63-6, Allen, to the northwest corner of said Lot 4, Block 63-6, Allen;
1871
1872 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 4, Block 63-
1873 6, Allen, to the northeast corner of said Lot 4, Block 63-6, Allen, same being the western boundary
1874 of a Lot described as Lot 6, Block 63-9, Allen;
1875
1876 THENCE, proceeding in a northwesterly direction to the northwest corner of said Lot 6, Block 63-
1877 9, Allen;
1878
1879 THENCE, proceeding in a northeasterly direction along the northern boundary of said Lot 6, Block
1880 63-9, Allen, to the northeast corner of a Lot described as Lot 5, Block 63-6, Allen, same being the
1881 western right-of-way line of Maffitt Street,
1882
1883 THENCE, proceeding in a southeasterly direction along the eastern boundary of said Lot 5, Block
1884 63-6, Allen, same being the western right-of-way line of Maffitt Street, to the intersection of the
1885 western right-of-way line of Maffitt Street and the northern right-of-way line of Quitman Street;
1886
1887 THENCE, proceeding in a northeasterly direction to the intersection of the eastern right-of-way
1888 line of Maffitt Street and the northern right-of-way line of Quitman Street, same being the
1889 southwest corner of a Lot described Lot 4, Block 63-5, Allen;
1890
1891 THENCE, proceeding in a northeasterly direction along the northern boundary of said Lot 4, Block
1892 63-5, Allen to the northeast corner of a Lot described as Tract 3A, Block 63-5, Allen, same being
1893 the western right-of-way line of Gentry Street;
1894
1895 THENCE, proceeding in a northerly direction along the western right-of-way line of Gentry Street
1896 to the intersection of the southern right-of-way line of Boundary Street and the western right-
1897 of-way line of Gentry Street, THE POINT OF BEGINNING.
1898

1899 **TRACT TWENTY FOUR**

1900
1901 BEGINNING, at the intersection of the southern right-of-way of Paschall Street and the western
1902 right-of-way line of Marion Street, and proceeding in a southeasterly direction to the intersection
1903 of the western right-of-way line of Marion Street and the northern right-of-way line of Hogan
1904 Street;
1905
1906 THENCE, proceeding in a westerly direction along the northern right-of-way line of Hogan Street
1907 to the intersection of the northern right-of-way line of Hogan Street and the eastern right-of-way
1908 line of Everett Street;
1909
1910 THENCE, proceeding in northwesterly direction along the eastern right-of-way line of Everett
1911 Street to the intersection of the eastern right-of-way line of Everett Street and the southern right-
1912 of-way line of Henry Street;
1913
1914 THENCE, proceeding in an easterly direction along the southern right-of-way line of Henry Street
1915 to the intersection of the southern right-of-way line of Henry Street and the western right-of-
1916 way line of Fulton Street;
1917
1918 THENCE, proceeding in a southerly direction along the western right-of-way line of Fulton Street
1919 to the intersection of the western right-of-way line of Fulton Street and the southern right-of-
1920 way line of Paschall Street;
1921
1922 THENCE, proceeding in an easterly direction along the southern right-of-way line of Paschall
1923 Street to the intersection of the southern right-of-way line of Paschall Street and the western
1924 right-of-way line of Marion Street, THE POINT OF BEGINNING.

1925
1926 **TRACT TWENTY FIVE**

1927
1928 BEGINNING, at the intersection of the western right-of-way line of Maury Street and the southern
1929 right-of-way line of Lorraine Street, and proceeding in a westerly direction along the southern
1930 right-of-way line of Lorraine Street, to the intersection of the southern right-of-way line of
1931 Lorraine Street and the eastern right-of-way line of Gano Street;
1932
1933 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Gano Street
1934 to the intersection of the eastern right-of-way line of Gano Street and the northern right-of-way
1935 line of Harrington Street;
1936

1937 THENCE, proceeding in an easterly direction along the northern right-of-way line of Harrington
1938 Street to the intersection of the northern right-of-way line of Harrington Street and the western
1939 right-of-way line of Maury Street;

1940
1941 THENCE, proceeding in a northerly direction along the western right-of-way line of Maury Street
1942 to the intersection of the western right-of-way line of Maury Street and the southern right-of-
1943 way line of Lorraine Street, THE POINT OF BEGINNING.

1944
1945 **TRACT TWENTY SIX**

1946
1947 BEGINNING, at the intersection of the northern right-of-way line of Interstate 610 Loop North,
1948 and the western right-of-way line of Irvington Boulevard, and proceeding in a southerly direction
1949 to the intersection of the western right-of-way line of Irvington Boulevard and the southern right-
1950 of-way line of Interstate 610 Loop North;

1951
1952 THENCE, proceeding in a westerly direction along the southern right-of-way line of Interstate 610
1953 Loop North, to the intersection of the southern right-of-way line of Interstate 610 Loop North,
1954 and the eastern right-of-way line of Fulton Street;

1955
1956 THENCE, proceeding in a northerly direction to the intersection of the eastern right-of-way line
1957 of Fulton Street and the northern right-of-way line of Interstate 610 Loop North;

1958
1959 THENCE, proceeding in an easterly direction along the northern right-of-way line of Interstate
1960 610 Loop North to the intersection of the northern right-of-way line of Interstate 610 Loop North,
1961 and the western right-of-way line of Irvington Boulevard, THE POINT OF BEGINNING.

1962
1963 **TRACT TWENETY SEVEN**

1964
1965 BEGINNING, at the intersection of the southern right-of-way line of Erin Street and the western
1966 right-of-way line of Terry Street, and proceeding in a southerly direction along the western right-
1967 of-way line of Terry Street to the intersection of the western right-of-way line of Terry Street and
1968 the northern right-of-way line of Collingsworth Street;

1969
1970 THENCE, proceeding in a westerly direction along the northern right-of-way line of Collingsworth
1971 Street to the intersection of the northern right-of-way line of Collingsworth and the eastern right-
1972 of-way line of Robertson Street;

1973

1974 THENCE, proceeding in a northerly direction along the eastern right-of-way line of Robertson
1975 Street to the intersection of the eastern right-of-way line of Robertson Street and the southern
1976 right-of-way line of Erin Street;

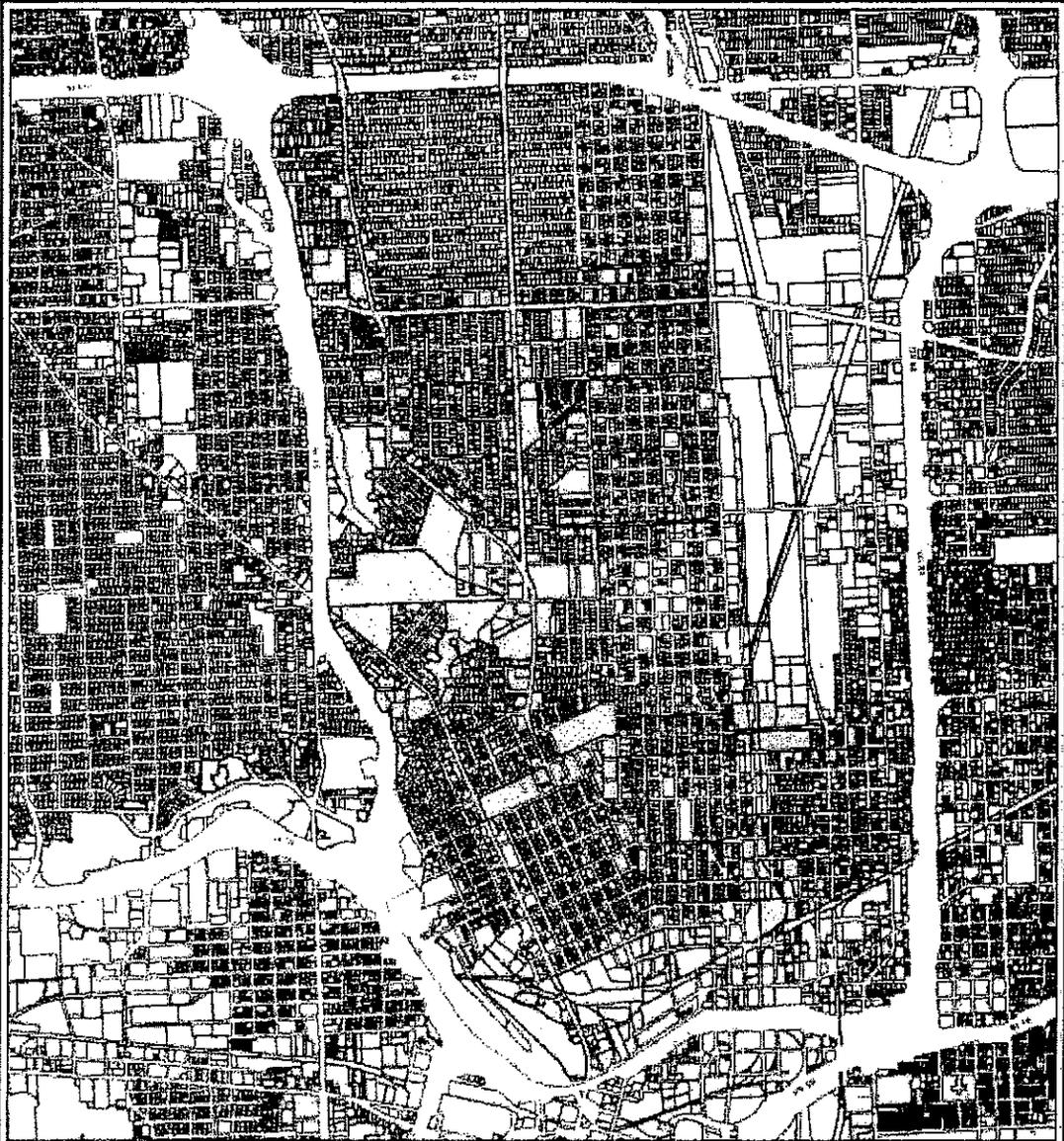
1977
1978 THENCE, proceeding in an easterly direction along the southern right-of-way line of Erin Street
1979 to the intersection of the southern right-of-way line of Erin Street and the western right-of-way
1980 line of Terry Street, THE POINT OF BEGINNING.

EXHIBIT "B"

**MAP OF ANNEXATION AREA REINVESTMENT ZONE
NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)**

(see map immediately following this page)

Map – 1 Proposed Annexation



- Legend**
-  Hardy Near Northside
 -  Proposed Annexation
 -  Parcels

**City of Houston
Proposed Hardy/Near Northside
As Enlarged**

This map is made available for reference purposes only and should not be relied upon for a survey project. The City of Houston will not accept liability of any kind or consequences with its use.

 0 1125 2250 Feet

Source: CDMP's Data
Date: November 2018
Reference: R20876 As Enlarged



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Map 2 – Proposed and Existing Land Use



- Legend**
Land Use
- Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Office
 - Industrial
 - Parks & Recreation
 - Transportation & Utility
 - Park & Open Space
 - Agriculture/Pasture
 - Unimproved

City of Houston
Proposed Hardy/Near Northside
Landuse

This map is made available for reference purposes only and should not be considered for a survey project. The City of Houston will not accept liability of any kind in conjunction with its use.



Source: EDHGIS Data
Date: November 2019
Reference: #210876 Landuse



**PLANNING &
DEVELOPMENT
DEPARTMENT**

City of Houston, Texas, Ordinance No. 2019 - 994

AN ORDINANCE APPROVING A THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by City Ordinance No. 2003-11258, adopted on December 17, 2003 ("Creation Ordinance"), the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Twenty-One, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of redevelopment in the area of the City generally referred to as the Hardy/Near Northside; and

WHEREAS, the Board of Directors of the Zone ("Board") adopted, and the City approved, by City Ordinance No. 2008-1212 on December 30, 2008, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plans"); and

WHEREAS, the Code authorizes the Board to adopt a amendments to the Plans, subject to, and effective upon, approval thereof by the City; and

WHEREAS, the Board previously adopted and recommended amendments to the Plans, which the City approved by City Ordinance No. 2009-1272 on December 9, 2009 ("First Amendment"), and Ordinance No. 2012-710 on August 15, 2012 ("Second Amendment"); and

WHEREAS, the Board, at its September 23, 2019 board meeting, considered and adopted a proposed third amendment to the Plans ("Third Amendment"), and recommended approval thereof by the City; and

WHEREAS, the City previously enlarged the boundaries of the Zone by City Ordinance No. 2019- 993 on December 4, 2019¹; and

WHEREAS, the Board, at its September 23, 2019 board meeting, approved the enlargement of the boundaries of the Zone ("Enlarged Area") and has requested the City's approval of the boundary enlargement; and

WHEREAS, the Third Amendment includes projects for the Enlarged Area; and

WHEREAS, before the Board may implement the Third Amendment, the City must approve the Third Amendment; and

WHEREAS, a public hearing on the Third Amendment is required to be held pursuant to Section 311.011 of the Code; and

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

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

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

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

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

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

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

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

Section 2. Approval of the Third Amendment. That the existing Plans are hereby amended by adding Part "D", attached to this Ordinance as Exhibit "A." The Third Amendment is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Third Amendment.

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

Section 4. Severability. That if any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any

unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 4th day of December, 2019.

APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2019.

AT J. Haniel
City Secretary **Assistant**

Prepared by Legal Dept. *Anna L. Howard*
AH/ems 11-26-19 Senior Assistant City Attorney
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0610200177

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

EXHIBIT A

**THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN
(PART "D")**

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

HARDY NEAR NORTHSIDE ZONE

Third Amended

Project Plan and Reinvestment Zone Financing Plan

September 23, 2019

**REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS HARDY/NEAR
NORTHSIDE ZONE**

Third Amended Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS

HARDY/NEAR NORTHSIDE ZONE

THIRD AMENDED PROJECT PLAN
AND REINVESTMENT ZONE FINANCING PLAN

Introduction:

Reinvestment Zone Number Twenty-One, City of Houston, Texas, also known as the Hardy/Near Northside Zone (“Zone”) was created by Ordinance No. 2003-1258 on December 17, 2003 for the purposes of development and redevelopment in an area covering approximately 326.1 acres and generally bounded by Quitman Street on the North, U.S. Highway 59 on the East, Interstate 10 on the South, and Interstate Highway 45 on the West. The primary focus of the Zone was to address blighted conditions and provide programs to facilitate the development of affordable housing and mobility improvements.

Section One:

The Part A Plan:

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on December 30, 2008 by Ordinance No. 2008-1212. The Part A Plan called for the redevelopment of a former 43-acre Union Pacific rail yard site and the North Main Street area in general. The Part A Plan also included provisions for the development of affordable housing and transit-oriented mixed-use development. In addition, on May 27, 2009, by Ordinance No. 2009-432, the City and the Zone approved an Affordable Housing Agreement which provided that one-third of the City’s tax increment revenue be returned to the City to use for affordable housing.

The Part B Plan:

On November 10, 2009, by Resolution No. 2009-0032, the City approved the creation of the Hardy/Near Northside Redevelopment Authority (“Authority”). The Authority was established to assist the City and the Zone Board of Directors in implementing the Part A Plan. On December 9, 2009, by Ordinance No. 2009-1272, the City adopted the First Amended Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan restated the goals and objectives included in the Part A Plan and added several new project costs, including provisions for upgrades and improvements to public utility systems, public roadways and thoroughfares, transit facilities, trail systems, parks, provisions for public art, lighting, landscaping, environmental remediation and for the design and construction of a potential grade separated extension of San Jacinto Street north to the southern terminus of Fulton Street.

The Part C Plan:

On August 15, 2012, the City, by Ordinance 2012-0710, adopted a second amendment to the Zone Project Plan and Reinvestment Zone Financing Plan (Part C Plan). The Part C Plan restates the goals and objectives of the Part A and Part B Plans and provided for enhancements in the 326.1 acres of the Zone covered by the Part A and Part B Plans. In addition, the Part C Plan included provisions for an extension of the duration of the Zone to December 31, 2040.

The Zone and the City now desire to further amend the Zone Project Plan and Financing Plan as further described herein (the "Part D Plan").

Section Two:

The Part D Plan:

The Zone and the City now desire to further amend the Plans as described herein ("Part D Plan"). The Part D Plan provides for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed 1,106.54 acres of land. The geographical area covered by the Part D Plan includes the areas covered by the Part A, Part B, and Part C Plans. Emphasis will be placed on roadway and street reconstruction projects, parks and related recreational facilities, public and cultural facilities, affordable housing, repair and replacement of drainage systems, and the design and construction of new public utility systems. The Part D Plan, combined collectively with prior Plans, will provide the necessary tools to alleviate blight, deteriorated street and site conditions, and obsolete public services and facilities, conditions that endanger public safety while encouraging sound growth of residential, retail, and commercial development within the Zone.

Together, the Part A, Part B, Part C, and Part D Plans provide the tools needed to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities and will encourage the sound growth of residential, retail, and commercial development in the Near Northside area.

Proposed Goals for Improvements in the Zone:

Proposed and restated Goals for Improvements included in the Part D Plan relate to the original goals of the TIRZ and are as follows:

Goal I: Create pedestrian-friendly, safe environments through the reconstruction of streets and sidewalks, with ample lighting and streetscape amenities.

Streetscape enhancements are required to create an environment to stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components include sidewalks, lighting, signage, street trees, landscaping, benches, and other pedestrian amenities. The construction of sidewalk systems, including ADA-compliant ramps, will improve pedestrian

safety, enhance the visual environment, and provide connectivity both within the community and to adjacent districts.

Goal 2: *Redevelopment and upgrades to public green space, parks, and other appropriate recreational facilities.*

Public infrastructure, regional trail systems and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors.

Goal 3: *Expand pedestrian-attractive retail developments.*

Providing base-level retail functionality is essential to the continued expansion of residential projects in the area through the implementation of enhanced pedestrian amenities with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, and public art.

Goal 4: *Metropolitan Transit Authority (METRO) Initiatives and complementing the revitalization activities proposed to occur along the METRO North Corridor Alignment.*

METRO funding of public transit systems can be complemented by Zone activities including the funding of streetscape upgrades, right-of-way acquisition, and provisions for parking to serve retail needs. The METRO Solutions North Corridor alignment located within the Zone includes a proposed Burnett Plaza Intermodal Terminal. The planned facility would provide for light rail, bus services, car pool, and bicycle and pedestrian modes of transportation. This METRO program, when executed, will significantly impact economic development within the Zone and facilitate the construction of transit-oriented development. A primary goal of the Part D Plan is to maximize the positive economic impacts of the METRO initiatives.

Goal 5: *Cultural and Public Facilities; Affordable Housing.*

Increasing public and cultural facilities and affordable housing for current residents as well as for the Downtown workforce is an important public policy goal of the Part D Plan. Zone funds will be leveraged with private, public, and non-profit developers to integrate affordable housing into proposed redevelopment projects within the City. These projects, along with improved infrastructure, additional fire, police, library, and public health facilities, and cultural and community centers, will improve security and enhance the quality of life for existing and new residents and businesses in the Zone.

Goal 6: *Infrastructure Improvements.*

Public streets and public utility systems are needed to create an environment that will stimulate private investment in retail, residential, multi-family, and commercial developments. Construction of key streets and utility systems will enhance the level of service in the area, improve functionality, replace aged facilities, and improve aesthetics. 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 will include elements not included by those programs. Attention will be focused on leveraging TIRZ funds through the funding of elements not addressed by the capital improvement programs of sister agencies.

A. PROJECT PLAN

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, park and open spaces, and undeveloped land uses.

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

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): The non-project costs reflect, in part, costs of the Greater Near Northside Management District, and the portion of their annual assessment revenues that will be spent within the Zone to fund public safety, cleaning and trash removal, landscape maintenance, pedestrian lighting, streetscape amenities, wayfinding, planning and capital project development, retail and business development programs, and marketing and communications.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by 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.

Proposed kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the TIRZ (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the TIRZ including a Survey of Housing Demand conducted by CDS Market Research in 1999, the Northside Village Economic Redevelopment Plan conducted by the City of Houston Planning Department in 2001, and the Planned Development Relative to Total Market Demand Study conducted by CDS

Market Research in 2003. Exhibits 2, 3, 4 and 5, constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Part D Plan estimates total project plan costs of \$140,000,000. The TIRZ and the City find and determine that the Part A, Part B, Part C, and Part D Plans are economically feasible.

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

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax Year 2003 was the base year of the Original area of the Zone, Tax Year 2019 is the base year for the proposed Annexed Area of the Zone. As outlined in Exhibits 2, 3, 4 and 5, approximately \$82 million of increment is estimated to be generated over the remaining life of the Zone, and available for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.567920/\$100 of assessed valuation. It is also anticipated that Harris County will enter into a participation Agreement based on the 2019 Annexed Area. This additional increment is calculated using an estimated collection rate of 98% and a County contribution of \$0.407130/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised Tax Year 2019 value of taxable real property in the Zone, as of September 23, 2019, is \$623,782,587. Base year values are computed with regard to the original Zone, and all annexations, in accordance with Texas Tax Code §311.012.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibits 2, 3, 4 and 5.

Zone Duration (Texas Tax Code §311.011(c)(9)): When initially created by City Council on December 17, 2003, the term of the Zone was established at 30 years. Due to the magnitude of development within and adjacent to the Zone, an increased demand continues to be placed on the already-distressed infrastructure then what was originally projected, by Ordinance 2012-0710, adopted by the City on August 15, 2012, and in accordance with Texas Tax Code §311.007(c) the termination date of the Zone was extended to December 31, 2040.

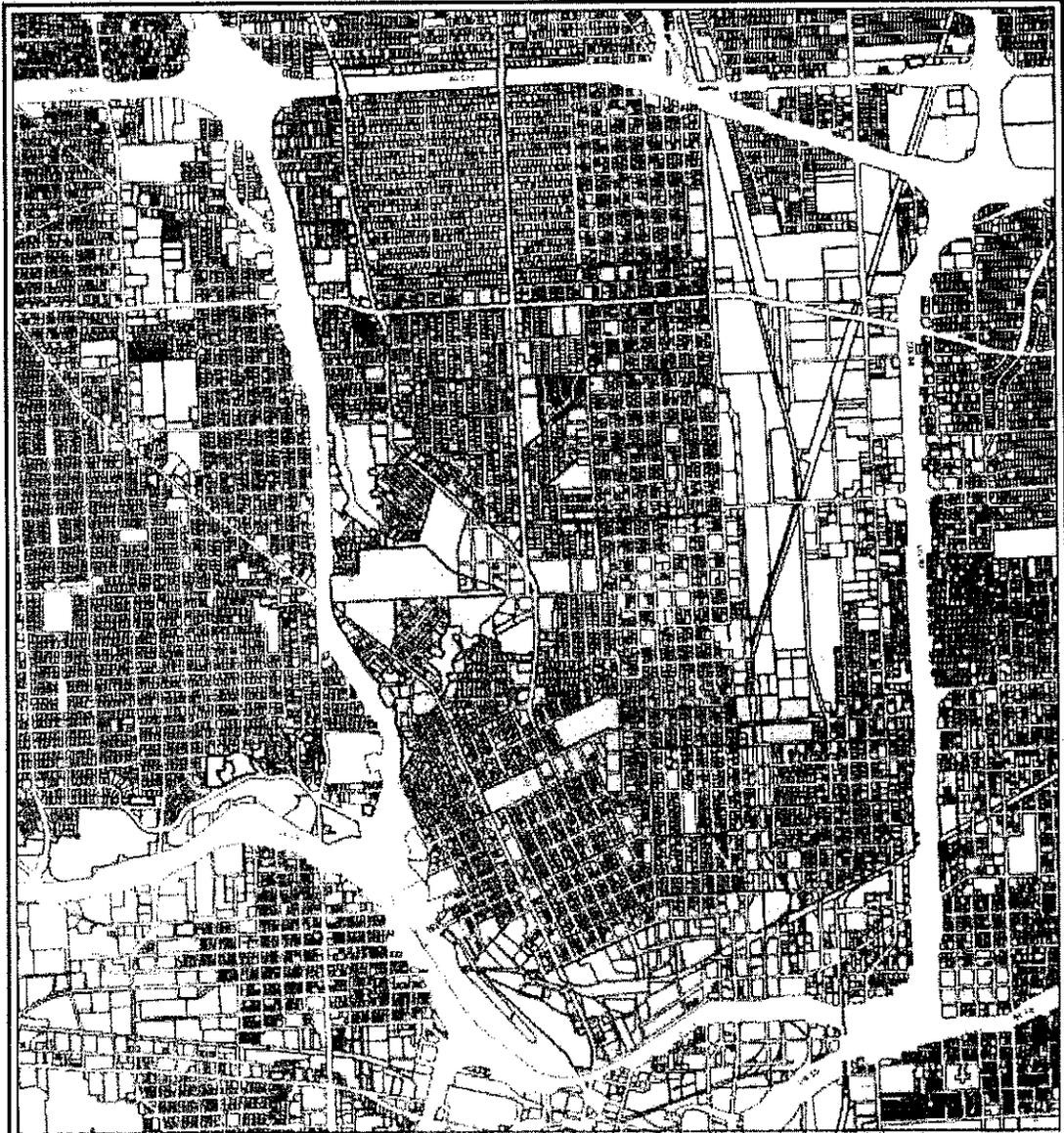
MAPS AND EXHIBITS

Exhibit 1 – Project Costs of Part A, Part B, Part C and Part D Plans

Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B and Part C Plans and the changes made to those budgets through this Part D Amendment:

	Estimated Costs 2008 Plan - Part A	Estimated Costs 2009 Plan - Part B	Estimated Costs 2012 Plan - Part C	Estimated Costs 2019 Plan - Part D	Total Estimated Costs	Costs Through 6/30/2019	Remaining Costs
Infrastructure Improvements:							
Roadway, Sidewalk and Landscape Improvements	\$ 16,000,000	\$ 21,692,000	\$ -	\$ -	\$ 37,692,000	\$ 11,482,180	\$ 26,209,820
Roadway, Sidewalk and Bridge Improvements	\$ -	\$ -	\$ -	\$ 60,000,000	\$ 60,000,000	\$ -	\$ 60,000,000
Public Utility Improvements:	\$ -	\$ 1,929,000	\$ 5,955,000	\$ 40,000,000	\$ 47,884,000	\$ -	\$ -
Total Infrastructure Improvements	\$ 16,000,000	\$ 23,621,000	\$ 5,955,000	\$ 100,000,000	\$ 145,576,000	\$ 11,482,180	\$ 86,209,820
Other Project Costs:							
Parks, Landscaping and Public Space Improvements	\$ -	\$ 1,440,000	\$ 2,888,000	\$ 25,000,000	\$ 29,328,000	\$ -	\$ 29,328,000
Land Assembly, Site Preparation, Environmental Remediation	\$ -	\$ 4,820,000	\$ -	\$ 5,000,000	\$ 9,820,000	\$ -	\$ -
Total Other Project Costs	\$ -	\$ 6,260,000	\$ 2,888,000	\$ 30,000,000	\$ 39,148,000	\$ -	\$ 29,328,000
Financing Cost	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ 1,700,000
Zone Creation and Administration	\$ 2,200,000	\$ -	\$ -	\$ 2,000,000	\$ 4,200,000	\$ 606,053	\$ 3,593,947
Affordable Housing	\$ 5,000,000	\$ 12,500,000	\$ 7,420,874	\$ 8,000,000	\$ 32,920,874	\$ 1,625,563	\$ 31,295,311
PROJECT PLAN TOTAL	\$ 24,900,000	\$ 42,381,000	\$ 16,263,874	\$ 140,000,000	\$ 223,544,874	\$ 13,713,796	\$ 152,127,078

Map – 1 Proposed Annexation



Legend

-  Hardy Near Northside
-  Proposed Annexation
-  Parcels

City of Houston
Proposed Hardy/Near Northside
As Enlarged

This map is made available for reference purposes only and should not be substituted for a survey or plat. The City of Houston will not accept liability of any kind or consequences with its use.



Source: CDNA's Data

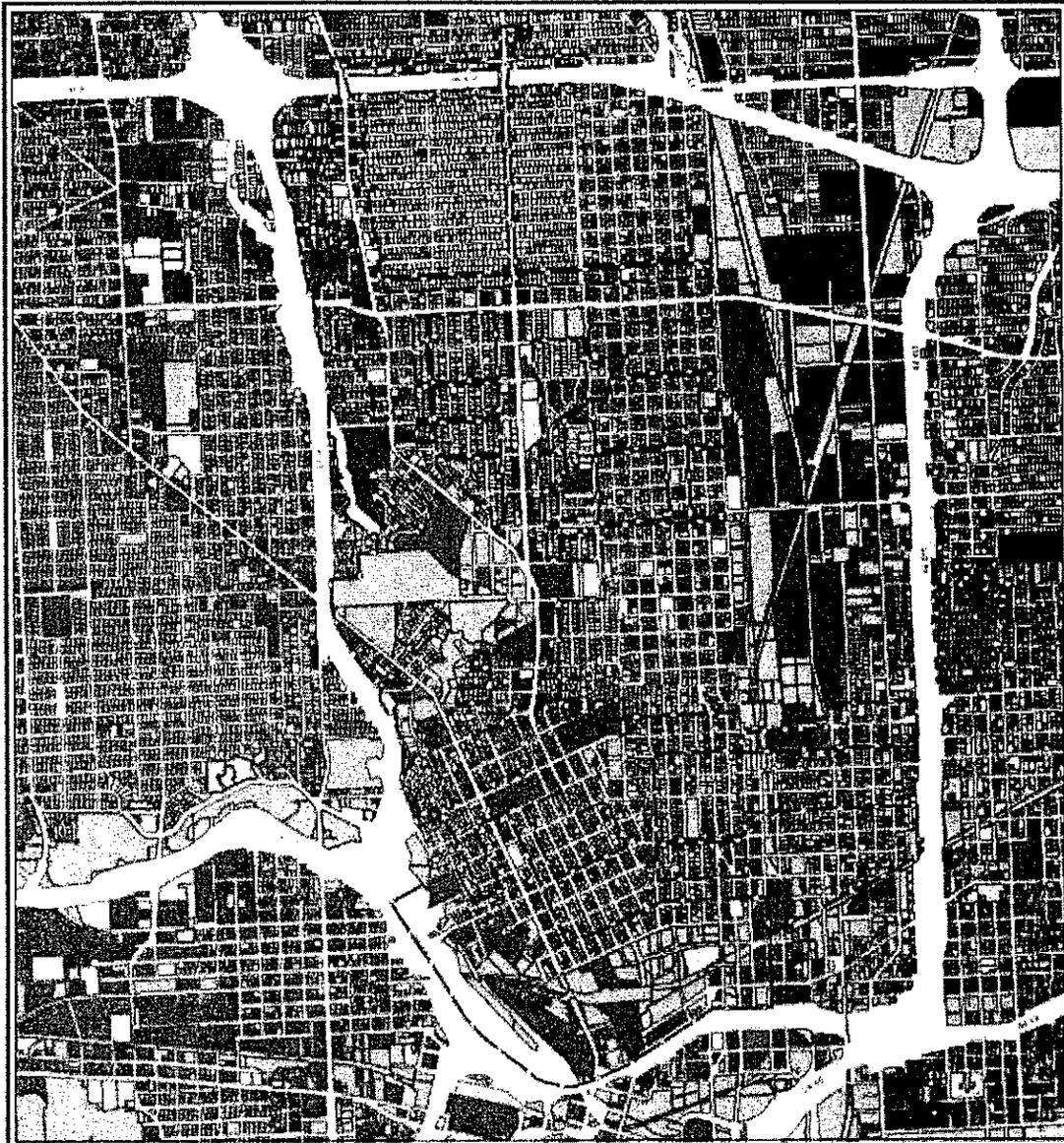
Date: November 2019

Reference: R20816 As Enlarged



PLANNING &
DEVELOPMENT
DEPARTMENT

Map 2 – Proposed and Existing Land Use



- Legend**
Land Use
- Single-Family Residence
 - Multi-Family Residence
 - Commercial
 - Office
 - Industrial
 - Public & Institutional
 - Transportation & Utility
 - Park & Open Space
 - Agriculture Production
 - Unassembled

City of Houston
Proposed Hardy/Near Northside
Landuse

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Source: CADDIS Data
 Date: November 2015
 Reference: P20576_Landuse



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

Exhibit 2 – Transfer Schedule All Jurisdictions

Tax Year	Incremental Revenue			Transfer/Administrative Fees				Net Revenues (Total Increment Revenues less Total Transfers)
	City	Harris County	Total Increment	City Admin	City Affordable Housing	Housing	County Admin	
2019	\$ 827,579	\$ -	\$ 827,579	\$ 41,379	\$ 275,860	\$ -	\$ -	\$ 510,340
2020	\$ 966,448	\$ 69,388	\$ 1,035,836	\$ 48,323	\$ 322,149	\$ 3,469	\$ 3,469	\$ 661,895
2021	\$ 1,110,872	\$ 141,551	\$ 1,252,423	\$ 55,544	\$ 370,290	\$ 7,078	\$ 7,078	\$ 819,511
2022	\$ 1,261,073	\$ 216,601	\$ 1,477,674	\$ 63,053	\$ 420,358	\$ 10,830	\$ 10,830	\$ 983,433
2023	\$ 1,417,283	\$ 294,653	\$ 1,711,936	\$ 70,864	\$ 472,427	\$ 14,733	\$ 14,733	\$ 1,153,912
2024	\$ 1,579,740	\$ 375,827	\$ 1,955,567	\$ 78,987	\$ 526,580	\$ 18,791	\$ 18,791	\$ 1,331,209
2025	\$ 1,748,696	\$ 460,248	\$ 2,208,944	\$ 87,435	\$ 582,898	\$ 23,012	\$ 23,012	\$ 1,515,599
2026	\$ 1,924,410	\$ 548,046	\$ 2,472,456	\$ 96,220	\$ 641,470	\$ 27,402	\$ 27,402	\$ 1,707,364
2027	\$ 2,107,152	\$ 639,355	\$ 2,746,507	\$ 105,358	\$ 702,384	\$ 31,968	\$ 31,968	\$ 1,906,797
2028	\$ 2,297,205	\$ 734,317	\$ 3,031,522	\$ 114,860	\$ 765,735	\$ 36,716	\$ 36,716	\$ 2,114,211
2029	\$ 2,494,859	\$ 833,078	\$ 3,327,937	\$ 124,743	\$ 831,619	\$ 41,654	\$ 41,654	\$ 2,329,921
2030	\$ 2,700,420	\$ 935,789	\$ 3,636,209	\$ 135,021	\$ 900,140	\$ 46,789	\$ 46,789	\$ 2,554,259
2031	\$ 2,914,203	\$ 1,042,608	\$ 3,956,811	\$ 145,711	\$ 971,401	\$ 52,130	\$ 52,130	\$ 2,787,569
2032	\$ 3,136,537	\$ 1,153,700	\$ 4,290,237	\$ 156,827	\$ 1,045,513	\$ 57,685	\$ 57,685	\$ 3,030,212
2033	\$ 3,367,764	\$ 1,269,236	\$ 4,637,000	\$ 168,388	\$ 1,122,588	\$ 63,462	\$ 63,462	\$ 3,282,562
2034	\$ 3,608,242	\$ 1,389,393	\$ 4,997,635	\$ 180,412	\$ 1,202,747	\$ 69,470	\$ 69,470	\$ 3,545,006
2035	\$ 3,858,337	\$ 1,514,357	\$ 5,372,694	\$ 192,917	\$ 1,286,142	\$ 75,718	\$ 75,718	\$ 3,817,947
2036	\$ 4,118,437	\$ 1,644,319	\$ 5,762,756	\$ 205,922	\$ 1,372,812	\$ 82,216	\$ 82,216	\$ 4,101,806
2037	\$ 4,388,941	\$ 1,779,480	\$ 6,168,421	\$ 219,447	\$ 1,462,981	\$ 88,974	\$ 88,974	\$ 4,397,019
2038	\$ 4,670,265	\$ 1,920,047	\$ 6,590,312	\$ 233,513	\$ 1,556,755	\$ 96,002	\$ 96,002	\$ 4,704,042
2039	\$ 4,962,841	\$ 2,066,237	\$ 7,029,078	\$ 248,142	\$ 1,654,280	\$ 103,312	\$ 103,312	\$ 5,023,344
2040	\$ 5,267,121	\$ 2,218,274	\$ 7,485,395	\$ 263,356	\$ 1,755,707	\$ 110,914	\$ 110,914	\$ 5,355,418
	\$ 60,728,425	\$ 21,246,504	\$ 81,974,929	\$ 3,036,422	\$ 20,242,806	\$ 1,062,325	\$ 1,062,325	\$ 57,633,376

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2003
- (3) Collection rate for Tax Year 2019 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%

Exhibit 3 – Revenue Schedule – Original Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (4)	Captured Appraised Value	Collection Rate (3)	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Admin and AH)
2019	\$ 40,313,080	\$ 189,007,956	\$ 148,694,876	98.00%	0.567920	\$ 827,579	\$ 275,860	\$ 41,379	\$ 510,340
2020	\$ 40,313,080	\$ 196,568,274	\$ 156,255,194	98.00%	0.567920	\$ 869,656	\$ 289,885	\$ 43,483	\$ 536,288
2021	\$ 40,313,080	\$ 204,431,005	\$ 164,117,925	98.00%	0.567920	\$ 913,417	\$ 304,472	\$ 45,671	\$ 563,274
2022	\$ 40,313,080	\$ 212,608,245	\$ 172,295,165	98.00%	0.567920	\$ 958,929	\$ 319,643	\$ 47,946	\$ 591,340
2023	\$ 40,313,080	\$ 221,112,575	\$ 180,799,495	98.00%	0.567920	\$ 1,006,261	\$ 335,420	\$ 50,313	\$ 620,528
2024	\$ 40,313,080	\$ 229,957,078	\$ 189,643,998	98.00%	0.567920	\$ 1,055,486	\$ 351,829	\$ 52,774	\$ 650,883
2025	\$ 40,313,080	\$ 239,155,361	\$ 198,842,281	98.00%	0.567920	\$ 1,106,680	\$ 368,893	\$ 55,334	\$ 682,453
2026	\$ 40,313,080	\$ 248,721,576	\$ 208,408,496	98.00%	0.567920	\$ 1,159,922	\$ 386,641	\$ 57,996	\$ 715,285
2027	\$ 40,313,080	\$ 258,670,439	\$ 218,357,359	98.00%	0.567920	\$ 1,215,293	\$ 405,098	\$ 60,765	\$ 749,430
2028	\$ 40,313,080	\$ 269,017,256	\$ 228,704,176	98.00%	0.567920	\$ 1,272,880	\$ 424,293	\$ 63,644	\$ 784,943
2029	\$ 40,313,080	\$ 279,777,946	\$ 239,464,866	98.00%	0.567920	\$ 1,332,769	\$ 444,256	\$ 66,638	\$ 821,875
2030	\$ 40,313,080	\$ 290,969,064	\$ 250,655,984	98.00%	0.567920	\$ 1,395,055	\$ 465,018	\$ 69,753	\$ 860,284
2031	\$ 40,313,080	\$ 302,607,827	\$ 262,294,747	98.00%	0.567920	\$ 1,459,832	\$ 486,611	\$ 72,992	\$ 900,229
2032	\$ 40,313,080	\$ 314,712,140	\$ 274,399,060	98.00%	0.567920	\$ 1,527,200	\$ 509,067	\$ 76,360	\$ 941,773
2033	\$ 40,313,080	\$ 327,300,625	\$ 286,987,545	98.00%	0.567920	\$ 1,597,262	\$ 532,421	\$ 79,863	\$ 984,978
2034	\$ 40,313,080	\$ 340,392,650	\$ 300,079,570	98.00%	0.567920	\$ 1,670,128	\$ 556,709	\$ 83,506	\$ 1,029,913
2035	\$ 40,313,080	\$ 354,008,356	\$ 313,695,276	98.00%	0.567920	\$ 1,745,907	\$ 581,969	\$ 87,295	\$ 1,076,643
2036	\$ 40,313,080	\$ 368,168,691	\$ 327,855,611	98.00%	0.567920	\$ 1,824,718	\$ 608,239	\$ 91,236	\$ 1,125,243
2037	\$ 40,313,080	\$ 382,895,438	\$ 342,582,358	98.00%	0.567920	\$ 1,906,682	\$ 635,561	\$ 95,334	\$ 1,175,787
2038	\$ 40,313,080	\$ 398,211,256	\$ 357,898,176	98.00%	0.567920	\$ 1,991,924	\$ 663,975	\$ 99,596	\$ 1,228,353
2039	\$ 40,313,080	\$ 414,139,706	\$ 373,826,626	98.00%	0.567920	\$ 2,080,575	\$ 693,525	\$ 104,029	\$ 1,283,021
2040	\$ 40,313,080	\$ 430,705,294	\$ 390,392,214	98.00%	0.567920	\$ 2,172,773	\$ 724,258	\$ 108,639	\$ 1,339,876
Total						\$31,090,928	\$10,363,643	\$1,554,546	\$19,172,739

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2003
- (3) Collection rate for Tax Year 2018 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%

Exhibit 4 – Revenue Schedule – Annexed Area – City of Houston

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Admin and AH)
2019	\$ 434,774,631	\$ 434,774,631	\$ -	98.00%	0.567920	\$ -	\$ -	\$ -	\$ -
2020	\$ 434,774,631	\$ 452,165,616	\$ 17,390,985	98.00%	0.567920	\$ 96,792	\$ 32,264	\$ 4,840	\$ 59,688
2021	\$ 434,774,631	\$ 470,252,241	\$ 35,477,610	98.00%	0.567920	\$ 197,455	\$ 65,818	\$ 9,873	\$ 121,764
2022	\$ 434,774,631	\$ 489,062,331	\$ 54,287,700	98.00%	0.567920	\$ 302,144	\$ 100,715	\$ 15,107	\$ 186,322
2023	\$ 434,774,631	\$ 508,624,824	\$ 73,850,193	98.00%	0.567920	\$ 411,022	\$ 137,007	\$ 20,551	\$ 253,464
2024	\$ 434,774,631	\$ 528,969,817	\$ 94,195,186	98.00%	0.567920	\$ 524,254	\$ 174,751	\$ 26,213	\$ 323,290
2025	\$ 434,774,631	\$ 550,128,609	\$ 115,353,978	98.00%	0.567920	\$ 642,016	\$ 214,005	\$ 32,101	\$ 395,910
2026	\$ 434,774,631	\$ 572,133,754	\$ 137,359,123	98.00%	0.567920	\$ 764,488	\$ 254,829	\$ 38,224	\$ 471,435
2027	\$ 434,774,631	\$ 595,019,104	\$ 160,244,473	98.00%	0.567920	\$ 891,859	\$ 297,286	\$ 44,593	\$ 549,980
2028	\$ 434,774,631	\$ 618,819,868	\$ 184,045,237	98.00%	0.567920	\$ 1,024,325	\$ 341,442	\$ 51,216	\$ 631,667
2029	\$ 434,774,631	\$ 643,572,663	\$ 208,798,032	98.00%	0.567920	\$ 1,162,090	\$ 387,363	\$ 58,105	\$ 716,622
2030	\$ 434,774,631	\$ 669,315,569	\$ 234,540,938	98.00%	0.567920	\$ 1,305,365	\$ 435,122	\$ 65,268	\$ 804,975
2031	\$ 434,774,631	\$ 696,088,192	\$ 261,313,561	98.00%	0.567920	\$ 1,454,371	\$ 484,790	\$ 72,719	\$ 896,862
2032	\$ 434,774,631	\$ 723,931,720	\$ 289,157,089	98.00%	0.567920	\$ 1,609,337	\$ 536,446	\$ 80,467	\$ 992,424
2033	\$ 434,774,631	\$ 752,888,989	\$ 318,114,358	98.00%	0.567920	\$ 1,770,502	\$ 590,167	\$ 88,525	\$ 1,091,810
2034	\$ 434,774,631	\$ 783,004,548	\$ 348,229,917	98.00%	0.567920	\$ 1,938,114	\$ 646,038	\$ 96,906	\$ 1,195,170
2035	\$ 434,774,631	\$ 814,324,730	\$ 379,550,099	98.00%	0.567920	\$ 2,112,430	\$ 704,143	\$ 105,622	\$ 1,302,665
2036	\$ 434,774,631	\$ 846,897,719	\$ 412,123,088	98.00%	0.567920	\$ 2,293,719	\$ 764,573	\$ 114,686	\$ 1,414,460
2037	\$ 434,774,631	\$ 880,773,628	\$ 445,998,997	98.00%	0.567920	\$ 2,482,259	\$ 827,420	\$ 124,113	\$ 1,530,726
2038	\$ 434,774,631	\$ 916,004,573	\$ 481,229,942	98.00%	0.567920	\$ 2,678,341	\$ 892,780	\$ 133,917	\$ 1,651,644
2039	\$ 434,774,631	\$ 952,644,756	\$ 517,870,125	98.00%	0.567920	\$ 2,882,266	\$ 960,755	\$ 144,113	\$ 1,777,398
2040	\$ 434,774,631	\$ 990,750,546	\$ 555,975,915	98.00%	0.567920	\$ 3,094,348	\$ 1,031,449	\$ 154,717	\$ 1,908,182
Total						\$ 29,637,497	\$ 9,879,163	\$ 1,481,876	\$ 18,276,458

Notes:

(1) Redevelopment Authority is scheduled to terminate December 31, 2040

(2) Base Year is Tax Year 2019

(3) Collection rate for Tax Year 2018 to Tax Year 2040 estimated at 98%

(4) Assumed annual growth rate of 4%

Exhibit 5 – Revenue Schedule – Annexed Area – Harris County

Tax Year (1)	Base Value (2)	Projected Value (4)	Captured Appraised Value	Collection Rate (3)	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Admin and AH)
2019	\$ 434,774,631	\$ 434,774,631	\$ -	98.00%	0.407130	\$ -	\$ -	\$ -	\$ -
2020	\$ 434,774,631	\$ 452,165,616	\$ 17,390,985	98.00%	0.407130	\$ 69,388	\$ 23,129	\$ 3,469	\$ 42,790
2021	\$ 434,774,631	\$ 470,252,241	\$ 35,477,610	98.00%	0.407130	\$ 141,551	\$ 47,184	\$ 7,078	\$ 87,289
2022	\$ 434,774,631	\$ 489,062,331	\$ 54,287,700	98.00%	0.407130	\$ 216,601	\$ 72,200	\$ 10,830	\$ 133,571
2023	\$ 434,774,631	\$ 508,624,824	\$ 73,850,193	98.00%	0.407130	\$ 294,653	\$ 98,218	\$ 14,733	\$ 181,702
2024	\$ 434,774,631	\$ 528,969,817	\$ 94,195,186	98.00%	0.407130	\$ 375,827	\$ 125,276	\$ 18,791	\$ 231,760
2025	\$ 434,774,631	\$ 550,128,609	\$ 115,353,978	98.00%	0.407130	\$ 460,248	\$ 153,416	\$ 23,012	\$ 283,820
2026	\$ 434,774,631	\$ 572,133,754	\$ 137,359,123	98.00%	0.407130	\$ 548,046	\$ 182,682	\$ 27,402	\$ 337,962
2027	\$ 434,774,631	\$ 595,019,104	\$ 160,244,473	98.00%	0.407130	\$ 639,355	\$ 213,118	\$ 31,968	\$ 394,269
2028	\$ 434,774,631	\$ 618,819,868	\$ 184,045,237	98.00%	0.407130	\$ 734,317	\$ 244,772	\$ 36,716	\$ 452,829
2029	\$ 434,774,631	\$ 643,572,663	\$ 208,798,032	98.00%	0.407130	\$ 833,078	\$ 277,693	\$ 41,654	\$ 513,731
2030	\$ 434,774,631	\$ 669,315,569	\$ 234,540,938	98.00%	0.407130	\$ 935,789	\$ 311,930	\$ 46,789	\$ 577,070
2031	\$ 434,774,631	\$ 696,088,192	\$ 261,313,561	98.00%	0.407130	\$ 1,042,608	\$ 347,536	\$ 52,130	\$ 642,942
2032	\$ 434,774,631	\$ 723,931,720	\$ 289,157,089	98.00%	0.407130	\$ 1,153,700	\$ 384,567	\$ 57,685	\$ 711,448
2033	\$ 434,774,631	\$ 752,888,989	\$ 318,114,358	98.00%	0.407130	\$ 1,269,236	\$ 423,079	\$ 63,462	\$ 782,695
2034	\$ 434,774,631	\$ 783,004,548	\$ 348,229,917	98.00%	0.407130	\$ 1,389,393	\$ 463,131	\$ 69,470	\$ 856,792
2035	\$ 434,774,631	\$ 814,324,730	\$ 379,550,099	98.00%	0.407130	\$ 1,514,357	\$ 504,786	\$ 75,718	\$ 933,853
2036	\$ 434,774,631	\$ 846,897,719	\$ 412,123,088	98.00%	0.407130	\$ 1,644,319	\$ 548,106	\$ 82,216	\$ 1,013,997
2037	\$ 434,774,631	\$ 880,773,628	\$ 445,998,997	98.00%	0.407130	\$ 1,779,480	\$ 593,160	\$ 88,974	\$ 1,097,346
2038	\$ 434,774,631	\$ 916,004,573	\$ 481,229,942	98.00%	0.407130	\$ 1,920,047	\$ 640,016	\$ 96,002	\$ 1,184,029
2039	\$ 434,774,631	\$ 952,644,756	\$ 517,870,125	98.00%	0.407130	\$ 2,066,237	\$ 688,746	\$ 103,312	\$ 1,274,179
2040	\$ 434,774,631	\$ 990,750,546	\$ 555,975,915	98.00%	0.407130	\$ 2,218,274	\$ 739,425	\$ 110,914	\$ 1,367,935
Total									\$ 13,102,009
Total									\$ 21,246,504
Total									\$ 7,082,170
Total									\$ 1,062,325

Notes:

- (1) Redevelopment Authority is scheduled to terminate December 31, 2040
- (2) Base Year is Tax Year 2019
- (3) Collection rate for Tax Year 2018 to Tax Year 2040 estimated at 98%
- (4) Assumed annual growth rate of 4%

Controller's Office

To the Honorable Mayor and City Council of the City of Houston:

I hereby certify, with respect to the money required for the contract, agreement, obligation, or expenditure contemplated by the ordinance set out below that:

- () Funds have been encumbered out of funds previously appropriated for such purpose.
- () Funds have been certified and designated to be appropriated by separate ordinance to be approved prior to the approval of the ordinance set out below.
- () Funds will be available out of current or general revenue prior to the maturity of any such obligation.
- () No pecuniary obligation is to be incurred as a result of approving the ordinance set out below.
- () The money required for the expenditure or expenditures specified below is in the treasury, in the fund or funds specified below, and is not appropriated for any other purposes.
- () A certificate with respect to the money required for the expenditure or expenditures specified below is attached hereto and incorporated herein by this reference.
- () Other – Contingent upon receipt of tax increment.

Date: May 21, 2009. *Madeline D. Appel*
City Controller of the City of Houston

MS
MS
FUND REF: N/A AMOUNT: + ENCUMB. NO.: RF64011-09

City of Houston, Texas, Ordinance No. 2009- 432

AN ORDINANCE APPROVING AND AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF HOUSTON, TEXAS AND REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE) RELATING TO THE PROVISION OF AFFORDABLE HOUSING FROM TAX

INCREMENT REVENUES OF THE ZONE; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

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

Section 1. The City Council hereby approves and authorizes the contract, agreement, or other undertaking described in the title of this Ordinance, in substantially the form as shown in the document which is attached hereto and incorporated herein by this reference. The Mayor is hereby authorized to execute such document and all related documents on behalf of the City of Houston. The City Secretary is hereby authorized to attest to all such signatures and to affix the seal of the City to all such documents.

Section 2. The Mayor is hereby authorized to take all actions necessary to effectuate the City's intent and objectives in approving such contract, agreement, or other undertaking described in the title of this Ordinance, in the event of changed circumstances.

Section 3. The City Attorney is hereby authorized to take all action necessary to enforce all legal obligations under such contract, agreement, or other undertaking described in the title of this Ordinance without further authorization from Council.

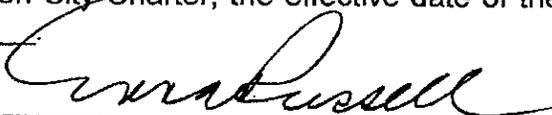
Section 4. There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 27th day of May, 2009.

APPROVED this _____ day of _____, 2009.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is JUN 02 2009



City Secretary

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: JUN 02 2009

(Prepared by Legal Department
 (DRC:drc May 6, 2009)
 (Requested by Michelle Mitchell, Director, Finance Department)
 (L.D. File No. 0619200177010)

Donna Capps
 Assistant City Attorney

DEAL

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AYE	NO	
✓		MAYOR WHITE
••••	••••	COUNCIL MEMBERS
✓		LAWRENCE
✓		JOHNSON
	ABSENT	CLUTTERBUCK
✓		ADAMS
✓		SULLIVAN
✓		KHAN
✓		HOLM
✓		RODRIGUEZ
	ABSENT	BROWN
✓		LOVELL
✓		NORIEGA
✓		GREEN
✓		JONES
CAPTION	ADOPTED	

AFFORDABLE HOUSING AGREEMENT

between

THE CITY OF HOUSTON, TEXAS,

and

**REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)**

CONTENTS

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II.	OBLIGATIONS OF THE PARTIES	2
III.	NOTICES.....	3
IV.	GENERAL PROVISIONS	3

**AFFORDABLE HOUSING AGREEMENT
BETWEEN THE CITY OF HOUSTON AND
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
(HARDY/NEAR NORTHSIDE ZONE)**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF HARRIS §**

This agreement for the provision of affordable housing (the "Agreement") is made between the City of Houston, Texas ("the City"), a municipal corporation and home-rule city of the State of Texas, located in Harris County, Texas, acting by and through its governing body, the City Council, and Reinvestment Zone Number Twenty-One, City of Houston, Texas, a tax increment reinvestment zone acting by and through its Board of Directors (the "Zone" or "Hardy/Near Northside Zone"). For the purposes of this Agreement, the City and the Zone are referred to singularly as "Party" and collectively as "the Parties." It is the intention of the Parties to this Agreement to set forth, in writing, the terms and conditions of their understanding and agreement regarding the payment of costs of providing affordable housing in or out of the Zone.

I. RECITALS

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, as amended, the City created the Zone, approved by Ordinance No. 2003-1258 on December 17, 2003; and

WHEREAS, on December 18, 2008, the Board of Directors for the Zone adopted a Project Plan and Reinvestment Zone Financing Plan providing for affordable housing both inside and outside the Zone's boundaries. The City approved the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 2008-1212 on December 30, 2008 (the "Plans").

WHEREAS, Section 311.010(b) of the Texas Tax Code, as amended, allows a municipality to enter into an agreement to dedicate revenue from the tax increment fund to pay the costs of providing affordable housing in or out of the Zone; and

WHEREAS, the City, the Zone and the Authority desire to enter into this Agreement to dedicate revenues from the Zone for the provision of affordable housing by the City pursuant to its affordable housing programs; **NOW, THEREFORE**, in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, the Parties contract and agree as follows:

II. OBLIGATIONS OF THE PARTIES

(1) Obligations of the Zone

Beginning with the Fiscal Year 2009, the Parties agree that the estimated annual amounts shown on Exhibit 9 of the Plans will be designated for affordable housing. For Fiscal Year 2009 and each subsequent Fiscal Year until the termination of the Zone, the City shall appropriate to Fund 2409 (or successor fund into which TIRZ affordable housing revenues are deposited) the amount shown for affordable housing costs in the City Council approved Operating Budget for the Zone for the Fiscal Year. Any amounts designated under this Agreement that are not appropriated in the Fiscal Year when due shall accrue to the subsequent Fiscal Year(s) until paid.

(2) Obligations of the City

The City shall dedicate all revenues received from the Zone to the provision of affordable housing pursuant to the Plans and Ordinance No. 1999-0488, adopted on May 19, 1999, which approved the designation of funds in Fund 2409 to be used by the Housing & Community Development Department for the Affordable Housing Program.

III. NOTICES

All notices and communications required or permitted by this Agreement shall be in writing and mailed by Certified Mail, Return Receipt Requested, to:

The City: Director, Finance Department
City of Houston
P. O. Box 1562
Houston, TX 77251

The Zone: Administrator
Reinvestment Zone Number Twenty-One, City of Houston,
Texas (Hardy/Near Northside Zone)
P. O. Box 1562
Houston, TX 77251

IV. GENERAL PROVISIONS

(1) Entire Agreement

This Agreement comprises the entire agreement between the Parties relating to funding affordable housing costs. Accordingly, this Agreement merges all prior negotiations and understandings of the Parties hereto and supersedes and nullifies all prior agreements, negotiations, assurances, conditions, covenants (expressed or implied), or other understandings of the Parties, whether written, verbal, antecedent, or contemporaneous with the execution of this Agreement.

(2) Effective Date

This Agreement becomes effective when all parts are signed by the last Party whose signature renders the Agreement fully executed.

(3) Term of Agreement

This Agreement shall terminate on December 31, 2033, provided, however, that the right of the City to appropriate tax increment revenues under this Agreement that

have not been appropriated by December 31, 2016 shall survive the termination of this Agreement.

(4) Severability

If one or more of the provisions of this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalidity, illegality, or unenforceable provision had never been included, provided that such invalidity, illegality, or unenforceability does not materially prejudice the City or the Zone in their respective rights and obligations contained in the Agreement.

(5) Headings

The headings throughout this Agreement are merely guides and shall not be interpreted to construe or restrict any part of this Agreement.

(6) Interpretation

Each Party to this Agreement acknowledges that such Party has reviewed this Agreement and participated in its drafting and agrees that no provision of this Agreement shall be construed against or interpreted to the disadvantage of a Party by reason of such Party having or being deemed to have drafted, structured, or dictated such provision(s).

(7) Assignment

This Agreement may not be assigned by either Party without the prior written consent of the other Party. Consent shall be given by the Zone acting through its Board of Directors or governing body. Consent shall be given by the City by the Director of Housing and Community Development.

(8) Counterparts

This Agreement may be executed in counterparts, in a single original, or in duplicate originals. As applicable, each counterpart or duplicate shall be deemed an original copy of this Agreement signed by each Party, for all purposes.

IN WITNESS HEREOF, the City and the Zone have made and executed this Agreement.

CITY OF HOUSTON:

_____ Date: _____, 2009
Mayor

ATTEST/SEAL:

_____ Date: _____, 2009
City Secretary

COUNTERSIGNED:

_____ Date: _____, 2009
City Controller

APPROVED:

_____ Date: _____, 2009
Director, Finance Department

APPROVED AS TO FORM:

_____ Date: _____, 2009
Assistant City Attorney
L.D. File No. 0610200177010

**REINVESTMENT ZONE TWENTY-ONE
(HARDY/NEAR NORTHSIDE ZONE):**

By: _____ Date: _____, 2009

Printed Name: _____

Printed Title: _____

ATTEST/SEAL:

By: _____ Date: _____, 2009

Printed Name: _____

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CITY OF HOUSTON

**TAX INCREMENT REINVESTMENT
ZONE NUMBER TWENTY-ONE**

**FINAL PROJECT PLAN &
REINVESTMENT ZONE FINANCING PLAN**

December 15, 2008

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-ONE
CITY OF HOUSTON, TEXAS,**

HARDY NEAR NORTHSIDE ZONE

Third Amended
Project Plan and Reinvestment Zone Financing Plan

September 23, 2019

Exhibit 9a

Tax Year	Base Values	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Affordable Housing	City Admin (5%)	Net Revenue (Less Transfers and Aft)
2019	\$ 40,313,080	\$ 181,738,419	\$ 141,425,339	95.00%	0.56792	\$ 763,024	\$ 254,341.22	\$ 38,151	\$ 470,531
2020	\$ 40,313,080	\$ 190,825,340	\$ 150,512,260	95.00%	0.56792	\$ 812,050	\$ 270,683.26	\$ 40,602	\$ 500,764
2021	\$ 40,313,080	\$ 200,366,607	\$ 160,053,527	95.00%	0.56792	\$ 863,527	\$ 287,842.40	\$ 43,176	\$ 532,508
2022	\$ 40,313,080	\$ 210,384,937	\$ 170,071,857	95.00%	0.56792	\$ 917,578	\$ 305,859.50	\$ 45,879	\$ 565,840
2023	\$ 40,313,080	\$ 220,904,184	\$ 180,591,104	95.00%	0.56792	\$ 974,332	\$ 324,777.45	\$ 48,717	\$ 600,838
2024	\$ 40,313,080	\$ 231,949,393	\$ 191,636,313	95.00%	0.56792	\$ 1,033,924	\$ 344,641.30	\$ 51,696	\$ 637,586
2025	\$ 40,313,080	\$ 243,546,863	\$ 203,233,783	95.00%	0.56792	\$ 1,096,495	\$ 365,498.35	\$ 54,825	\$ 676,172
2026	\$ 40,313,080	\$ 255,724,206	\$ 215,411,126	95.00%	0.56792	\$ 1,162,195	\$ 387,398.24	\$ 58,110	\$ 716,687
2027	\$ 40,313,080	\$ 268,510,416	\$ 228,197,336	95.00%	0.56792	\$ 1,231,179	\$ 410,393.13	\$ 61,559	\$ 759,227
2028	\$ 40,313,080	\$ 281,935,937	\$ 241,622,857	95.00%	0.56792	\$ 1,303,613	\$ 434,537.77	\$ 65,181	\$ 803,895
2029	\$ 40,313,080	\$ 296,032,734	\$ 255,719,654	95.00%	0.56792	\$ 1,379,669	\$ 459,889.64	\$ 68,983	\$ 850,796
2030	\$ 40,313,080	\$ 310,834,371	\$ 270,521,291	95.00%	0.56792	\$ 1,459,527	\$ 486,509.10	\$ 72,976	\$ 900,042
2031	\$ 40,313,080	\$ 326,376,089	\$ 286,063,009	95.00%	0.56792	\$ 1,543,379	\$ 514,459.53	\$ 77,169	\$ 951,750
2032	\$ 40,313,080	\$ 342,694,894	\$ 302,381,814	95.00%	0.56792	\$ 1,631,422	\$ 543,807.49	\$ 81,571	\$ 1,006,044
2033	\$ 40,313,080	\$ 359,829,639	\$ 319,516,559	95.00%	0.56792	\$ 1,723,869	\$ 574,622.84	\$ 86,193	\$ 1,063,052
2034	\$ 40,313,080	\$ 377,821,121	\$ 337,508,041	95.00%	0.56792	\$ 1,820,937	\$ 606,978.96	\$ 91,047	\$ 1,122,911
2035	\$ 40,313,080	\$ 396,712,177	\$ 356,399,097	95.00%	0.56792	\$ 1,922,859	\$ 640,952.89	\$ 96,143	\$ 1,185,763
2036	\$ 40,313,080	\$ 416,547,785	\$ 376,234,705	95.00%	0.56792	\$ 2,029,877	\$ 676,625.51	\$ 101,494	\$ 1,251,757
2037	\$ 40,313,080	\$ 437,375,175	\$ 397,062,095	95.00%	0.56792	\$ 2,142,245	\$ 714,081.77	\$ 107,112	\$ 1,321,051
2038	\$ 40,313,080	\$ 459,243,933	\$ 418,930,853	95.00%	0.56792	\$ 2,260,232	\$ 753,410.83	\$ 113,012	\$ 1,393,810
2039	\$ 40,313,080	\$ 482,206,130	\$ 441,893,050	95.00%	0.56792	\$ 2,384,119	\$ 794,706.35	\$ 119,206	\$ 1,470,207
2040	\$ 40,313,080	\$ 506,316,437	\$ 466,003,357	95.00%	0.63875	\$ 2,827,767	\$ 942,588.87	\$ 141,388	\$ 1,743,789
Total					Total	\$ 33,283,819	\$ 11,094,606	\$ 1,664,191	\$ 20,525,022

Notes:

(1) Base Year is Tax Year 2003

(2) Collection Rate for TY19 to TY40 is 95%

(3) The annual affordable housing set-aside will be the greater of one-third of the actual revenues or the amount reflected in Exhibit 9 of the Part C Plan.

AGENDA ITEM 6

Hardy Near/Northside Redevelopment Authority
Finance Committee
Policy and Procedures for monthly Invoice approval between regularly scheduled Board meeting
January 2020

- Consultant Invoices forwarded via email to Administrator with copy to Bookkeeper and Para-Legal;
- Administrator forwards via email to Finance Committee Members with brief report regarding current activity;
- Finance Committee reviews and approves via email reply to Administrator;
- Administrator forwards current approved Invoices to Bookkeeper and requests checks;
- Bookkeeper prepares checks and forwards to Administrator;
- Administrator delivers to Chairman and Secretary for signature;
- Administrator retrieves checks and mails them to Consultants.

AGENDA ITEM 7

Hardy Near/Northside Redevelopment Authority
and
Tax Increment Reinvestment Zone No. 21
(Hardy Near/Northside)

Request for Qualifications
for
Professional Engineering Services

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY

REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

I. SUMMARY

As part of a redevelopment effort consisting of setting forth goals, expectations and redevelopment plans necessary to create and support an environment attractive to private investment, the City of Houston's Tax Increment Reinvestment Zone ("Zone") Number Twenty-One, acting through the Hardy Near/Northside Redevelopment Authority seeks information from Civil Engineering firms with expertise in Capital Projects Planning ("CIP"), programming, planning and design of public roadways and streets, and water, wastewater and storm water utility systems. Interested firms should submit their qualifications and a brief statement of approach based on information contained within this Request for Qualifications.

II. THE ORGANIZATION

Reinvestment Zone Number Twenty-One, City of Houston, Texas, also known as the Hardy/Near Northside Zone ("Zone") was created by Ordinance No. 2003-1258 on December 17, 2003 for the purposes of development and redevelopment in an area covering approximately 326.1 acres and generally bounded by Quitman Street on the North, U.S. Highway 59 on the East, Interstate 10 on the South, and Interstate Highway 45 on the West. The primary focus of the Zone was to address blighted conditions and provide programs to facilitate the development of public utility, roadway and streetscape improvements, parks and related recreational amenities, encourage transit orientated development, cultural and public facilities improvements and affordable housing. On December 4, 2019, by Ordinance 2019-0993 the City added an additional 1,106.54 acres of territory to the boundaries of the Zone.

Land uses in the Zone vary and include tracts consisting of railroads, freeways, public easements, warehouse distribution centers, various commercial uses including light manufacturing, parks and bayou corridors, and single family residential. During the remaining 21-years of life, the Zone will finance the design and construction of an additional \$82 million dollars of public utilities including water, wastewater and storm water systems, major and minor roadways and streets, cultural and public facilities, and parks and recreational facilities.

The Board of Directors consists of 6 members, all of which are appointed by the Mayor of the City of Houston.

The present members of the Board are:

Ed Reyes
Lloyd Burke
Sylvia Cavazos
Richard Cantu
Fernando Zamarripa
Mario Castillo

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY

REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

PROPOSED SCOPE OF WORK

The Engineers general role will be to assist Authority in carrying out the general task of developing and implementing the Authority's CIP. This will entail continuous reporting on the status of program, coordination of the architectural and engineering professionals, general contractors, and other specialists needed to complete the various components of the program. The selected Engineer will work closely with the City of Houston on all aspects of the CIP implementation process.

DESIGN PHASE SERVICES

The Engineer will assist the Authority in the design process including consultant selection, contract negotiation and design management. The Engineer will serve the critical role as the owner's representative in reviewing the detail design submittals. In addition, the Engineer will assist in developing requests for qualifications, advertising of projects, conducting pre-submittal conferences, evaluating statements of qualifications received and aiding in recommendation to award design services contracts. The Engineer will be responsible for the day-to-day oversight of assigned design consultants' activities. The Engineer will ensure that the individual assigned consultants are in compliance with design contract requirements and are making the proscribed progress towards completion of their design. The Engineer will coordinate appropriate design reviews and evaluate the design relative to standard engineering practices and constructability.

PRE-CONSTRUCTION PHASE SERVICES

The Engineer shall provide construction bidding services for projects authorized by the Authority. The overall bidding services which the Engineer shall provide will include providing necessary copies of bid documents, assisting with the bid advertisement, conducting a pre-construction conference, preparing written addenda, performing the bid tabulation and evaluating bids and making recommendations for awards. The Engineer will prepare all construction contracting documentation, including primary contracts, special conditions, bid, performance, and payment bonds, warranties, and MBE requirements, all in compliance City of Houston requirements.

CONSTRUCTION MANAGEMENT SERVICES

The Engineer will provide overall construction management services for the assigned projects planned, designed and contracted by the Authority. The Authority may request Engineer to prepare cost and scope for providing construction management, engineering and inspection services. The funding for all construction management services shall be included as a part of the construction funding authorizations for each specific construction contract. The Engineer shall coordinate between local municipal authorities, governmental agencies (City of Houston, METRO, Harris County, TxDOT, etc.), utility companies and

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REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

others involved in each project. The Engineer will be required to provide evidence that all required permits, licenses and certificates have been obtained. The Engineer shall provide this information to outside agencies and other construction contractors for coordinating their work with the proposed work. The Engineer shall work with the construction contractors to develop acceptable construction schedules compatible with contract requirements. The Engineer shall monitor the construction contractor's daily progress, anticipate schedule-related delays, problems and analyze alternatives to regain time lost on schedule delays. The Engineer shall prepare a monthly progress report for all projects under construction. The progress report shall present an assessment of the current status of each project and the work remaining. Additionally, the report shall identify problems or variances and provide a sound basis for management decisions. The Engineer shall meet with the Authority to review contract status, provide information and make pertinent recommendations for each project. The Engineer shall review all progress payment requests submitted by the contractor and make recommendations for payment to the Authority. The Engineer shall establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The Engineer shall maintain detailed financial records for each project including payment requests and supporting documentation.

INSPECTION SERVICES

The Engineer shall provide engineering and inspection services to determine work and material furnished are in general conformance with the drawings and specifications. The Engineer shall coordinate the sampling and testing of materials to be performed by independent quality control testing agencies under direct contract with the Authority. The Engineer shall review contractor's traffic control methods with submitted traffic control plans and identify noncompliance issues. The Engineer shall provide substantial completion inspection for each project and prepare, for Authority approval, a Certificate of Substantial Completion and a list of work to be completed or corrected. The Engineer shall provide a final inspection of each project in conjunction with the Authority and design consultants. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City and the Authority. The Engineer shall perform a warranty compliance survey for constructed facilities. The Engineer shall furnish the Authority with a written report enumerating items which require repair or replacement as provided under the correction period provisions of the Construction documents. The Engineer shall maintain adequate records for monitoring the effective dates and expiration dates of the warranties.

REQUIREMENTS FOR SUBMITTAL OF QUALIFICATIONS

All respondents shall review and complete the following requirements specific to this Statement of Qualifications. In order to be eligible for consideration, the respondent must be responsive to the Statement of Qualifications, and the Authority must be able to determine the respondent will perform the contract satisfactorily.

Respondents, at a minimum, must:

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY

REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

1. Be able to comply with performance schedules as defined by the Board of Directors and Projects Committee of the Authority, taking into consideration all existing business commitments.
2. Have an outstanding record of previous experience in Accounting.
3. Be familiar with rules and regulations of local agencies such as the City of Houston.
4. Be available to attend meetings with Authority, their agents, City of Houston staff, on an ongoing basis.
5. Have necessary technical and management capability to perform the work.
6. Be an established firm regularly engaged in the type of services required by this solicitation.
7. Be able to submit evidence of any information related to financial, technical, and other qualifications abilities required to perform.

A respondent may be requested to submit additional written evidence verifying that the minimum criteria necessary to satisfy the needs of the Authority can be met.

Submittal of qualifications shall follow the format described below and shall include the following information:

- Cover letter including statement of general approach
- Qualifications of firm
- Qualifications of professional staff
- Other evidence supporting the firm's qualifications

Each submittal should be organized to the following outline:

a) Cover Letter:

A cover letter not exceeding three (2) pages in length shall summarize key points and the firm's approach to performing the required services. If the respondent considers any of the terms or scope of required services to be unacceptable, the respondent should identify them and cite appropriate reasons in the submitted cover letter. These exceptions will be considered in the evaluation.

b) Qualifications of firm. This section shall include:

1. Description of the firm's history, size and qualifications.
2. A description of the firm's past and current assignments that are related to the type of services required by this solicitation, including the client and status of the project in each case. Also, identify which of the firm's employees proposed for assignment in this project have worked in similar assignments for other clients. Please indicate the capacity in which each employee served on existing and previous engagements.

c) Qualifications of professional staff. The requirements of this section shall include:

1. A letter confirming that key staff members indicated in the organization chart will be assigned to this project; and
2. A project staffing plan including resumes for all "proposed key" staff members

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REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

who will be assigned to this project.

d) References and Current Assignment Descriptions

The Authority requests your cooperation in minimizing the bulk of your statements. Succinct submittals will be positively received.

EVALUATION AND FINALIST SELECTION CRITERIA

The Authority will review qualification submissions. The evaluation will be based on the qualification's submissions and the following evaluation criteria. While these factors form the principle criteria for selection of finalists, the Authority will consider any evidence provided which further demonstrates the unique skills or experience of the team and its ability to contribute to the Authority's goals.

Criteria

Relative Importance

- Qualifications of the firm

Most Important

Past and present clients and experience with projects of similar scope

- Qualifications of professional staff

Most Important

Individuals identified by the firm in this RFQ are qualified in terms of education, training or experience in their respective professions and have prior experience on similar projects

- Understanding the Scope

Important

The submitting firm expresses a clear understanding of the project scope

- Diversity

Important

The firm reflects the multi-cultural diversity of the Houston community

- Stated Conditions in Cover Letter

Important

Any concerns or conditions stated in the cover letter that may impact the team's ability to meet the schedule, proposal deliverable requirements or ultimate provision of ongoing services.

COMPENSATION FOR SERVICES

Fees for services will be negotiated with the Board of Directors of the Authority once the consultant firm is selected. Before award of Contract, Authority may require the selected consultant firm to submit

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REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

financial, technical, and other qualifications deemed appropriate by Authority to verify abilities of the selected consultant firm.

The Authority, as well as the selected consultant, may exercise the right to cancel the contract without cause with a written thirty-day (30) notice.

While it is not a requirement that the Authority meet or exceed the goals of the City's Affirmative Action Program, the Authority will make Good Faith Efforts to carry out this policy through awards of contracts and subcontracts to Disadvantaged Business and minority and women owned business enterprises.

AWARD OF CONTRACT

- a) The Authority reserves the right to choose the consultant whose submittal of qualifications to this solicitation will be most advantageous to its goals.
- b) The Authority reserves the right to reduce the scope of the project and evaluate only the remaining elements from all statements.
- c) The Authority reserves the right to reject specific elements contained in all statements and to complete the evaluation process based only on the remaining items.
- d) The Authority reserves the right to reject any or all submittals or qualifications and to waive informalities and minor irregularities in submittals received.
- e) The Authority reserves the right to (1) cancel the entire Request for Qualifications; (2) issue subsequent Requests for Qualifications.
- f) The Request for Qualifications and related responses will by reference become part of any formal agreement between the selected consultant and the Authority.

A written notice of award will be issued to the successful respondent upon selection.

CONFLICT OF INTEREST AND DISCLOSURE

Firms seeking to do business with the Authority are responsible for maintaining compliance with the applicable provisions of Chapter 176, Local Government Code, related to disclosure of conflicts of interest. The Conflict of Interest Questionnaire is available for downloading from the Texas Ethics Commission website at www.ethics.state.tx.us/forms/CIQ.pdf and should be submitted to the Authority under separate cover.

Firms also must be in compliance the provisions of Section 2252.908, Local Government Code, pertaining to the disclosure of certain ownership interests by filing Form 1295 with the Texas Ethics Commission. Form 1295 may be obtained at www.ethics.state.tx.us/tec/1295-Info.htm.

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY

REQUEST FOR QUALIFICATIONS FOR *Professional Engineering Services*

CITY OF HOUSTON

Firms will be required to be in compliance with all terms and conditions applicable to consultants as set forth in the Tri-Party Agreement. Any agreement resulting from this RFQ may require additional City of Houston approval.

OPEN RECORDS

Once submitted, all RFQ responses will be deemed the property of the Authority and may be subject to release under the Texas Open Records Act. Financial statements will be returned upon request.

SUBMISSION OF QUALIFICATIONS

Submittals, due by 5:00 pm, Wednesday, DATE HERE, and to consist of (3) hard copy originals and one electronic original delivered on either a CD or Thumb Drive and delivered to: Bracewell LLP

Attention:
Tiffany Emke, Legal Assistant
Hardy/Near Northside Redevelopment Authority
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002

Additionally, responders shall also email a copy of their submission to ralph@tifworks.com

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY

REQUEST FOR QUALIFICATIONS
FOR
Professional Engineering Services

DRAFT

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY

**REQUEST FOR QUALIFICATIONS
FOR
*Professional Engineering Services***

RFQ ACKNOWLEDGEMENT RECEIPT

Please acknowledge receipt of this RFQ by returning this form:

MAIL TO: Hardy Near/Northside Redevelopment Authority
c/o TIFWorks, LLC
P.O. Box 10330
Houston, Texas 77206
EMAIL TO: ralph@tifworks.com

_____ WILL RESPOND
_____ WILL NOT RESPOND

COMMENTS: _____

CONTACT NAME: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____

PHONE: _____
EMAIL ADDRESS: _____

AUTHORIZED SIGNATURE _____ DATE _____

PRINTED NAME: _____

TITLE: _____

Hardy Near/Northside Redevelopment Authority
 Request for Qualifications
 Tax Increment Reinvestment Zone Number Twenty-One Evaluation Sheet
 City of Houston

Criteria	Relative Importance				
	Most Importance	Most Importance	Important	Important	Important
Qualifications of firm	✓				
Qualifications of professional staff		✓			
Understanding of Scope			✓		
Diversity				✓	
Stated Conditions in Cover Letter					✓

- **Definitions:**
- Qualifications of firm: Past and present clients and experience with projects of similar scope
- Qualifications of professional staff: Individuals identified by the firm in this RFQ are qualified in terms of education, training or experience in their respective professions and have prior experience on similar projects
- Understanding of Scope: The submitting firm expresses a clear understanding of the project scope
- Diversity: The firm reflects the multi-cultural diversity of the Houston community
- Stated Conditions of the Cover Letter: Any concerns or conditions stated in the cover letter that may impact the team's ability to meet the schedule, proposal deliverable requirements or ultimate provision of ongoing services.

Scoring Sheet							
Criteria		Relative Importance (100 Points)					
		Firm 1	Firm 2	Firm 3	Firm 4	Firm 5	Firm 6
Qualifications of firm	26						
Qualifications of professional staff	26						
Understanding of Scope	16						
Diversity	16						
Stated Conditions in Cover Letter	16						
Total	100						

Signature

Date

DATE HERE

Hardy Near/Northside Redevelopment Authority
Request for Qualifications
Tax Increment Reinvestment Zone Number Twenty-One Evaluation Sheet
City of Houston

DRAFT

DATE HERE

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY
REQUEST FOR QUALIFICATIONS
ENGINEERING SERVICES

Request for Qualifications (RFQ) Calendar:

RFQ released to Engineers	DATE HERE
RFQ Submittals due	DATE HERE
RFQ Submittals delivered to Committee Members	DATE HERE
Committee Evaluation Meeting	DATE HERE
Notification of Three Finalist Teams/Invitation to Interview	DATE HERE
Interviews of Three Selected Finalist Teams	DATE HERE

Request for Qualifications Instructions:

- Inquiries regarding RFQ must be electronic, and submitted to:
 - ralph@tifworks.com;
- All questions will be answered electronically and distributed to all participating teams;
- Deadline for inquiries regarding RFQ will be DATE HERE;
- Submittals, due by 5:00 pm, Wednesday, DATE HERE, and to consist of (3) hard copy originals and one electronic original delivered on either a CD or Thumb Drive.
- Delivered to: Bracewell LLP

Attention:
Tiffany Emke, Legal Assistant
Hardy/Near Northside Redevelopment Authority
c/o Bracewell
711 Louisiana Street, Suite 2300
Houston, Texas 77002

- RFQ must be submitted in a sealed envelope and labeled to include:
 - Name of Firm
 - Hardy Near/Northside Redevelopment Authority (TIRZ 21)
 - Request for Qualifications
DATE HERE
- Firms selected to be interviewed, will be notified via email on DATE HERE;

HARDY NEAR/NORTHSIDE REDEVELOPMENT AUTHORITY
REQUEST FOR QUALIFICATIONS
ENGINEERING SERVICES

Interviews will be 30 minutes each, 15 minutes for consultant presentations, ten minutes for questions from the Projects Committee:

- Interview (1): #:00 am – #:20 am
 - 30 minute break
 - Interview (2): #:25 am – #:45 am
 - 30 minute break
 - Interview (3): #:50 am – #:10 am
-
- hard copy media (hand-outs) only, no projectors or Power Point presentations;
 - Individuals proposed to be assigned to the project shall attend the interview.

DRAFT