

ORDER OF COMMISSIONERS COURT

The Commissioners Court of Harris County, Texas, convened at a meeting of said Court at the Harris County Administration Building in the City of Houston, Texas, on the ____ day of _____, 2024 with all members present except _____.

A quorum was present. Among other business, the following was transacted:

A RESOLUTION DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN HARRIS COUNTY AS REINVESTMENT ZONE NUMBER TWO, HARRIS COUNTY, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; ESTABLISHING THE BOUNDARIES THEREOF; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING AN EFFECTIVE DATE

Commissioner _____ introduced an order and moved that Commissioners Court adopt the order. Commissioner _____ seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

	Yes	No	Abstain
Judge Lina Hidalgo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Rodney Ellis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Adrian Garcia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Tom S. Ramsey, P.E.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Lesley Briones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and lawfully adopted. The order thus adopted follows:

A RESOLUTION DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN HARRIS COUNTY AS REINVESTMENT ZONE NUMBER TWO, HARRIS COUNTY, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; ESTABLISHING THE BOUNDARIES THEREOF; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the County of Harris, Texas (the "County") may designate a contiguous geographic area within the County as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the County determines that the creation of a tax increment reinvestment zone is necessary to promote the development or redevelopment of the area generally located in Northeast Harris County, near Beltway 8 and Lake Houston Parkway, including the land surrounding Deussen Park; and

WHEREAS, the County has prepared a Preliminary Reinvestment Zone Financing Plan (the "Preliminary Plan"), which provides that certain Harris County ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the County provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

WHEREAS, a notice of the December 10, 2024, public hearing on the creation of the proposed zone was published on November 29, 2024, in the *Houston Chronicle*, a newspaper of general circulation in the County; and

WHEREAS, at the public hearing on December 10, 2024, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

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

WHEREAS, the County has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone as of January 1, 2024 is approximately \$2,256,911,084; and

WHEREAS, the County hereby determines that the Preliminary Plan must be prepared as required by law for the proposed zone, with the Preliminary Plan being included as **Exhibit A** attached to and incorporated in this Resolution for all purposes; and

WHEREAS, the total area within the proposed zone is approximately 23,683 acres;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF THE COUNTY OF HARRIS COUNTY, TEXAS:

Section 1. Findings.

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

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

(c) That the County Commissioners' Court further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the proposed zone contains substantial areas that are predominantly open and underdeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the County and that the proposed zone substantially arrests and impairs the sound growth of the County, retards the provision of housing accommodations and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:

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

- (2) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and
- (3) Unsanitary and unsafe conditions.

(d) That the County Commissioners' Court, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within Harris County; and
- (2) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of the Zone

That the County, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in **Exhibit A** and depicted in the map attached thereto as **Exhibit 3** to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Two, Harris County, Texas, (the "Zone"). The County Commissioners' Court specifically declares that the Zone is designated pursuant to Section 311.005(a)(1) and (2) of the Texas Tax Code.

Section 3. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of five (5) members. The County Commissioner, Precinct 1, is hereby authorized to nominate and appoint, subject to County Commissioners' Court approval, the directors to Positions One through Five of the Board of Directors and the Chair of the Board of Directors of the Zone.

The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this Resolution, while the directors appointed to even-numbered positions shall be appointed to a one-year term, beginning on the effective date of this positions. All subsequent appointments shall be for two-year terms. The County Commissioners' Court authorizes the Board of Directors to elect from its members a vice-chairman, secretary, and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the County Commissioners' Court concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone

financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the County Commissioners' Court for its approval. The County hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the County Commissioners' Court, including the power to employ any consultants, to enter into any agreements with local government corporation or political subdivision of the State of Texas related to the allocated of Zone revenues, or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Resolution, subject to the approval of the County Commissioner of Precinct 1, that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations. Notwithstanding the foregoing, the County reserves the right to rescind, alter or amend such delegation of authority to the Board of Directors as it deems necessary or advisable from time to time by giving the Board written notice.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of this Resolution, provided however, that the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Resolution shall not commence until January 1, 2025, and termination of the operation of the Zone shall occur on January 1, 2056, or at an earlier time designated by subsequent resolution, or at such time that all project costs, notes, and other obligations of the Zone, and the interest thereon, have been paid in full. The County and the Zone shall use their best efforts to provide for the payment of all project costs, in order to minimize the life of the Zone. Upon termination of the Zone, any residual funds within the Tax Increment Fund will be returned to the participating jurisdictions on a pro rata basis according to their levels of participation.

Section 5. Tax Increment Base

That the Tax Increment Base of the County or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the County or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2024, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 6. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent resolutions. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the County and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the County and any

other taxing unit participating in the Zone for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the County or any other taxing unit participating in the Zone and less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

The Tax Increment Fund shall consist of one hundred percent (100%) of the County's portion of the tax increment from the Zone, as defined by Section 311.012(a) of the Code.

Section 7. Severability

If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Resolution or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the County Commissioners' Court in adopting this Resolution that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Resolution are declared severable for that purpose.

Should the County, by change in law or through a successful challenge of its legal authority to institute and implement the Zone, be prohibited from proceeding with the Zone, the Zone shall automatically terminate.

Section 8. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the County Commissioners' Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the County Commissioners' Court of the County for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, Ch. 551, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter hereof has been discussed, considered and formally acted upon. The County Commissioners' Court further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Notices

The contents of the notice of the public hearing, which hearing was held before the County Commissioners' Court on December 10, 2024, and the publication of said notice, are hereby ratified, and confirmed.

[EXECUTION PAGE FOLLOWS]

PASSED AND ADOPTED this _____ day of _____, 2024.

HARRIS COUNTY, TEXAS

Lina Hidalgo, County Judge

Date: _____

ATTEST:

By: _____
Teneshia Hudspeth, County Clerk

Exhibit A

(See attached)

**REINVESTMENT ZONE NUMBER TWO
HARRIS COUNTY, TEXAS**

Project Plan and Reinvestment Zone Financing Plan

December 10, 2024

REINVESTMENT ZONE NUMBER TWO, HARRIS COUNTY, TEXAS
Project Plan and Reinvestment Zone Financing Plan

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Map 1 – Zone Boundaries

Table 1 - Existing Land Use/Property Classification of Property in the Zone

Introduction

This document constitutes the Project Plan and Reinvestment Zone Financing Plan (the “Project and Financing Plan”) for **Tax Increment Reinvestment Zone Number 2**, Harris County, Texas as required by Chapter 311, Texas Tax Code. The 37.005 square miles in size or +/- 23,683-acre tax increment reinvestment Zone (the “Zone”) was created by the Harris County Commissioners on December 10, 2024.

The purpose of the Zone is to finance construction of public infrastructure necessary to facilitate residential and commercial development and redevelopment within the Zone boundaries. Harris County aims to create community benefits for residents and businesses within the Zone, and surrounding areas to include, but not limited to: expanding access to safe and affordable housing; advancing equitable and effective economic opportunities through creating high-quality jobs for workers that include living wages, safety precautions, fair hiring, workforce development, and the support and scaling of disadvantaged, minority-owned, and women-owned businesses; promoting equitable and safe multimodal transportation; increasing community access to quality parks and open greenspace, developing drainage and public infrastructure, public facilities, and public art to foster environmentally safe, resilient, sustainable communities while mitigating the displacement of underserved and low-income residents within the Zone boundary.

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

Location

The reinvestment Zone is in the Northeast portion of Harris County within Precinct One. As shown in **Map 1**, the Zone is generally bounded by Beltway 8 to the north, Lake Houston and the San Jacinto River to the east, Greens Bayou and the Union Pacific Railway to the west, and Wallisville Road at its farthest point south. A boundary description is included within this Project and Financing Plan.

Redevelopment Plan Concept and Goals

The concept of the Zone is to construct the necessary public infrastructure that will lead to private capital investment in the area that respects the character and culture of the area, offers a corresponding increase in the local tax base, and creates economic opportunity for Harris County. Zone Reinvestment in the area is intended to achieve the following goals:

Goal 1: Improve and enhance corridors, mobility and connectivity throughout the Zone. Roadway corridors that meet current and anticipated needs, provide the capacity necessary to safely move traffic, and improve visual quality of the community are critical to development and redevelopment potential within the Zone. Roadways, stormwater management in the right-of-way, sidewalks, intersection improvements, lighting, signage, monumentation, managed access, trails, trailheads, landscaping enhancements, and associated on or off-street parking are all among the elements related to corridor improvement. Corridor construction, reconstruction and enhancement is necessary at strategic areas in

the Zone to create an environment that will stimulate private investment in retail, commercial and mixed-use developments. All improvements will be coordinated with the mobility, corridor and connectivity construction/reconstruction programs of the other public entities within the area. Attention will be placed on leveraging Zone monies through the funding of elements by partnering and complimenting CIP programs of sister agencies.

All design and construction projects shall provide safe vehicular circulation and promote safe alternative modes of transportation such as bicycles, pedestrians, and transit. When developing and investing in mobility projects, the Zone will focus on six key project goals to improve mobility:

1. **Equity:** Expand mobility options in the transportation system, especially for those most in need of improved access or in areas or historical under-investment.
2. **Safety:** Improve safe travel for all users of the mobility network, especially those most vulnerable including people walking, biking, or traveling with a mobility challenge.
3. **Access:** Expand access to important destinations in the Zone such as schools, parks, transit stations, and other public services.
4. **Choice:** Increase mobility options in the transportation system, especially for those with limited access to a personal vehicle or who choose not to drive.
5. **Health:** Increase active transportation options to support a healthy community.
6. **Climate:** Prioritize infrastructure that will support a more resilient Precinct, ensure all are free from environmental harms, support preparation for a changing climate and disasters, and facilitates affordable, reliable, and sustainable transportation options.

Goal 2: Enhance public infrastructure, facilities and services throughout the Zone. Storm water management, as well as water and wastewater services are equally critical to spur investment or reinvestment in the Zone. Improvements to the infrastructure network will be achieved through the installation, repair and replacement of drainage, water and wastewater systems where needed.

A. To provide orderly and healthful development of land, the Zone shall promote the health, safety, and general welfare of the community by minimizing public and private losses due to flood conditions. To carry out this purpose, all new development projects within the Zone Project and Financing Plan, shall follow detention requirements of Harris County and implement the following guidelines:

1. Prepare Drainage master plan with anticipated future land use as guide to developers to follow and implement Zone-wide drainage mitigation strategies.
2. Consider both new and currently developed properties and anticipated development of property in the future.

3. Utilize more permeable soils, topography, wildlife, vegetation, and other amenities as part of the drainage mitigation.
4. Construction and Design Standards
 - a) All buildings, roadways, and parks designed and constructed under the Zone Project and Financing Plan shall meet the latest versions of all Harris County regulations and standards with associated permitting requirements. In addition, to the minimum design and construction standards, Harris County Precinct One requires the Zone board to assure that all projects utilize and implement the following forward-thinking design and construction standard.
 - b) Leadership in Energy and Environmental Design (LEED) Building Standards. At minimum, the City of Houston's Silver level LEED certification policy for new construction, replacement facilities and major renovations for buildings with more than 10,000 sq. ft. of occupied space unless determined by a feasibility study that Gold or Platinum LEED standards can be met. If such standards are determined feasible, Gold or Platinum LEED standards must be met, with certification preferred, but optional. The contractor shall submit a copy of LEED certification and/or chosen design standards and long-term efficiency maintenance plans.
 - c) Low-Impact Development/Green Infrastructure. The County shall require every planning phase report for infrastructure projects planned for the Zone to include at least one option for the use of low-impact development/green infrastructure (LID/GI) with maintenance plan. If the use of LID/GI cannot be applied to the specific project, instead, the planning phase report must include a justification for why. If it is an option and the option is chosen, the project must be designed with low-impact development/green infrastructure techniques in accordance with Harris County's Low Impact Development & Green Infrastructure Design Criteria for Storm Water Management and/or is rated and verified using the Envision Sustainable Rating System.
 - d) Envision™ Rating System (ERS). Depending on the level of effort required and the value that would be added to a project, consider following the Envision system for project development by a certified Envision Sustainability Professional ("ESP") to track the project and collect all data related to the ERS credit categories.
 - e) Additional Design Goals. All projects should ensure providing a safe, comfortable, accessible, and attractive user experience. The Zone board shall determine the applicable standard(s) during the design of each project.

Goal 3: Access to Affordable Housing.

A. Affordable Housing Contribution. Maintaining a level of diversity among the housing stock within the Zone is critical for attracting and retaining the workforce and mixed-income economic activity that Harris County is built upon. The need for quality affordable housing is expected to increase as new commercial and retail development takes place within the Zone area. Tax increment may be leveraged against the private, public, and non-profit resources to support affordable housing in the Zone, including the integration of affordable housing into ongoing and proposed redevelopment projects within the Zone and partnerships with government entities and non-profits. The Zone intends to use tax increment to support housing initiatives that are (i) permissible under Chapter 311 of the Texas Tax Code, and (ii) consistent with Harris County policies and practices and developed within (or within a five (5) mile radius of) the Zone boundaries.

Goal 4: Promote Economic Opportunity and Private Investment and Reinvestment in the Zone.

A. The opportunity for the Zone area to reach the full economic potential is based in part on the ability to construct critical infrastructure, minimize risk for investors and customers, build upon local assets and recognize or enhance market demand. The Zone will facilitate economic growth through capital improvements that make sites more attractive and projects feasible, land acquisition and assembly, development of facilities that draw visitors into the Zone, and use of incentivized development agreements.

1. MWBE Procurement Standards: All procurement undertaken for Zone improvements or administration will apply the Harris County's Minority and Women Owned Business Enterprise program, must follow the County's MWBE's policy.
2. Living Wage Standards Conditions: All procurement undertaken for Zone improvements or administration will apply Harris County's Living Wage at the rate approved at the time of the procurement as well as any other countywide policies regarding the working terms and conditions of contracted and temporary workers (including but not limited to safety standards, training, wage theft enforcement, health insurance coverage, local and low income hiring/training, fair chance hiring, and non-discriminatory hiring).
3. Tax Abatement and Economic Development policies. All projects taken under the Zone Project and Financing Plan seeking tax abatements must follow the Harris County's Tax Abatement Program, and basic qualifications as outlined in the Harris County Department of Economic Equity policy.
4. Fair Chance Hiring: All procurement undertaken for the Zone and its related contractors must comply with Harris County's Fair Chance hiring policy adopted in January 2022.
5. Worker Safety Standards: All procurement undertaken for Zone and related contractors must follow the Harris County Contractor Safety Record Policy (the "Safety Record Policy") adopted by Harris County Commissioners Court to ensure that Harris County

engages prime contractors and subcontractors that prioritize the health and safety of their workers.

Goal 5: Develop and enhance green spaces, gathering places, trails, recreational or public facilities, and cultural amenities. Recreational amenities, play areas, trail systems, entertainment/cultural facilities 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 by increasing the attractiveness of the area. Green space also provides the benefit of increasing the visual appeal and perception of the area while also potentially providing an added role as enhancements to the stormwater management network or connectivity between neighborhoods. Public facilities such as police and fire stations, libraries, and community centers enhance local quality of life and further increase the private investment potential of the community.

Goal 6: Promote and support community heritage, culture, character, and affordability for current residents. The Zone enjoys a heritage and character unique to the community that, if promoted and incorporated as new development and redevelopment occurs, will make the area more attractive to investment with an interest in long-term social and economic sustainability. The Zone is also intended to recognize and respect the positive impact of investment by members of the local community, in addition to large-scale development from outside of the area. Zone resources may be used to promote affordability, so that existing residents of the Zone can remain, small business development and expansion, development that is sensitive to community context, as well as development of assets that improve quality of life and economic opportunity.

Goal 7: Recreational and Public Facilities.

The Zone desires to promote the development of all lawful eligible public improvements, including places of public assembly, for the economic development of the Zone under Chapter 311 of the Texas Tax Code. The Zone and the County may use any available legal authority to facilitate the purchase and assembly of property to accomplish the development of such public facilities and economic development in the area surrounding such facilities.

Goal 8: Water Resources and Subsidence.

The Zone desires to promote the use of storm water to be treated and used as graywater for the purpose of landscape irrigation. The Zone can promote and partner in the design and construction of detention ponds to mitigate flooding and treatment of graywater including a separate distribution system for landscape irrigation use. In addition, the Zone desires to promote the use of surface water for the use of potable water instead of groundwater to contribute to the regional goal of Harris-Galveston Subsidence District reducing groundwater water source which is the primary cause of subsidence in the region.

Project Plan

A. Authorized Projects and Project Costs

Improvements in the Zone will consist of mobility, drainage and redevelopment improvements, including roadways, sidewalks, sewer, drainage infrastructure and parks and open spaces. The

proposed Zone improvements (Project Costs) are listed in **Exhibit 1**. The project categories describe generally the kind of improvements contemplated in this Project and Financing Plan.

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

Existing Conditions: The property comprising the Zone consists of older, distressed residential and commercial development with a significant amount of vacant land. The area lacks adequate infrastructure including sanitary sewers, roadways, sidewalks and drainage infrastructure.

Surrounding Land Uses: Land surrounding the Zone ranges from vacant to developed residential and commercial/industrial tracts.

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

C. Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):

All construction will be done in conformance with existing building code regulations. There are no proposed changes to any development ordinances, master plans, or building codes.

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

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

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

There will be no persons displaced because of implementing the Project and Financing Plan.

Reinvestment Zone Finance Plan

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

Exhibit 1 lists the estimated project costs for the Zone including administrative expenses. As set forth in this Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the Commissioners Court. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on **Exhibit 1**.

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

These details are described throughout the Project and Financing Plan, including but not limited to roadway construction/reconstruction, stormwater conveyance and management systems, water, wastewater improvements, sidewalks, intersection improvements, lighting, signage, street furniture, monumentation, managed access, trails, trailheads, park and greenspace improvements, landscaping enhancements, cultural and recreational amenities, and associated on or off-street parking. The general number and location of proposed improvements are contained in **Exhibit 1**.

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

Exhibit 2 constitutes incremental revenue estimates for this Project and Financing Plan. The cost of proposed improvements exceeds future anticipated revenues without additional consideration for growth in economic activity, reinvestment and subsequent property values, and therefore projects will be implemented based on available funding.

D. Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

Issuance of any notes and bonds by the Zone will occur as the Commissioners Court approves and tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in **Exhibit 1** and **Exhibit 2**, as well as actual market conditions for the issue and sale of such notes and bonds.

E. Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment associated will consist of contributions from Harris County. This figure is calculated using a Harris County contribution of \$0.35/\$100 of assessed valuation for properties within the Zone boundaries.

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

As of January 1, 2024, the current combined appraised value of taxable real property in the Zone is \$2,256,911,084. See **Exhibit 2** for calculations.

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

It is projected that taxable property values in the Zone will increase to approximately \$7,320,059,790 by 2054. **Exhibit 2** shows the annual captured value of these increases in property value during the existence of the Zone.

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

The Zone took effect December 10, 2024 and will terminate on January 1, 2056. The Zone may terminate at an earlier time designated by subsequent action of Harris County Commissioners Court, or at such time, after the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

EXHIBIT 1 - Estimated Project Costs

Category	Project Title	Description	Estimated Cost (millions)
Affordable Housing	TBD	Harris County-led projects and initiatives to provide affordable housing to residents with a household income at or below 80% of the AMI.	1/3 of TIRZ revenue
Drainage	TBD	Infrastructure projects and initiatives that improve the Harris County drainage systems in neighborhoods and other areas within the Zone to reduce the risks of flooding.	\$29
Mobility	TBD	Transportation initiatives that aim to improve the safety, accessibility, and efficiency of the Harris County's transportation system within Precinct One.	\$329
Parks and Open Space	TBD	Various elements of Precinct One parks to be upgraded to encourage park usage. This may include picnic tables, play grounds, barbecue pits, trails, dog park, BMX skate facility, etc.	\$132
Public Art	TBD	Streetscape/landscape and public art along Major Thoroughfares in areas outside of the Generation Park boundaries.	\$50
Resilience	TBD	Infrastructure projects that help Precinct One to prepare for and respond to potential threats and hazards.	\$10
Water & Wastewater	Deussen Park Water and Wastewater Service	Generation Park Management District to provide water and wastewater service from the proposed realignment of Deussen Parkway.	\$10
TOTAL in millions			\$550

Exhibit 2 – Page 1 Projected Assessed Valuations and Projected Zone Revenues (Inflation Growth Only)

Year	Tax Year	Base Year Valuation	Projected Valuation*	Projected Valuation (Increment)	Tax Year	Coll. Year	Participation	Cumulative Revenue
0	2024	2,256,911,084	2,256,911,084		2024	2023	-	-
1	2025	2,256,911,084	2,347,187,527	90,276,443	2025	2024	316,031	316,031
2	2026	2,256,911,084	2,441,075,028	184,163,944	2026	2025	644,703	960,733
3	2027	2,256,911,084	2,538,718,030	281,806,946	2027	2026	986,522	1,947,255
4	2028	2,256,911,084	2,640,266,751	383,355,667	2028	2027	1,342,013	3,289,268
5	2029	2,256,911,084	2,745,877,421	488,966,337	2029	2028	1,711,724	5,000,993
6	2030	2,256,911,084	2,855,712,518	598,801,434	2030	2029	2,096,224	7,097,217
7	2031	2,256,911,084	2,969,941,018	713,029,934	2031	2030	2,496,104	9,593,321
8	2032	2,256,911,084	3,088,738,659	831,827,575	2032	2031	2,911,979	12,505,300
9	2033	2,256,911,084	3,212,288,205	955,377,121	2033	2032	3,344,489	15,849,788
10	2034	2,256,911,084	3,340,779,734	1,083,868,650	2034	2033	3,794,299	19,644,087
11	2035	2,256,911,084	3,474,410,923	1,217,499,839	2035	2034	4,262,102	23,906,189
12	2036	2,256,911,084	3,613,387,360	1,356,476,276	2036	2035	4,748,616	28,654,805
13	2037	2,256,911,084	3,757,922,854	1,501,011,770	2037	2036	5,254,592	33,909,397
14	2038	2,256,911,084	3,908,239,768	1,651,328,684	2038	2037	5,780,806	39,690,204
15	2039	2,256,911,084	4,064,569,359	1,807,658,275	2039	2038	6,328,069	46,018,273
16	2040	2,256,911,084	4,227,152,134	1,970,241,050	2040	2039	6,897,223	52,915,496
17	2041	2,256,911,084	4,396,238,219	2,139,327,135	2041	2040	7,489,143	60,404,638
18	2042	2,256,911,084	4,572,087,748	2,315,176,664	2042	2041	8,104,739	68,509,377
19	2043	2,256,911,084	4,754,971,258	2,498,060,174	2043	2042	8,744,959	77,254,336
20	2044	2,256,911,084	4,945,170,108	2,688,259,024	2044	2043	9,410,788	86,665,125
21	2045	2,256,911,084	5,142,976,912	2,886,065,828	2045	2044	10,103,251	96,768,376
22	2046	2,256,911,084	5,348,695,989	3,091,784,905	2046	2045	10,823,411	107,591,787
23	2047	2,256,911,084	5,562,643,828	3,305,732,744	2047	2046	11,572,379	119,164,166
24	2048	2,256,911,084	5,785,149,581	3,528,238,497	2048	2047	12,351,305	131,515,470
25	2049	2,256,911,084	6,016,555,565	3,759,644,481	2049	2048	13,161,387	144,676,857
26	2050	2,256,911,084	6,257,217,787	4,000,306,703	2050	2049	14,003,874	158,680,731
27	2051	2,256,911,084	6,507,506,499	4,250,595,415	2051	2050	14,880,059	173,560,791
28	2052	2,256,911,084	6,767,806,759	4,510,895,675	2052	2051	15,791,292	189,352,083
29	2053	2,256,911,084	7,038,519,029	4,781,607,945	2053	2052	16,738,975	206,091,058
30	2054	2,256,911,084	7,320,059,790	5,063,148,706	2054	2053	17,724,565	223,815,623

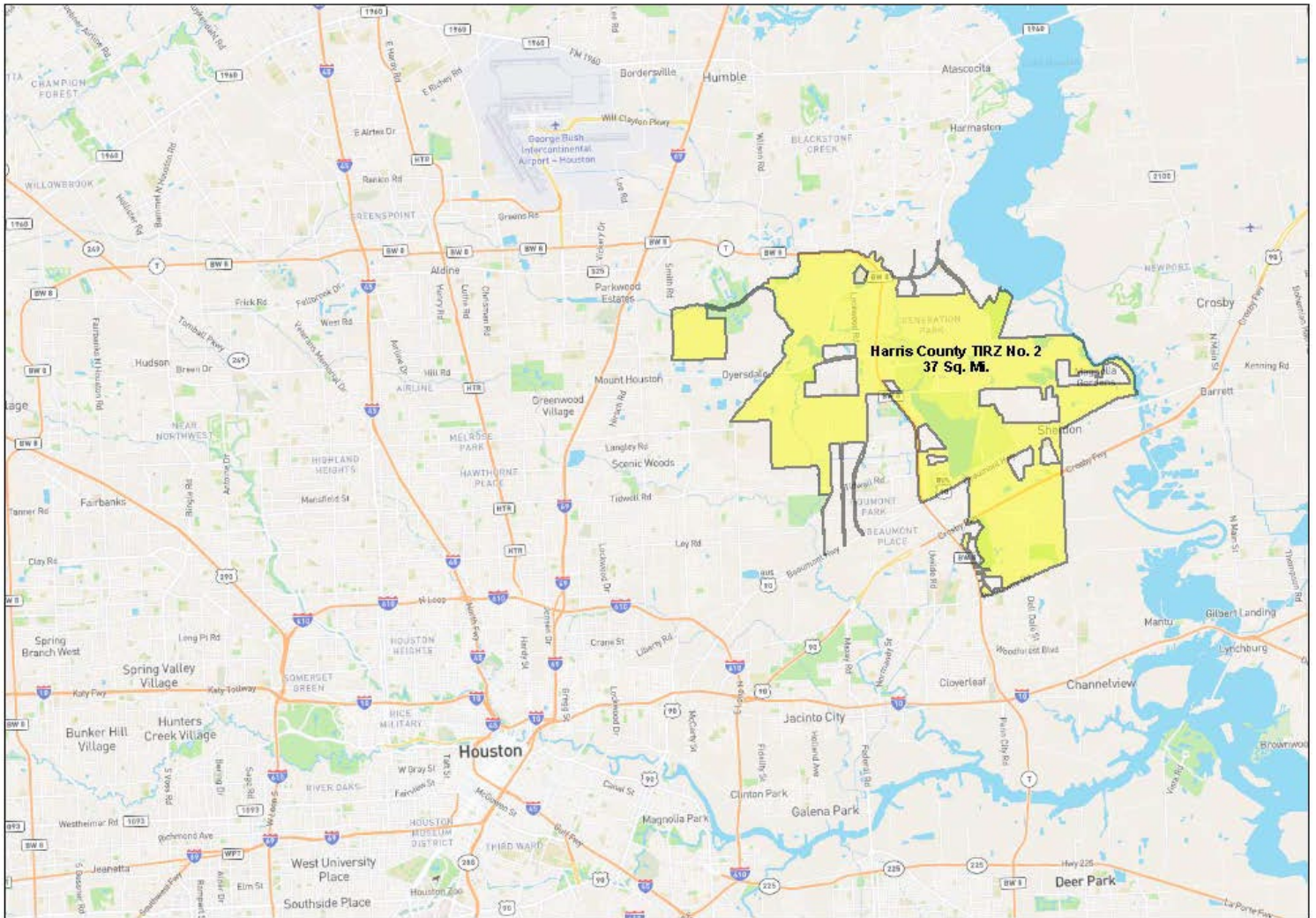
Growth Rate	4.00%
Tax Rate Assumpt	0.35%

Exhibit 2 – Page 2 Projected Assessed Valuations and Projected Zone Revenues (Conservative Growth)

Year	Tax Year	Base Year Valuation	Projected Valuation	Projected Valuation (Increment)	Tax Year	Coll. Year	Participation	Cumulative Revenue
0	2024	2,256,911,084	2,256,911,084		2024	2023	-	-
1	2025	2,256,911,084	2,388,563,420	131,652,336	2025	2024	460,875	460,875
2	2026	2,256,911,084	2,527,895,429	270,984,345	2026	2025	948,635	1,409,510
3	2027	2,256,911,084	2,675,355,087	418,444,003	2027	2026	1,464,847	2,874,357
4	2028	2,256,911,084	2,831,416,507	574,505,423	2028	2027	2,011,171	4,885,528
5	2029	2,256,911,084	2,996,581,453	739,670,369	2029	2028	2,589,364	7,474,892
6	2030	2,256,911,084	3,171,380,962	914,469,878	2030	2029	3,201,285	10,676,177
7	2031	2,256,911,084	3,356,377,045	1,099,465,961	2031	2030	3,848,900	14,525,078
8	2032	2,256,911,084	3,552,164,501	1,295,253,417	2032	2031	4,534,294	19,059,371
9	2033	2,256,911,084	3,759,372,821	1,502,461,737	2033	2032	5,259,668	24,319,039
10	2034	2,256,911,084	3,978,668,219	1,721,757,135	2034	2033	6,027,355	30,346,394
11	2035	2,256,911,084	4,210,755,770	1,953,844,686	2035	2034	6,839,824	37,186,218
12	2036	2,256,911,084	4,456,381,678	2,199,470,594	2036	2035	7,699,687	44,885,905
13	2037	2,256,911,084	4,716,335,675	2,459,424,591	2037	2036	8,609,708	53,495,613
14	2038	2,256,911,084	4,991,453,563	2,734,542,479	2038	2037	9,572,813	63,068,426
15	2039	2,256,911,084	5,282,619,895	3,025,708,811	2039	2038	10,592,099	73,660,524
16	2040	2,256,911,084	5,590,770,825	3,333,859,741	2040	2039	11,670,843	85,331,367
17	2041	2,256,911,084	5,916,897,116	3,659,986,032	2041	2040	12,812,513	98,143,880
18	2042	2,256,911,084	6,262,047,323	4,005,136,239	2042	2041	14,020,780	112,164,661
19	2043	2,256,911,084	6,627,331,168	4,370,420,084	2043	2042	15,299,530	127,464,190
20	2044	2,256,911,084	7,013,923,106	4,757,012,022	2044	2043	16,652,872	144,117,062
21	2045	2,256,911,084	7,423,066,102	5,166,155,018	2045	2044	18,085,159	162,202,221
22	2046	2,256,911,084	7,856,075,625	5,599,164,541	2046	2045	19,600,995	181,803,216
23	2047	2,256,911,084	8,314,343,882	6,057,432,798	2047	2046	21,205,255	203,008,471
24	2048	2,256,911,084	8,799,344,290	6,542,433,206	2048	2047	22,903,096	225,911,567
25	2049	2,256,911,084	9,312,636,213	7,055,725,129	2049	2048	24,699,977	250,611,544
26	2050	2,256,911,084	9,855,869,982	7,598,958,898	2050	2049	26,601,675	277,213,220
27	2051	2,256,911,084	10,430,792,191	8,173,881,107	2051	2050	28,614,306	305,827,525
28	2052	2,256,911,084	11,039,251,323	8,782,340,239	2052	2051	30,744,338	336,571,864
29	2053	2,256,911,084	11,683,203,686	9,426,292,602	2053	2052	32,998,623	369,570,486
30	2054	2,256,911,084	12,364,719,706	10,107,808,622	2054	2053	35,384,406	404,954,892

Growth Rate	5.83%	5 Year Avg
Tax Rate Assumpt	0.35%	

EXHIBIT 3 – Zone 2 Area Map



Date: 10/30/2024

EXHIBIT 4 – Boundary Description of the Zone

Tax Increment Reinvestment Zone No. 2 Harris County Commissioner Precinct No. 1

COMMENCING at the intersection of the centerline right-of-way of Wallisville Road and centerline right-of-way of Sheldon Road (77049);

THENCE north along the centerline right-of-way of Sheldon Rd to its intersection with the northern right-of-way of the Union Pacific Railroad;

THENCE generally northeast along the northern right-of-way of the Union Pacific Railroad to its intersection with the center line of the San Jacinto River;

THENCE moving in a northwesterly direction following the center line of the San Jacinto River to its intersection with a projected point at the southeastern boundary of Dwight D. Eisenhower State Park and the eastern bank of the San Jacinto River, same being southeast corner of TRS 26 & 75 ABST 2 V BLANCO;

THENCE west along the southern boundary of Dwight D. Eisenhower State Park, same being TRS 26 & 75 ABST 2 V BLANCO, and LTS 31 THRU 36 & RES PARKWOOD ESTATES SEC 3 U/R ABST 2 V BLANCO to southwest corner of said LTS 31 THRU 36, same being east right-of-way of Aqueduct Rd and City of Houston Municipal Limits;

THENCE west by south across right-of-way of Aqueduct Rd and Coastal Water Authority Main Canal to southeast corner of TR 37 & LAKE HOUSTON (PT NM) ABST 2 V BLANCO, same being eastern boundary of Alexander Deussen Park;

THENCE moving in a northerly direction along the eastern boundary of Alexander Deussen Park to its intersection with the western shore of Lake Houston;

THENCE generally northwest along the western shore of Lake Houston to north corner of TR 38 & LAKE HOUSTON (PT NM) ABST 2 V BLANCO;

THENCE south by west along west boundary of said TR 38 & LAKE HOUSTON (PT NM) ABST 2 V BLANCO, and TR 37 & LAKE HOUSTON (PT NM) ABST 2 V BLANCO to interior corner of said Tr 37, same being south corner of TR 10B-1ABST 2 V BLANCO;

THENCE northwesterly along boundary of TR 37 & LAKE HOUSTON (PT NM) ABST 2 V BLANCO to north corner of said TR 37, same being east corner of TR 10B-10 ABST 2 V BLANCO and City of Houston Municipal Limits;

THENCE southwesterly along boundary said TR 37 to west corner of said TR 37, same being northeast right-of-way of Deussen Pkwy;

THENCE northwest along the northeastern right-of-way of Deussen Pkwy to its intersection with the eastern right-of-way of W Lake Houston Pkwy;

THENCE northeast along the eastern right-of-way of W Lake Houston Pkwy to its intersection with the southern right-of-way of Summer Lake Ranch Dr;

THENCE west across West Lake Houston Pkwy to the intersection of its western right-of-way with the southern right-of-way of Summer Lake Ranch Dr;

THENCE moving southerly along the western right-of-way of West Lake Houston Pkwy to its eventual intersection with the eastern right-of-way of Timber Forest Dr;

THENCE north along the eastern right-of-way of Timber Forest Dr to its intersection with the southern right-of-way of Water Works Blvd;

THENCE west across the Timber Forest Dr to the intersection of its western right-of-way with the southern right-of-way of Water Works Blvd;

THENCE south along the western right-of-way of Timber Forest Dr to its intersection with the northern right-of-way of W Lake Houston Pkwy;

THENCE west along the northern right-of-way of W Lake Houston Pkwy to its intersection with the eastern right-of-way of Woodson Park Dr;

THENCE north along the eastern right-of-way of Woodson Park Dr to its intersection with the south corner of the parcel described as RES A BLK 1 SOUTH LAKE HOUSTON YMCA;

THENCE northerly along the boundary of RES A BLK 1 SOUTH LAKE HOUSTON YMCA to northeast corner of said RES A BLK 1;

THENCE northwest along boundary of RES A BLK 1 SOUTH LAKE HOUSTON YMCA to north corner of said RES A BLK 1;

THENCE south southwest along boundary of RES A BLK 1 SOUTH LAKE HOUSTON YMCA to west corner of said RES A BLK 1 and the eastern right-of-way of Woodson Park Dr;

THENCE northwesterly along the eastern right-of-way of Woodson Park Dr to its intersection with the parcel described as RES A BLK 1 WOODSON PARK APTS;

THENCE north following the east boundary of RES A BLK 1 WOODSON PARK APTS, across TRS 10M 10P & 10S ABST 2 V BLANCO to the centerline of Water Works Blvd;

THENCE west along centerline of Water Works Blvd to east boundary of TRS R100 & R101 ML (BSL&W) HOU TO ANCH ABST 2 V BLANCO;

THENCE southwest along east boundary of said TRS R100 & R101 ML (BSL&W) HOU TO ANCH ABST 2 V BLANCO to intersection with the northeast right-of-way of North Sam Houston Pkwy East access road;

THENCE northwesterly along the northeast right-of-way of North Sam Houston Pkwy East access road to the west bank of Greens Bayou, at a point south of southeast corner of RES A BLK 1 SUNSET RIDGE DETENTION POND;

THENCE south southeast crossing the right-of-way of N Sam Houston Pkwy at that projected point and following the western boundary of the TR 10J ABST 2 V BLANCO in a southerly direction to its intersection with the parcel described as TR 6 ABST 504 J KARCHER;

THENCE west southwest along north boundary of TR 6 ABST 504 J KARCHER to north boundary of TRS 2D 3A 5 7A & 8 ABST 504 J KARCHER;

THENCE west, south and west following the boundary of TRS 2D 3A 5 7A & 8 ABST 504 J KARCHER to its intersection with TRS 1E 1A-1 & 3A ABST 250 S EVERETT;

THENCE west and south along boundary of TRS 1E 1A-1 & 3A ABST 250 S EVERETT to northeast corner of TR 11A & TR 1A (GREENS BAYOU) ABST 250 S EVERETT;

THENCE west along the northern bank of Greens Bayou to northwest corner of TR 11A & TR 1A (GREENS BAYOU) ABST 250 S EVERETT and east boundary of LT 261 BLK 6 OAK KNOLL ESTATES;

THENCE north along east boundary of LT 261 BLK 6 OAK KNOLL ESTATES to centerline right-of-way of Ackley Dr;

THENCE westerly along centerline right-of-way of Ackley Dr to a point north of northwest corner of PT TR 4B ABST 694 A SMITH;

THENCE southerly along west boundary of PT TR 4B ABST 694 A SMITH, across Greens Bayou and along west boundary of TR 5 TRS 1 1A & 2 ABST 117 W BRITTON TRS 4 5 & 6 ABST 694 A SMITH ABST 115 F BELL to interior corner of TR 5 TRS 1 1A & 2 ABST 117 W BRITTON TRS 4 5 & 6 ABST 694 A SMITH ABST 115 F BELL, same being south right-of-way of Winfield Rd;

THENCE west along south right-of-way of Winfield Rd to east right-of-way of Suburban Rd;

THENCE south along east right-of-way of Suburban Rd to northwest corner of TRS 9E & 9F BLK 9;

THENCE east along north boundary of said TRS 9E & 9F BLK 9, and BLK 9 HOUSTON SUBURBAN HEIGHTS, and SHADOWLAKE ESTATES SEC 1 to interior corner of LTS 5 6 7 8 & 12 THRU 16 BLK 13 HOUSTON SUBURBAN HEIGHTS;

THENCE north and east along boundary of said LTS 5 6 7 8 & 12 THRU 16 BLK 13 HOUSTON SUBURBAN HEIGHTS to corner of said TR 5 TRS 1 1A & 2 ABST 117 W BRITTON TRS 4 5 & 6 ABST 694 A SMITH ABST 115 F BELL, same being south right-of-way of Winfield Rd;

THENCE north and west along boundary of said TR 5 TRS 1 1A & 2 ABST 117 W BRITTON TRS 4 5 & 6 ABST 694 A SMITH ABST 115 F BELL to south bank of Greens Bayou;

THENCE east along south bank of Greens Bayou to corner of TRS 2D 3A 5 7A & 8 ABST 504 J KARCHER;

THENCE southerly along west boundary of said TRS 2D 3A 5 7A & 8 ABST 504 J KARCHER (west easement of Greens Bayou) to northeast corner of FOREST ACRES subdivision;

THENCE southerly along east boundary of FOREST ACRES subdivision to southeast corner of said subdivision, same being intersection with north right-of-way of Winfield Rd;

THENCE southerly across TR 3B BLK 21 HOUSTON SUBURBAN HEIGHTS, and RR ROW ML (BSL&W) HOU TO ANCH ABST 117 W BRITTON along west easement of Greens Bayou to north corner of PT TRS 11 & 12 BLK 21 R/S PT LTS 4 8 & 9 BLK 21 & PT LTS 1A & 2A BLK 22 (HOMESITE) HOUSTON SUBURBAN HEIGHTS (southern right-of-way of the Union Pacific Railroad);

THENCE southwesterly along the southern right-of-way of the Union Pacific Railroad track to its intersection with the southwestern corner of the parcel described as TR 2E ABST 119 J E BUNDICK, same being City of Houston Municipal Limits;

THENCE east along the southern boundary of TR 2E ABST 119 J E BUNDICK, across right-of-way of Mesa Drive and along north boundary of RES A BLK 1 MESA DRIVE IOV to northeast corner of RES A BLK 1 MESA DRIVE IOV, same being City of Houston Municipal Limits;

THENCE south along City of Houston Municipal Limits to southwest corner of TR 4A ABST 714 W H STEELE;

THENCE east along south boundary of TR 4A ABST 714 W H STEELE to southeast corner of said TR 4A same being boundary of PT TR 2D ABST 714 W H STEELE;

THENCE southeasterly to south corner of said PT TR 2D ABST 714 W H STEELE, and west corner of TR 1A (GREENS BAYOU) ABST 322 A J HOLDER;

THENCE east along north boundary of said TR 1A (GREENS BAYOU) ABST 322 A J HOLDER to northeast corner of said TR 1A, same being centerline of Greens Bayou, and City of Houston Municipal Limits;

THENCE south along east boundary of said TR 1A, same being centerline of Greens Bayou and City of Houston Municipal Limits to southeast corner of said TR 1A, same being southwest corner of the parcel described as TR 1B (GREENS BAYOU) ABST 322 A J HOLDER;

THENCE east along the southern boundary of said TR 1B, and TR 2C-1 ABST 322 A J HOLDER, and City of Houston Municipal Limits, to the western right-of-way of John Ralston Rd;

THENCE south along the western right-of-way of John Ralston Rd to its intersection with the centerline of PT TR R40 ABST 59 REELS & TROBOUGH (SPRR) north of intersection with Beaumont Highway;

THENCE east by north along centerline of said PT TR R40 ABST 59 REELS & TROBOUGH (SPRR) to east right-of-way of John Ralston Rd;

THENCE north along the eastern right-of-way of John Ralston Rd to southwest corner of TR 1E ABST 714 W H STEELE (9911 C E KING PKY);

THENCE east approx. 483 feet along the southern boundary of said TR 1E ABST 714 W H STEELE to its intersection with the western boundary of the CenterPoint Energy Transmission Corridor right-of-way;

THENCE south across TR 1C ABST 714 W H STEELE and along the CenterPoint Energy Transmission Corridor western right-of-way to southwest corner of TR 2M ABST 322 A J HOLDER, same being north right-of-way of Tidwell Rd;

THENCE south by east across right-of-way of Tidwell Rd to northwest corner of TR 2D ABST 322 A J HOLDER;

THENCE south along west boundary of said TR 2D ABST 322 A J HOLDER, and TRS 2D-2 2K-1 & 2K-2 ABST 322 A J HOLDER to southwest corner of said TRS 2D-2 2K-1 & 2K-2, same being north boundary of LTS 21 & 22 & TRS 20 & 23 BLK 17 HOUMONT PARK SEC 1;

THENCE west along north boundary of said LTS 21 & 22 & TRS 20 & 23 BLK 17 HOUMONT PARK SEC 1 to northwest corner;

THENCE south along west boundary of said LTS 21 & 22 & TRS 20 & 23 BLK 17 HOUMONT PARK SEC 1, LTS 35 & 36 & PT LTS 34 & 37 BLK 14 HOUMONT PARK SEC 1, across LTS 19 THRU 25 & E 1/2 OF LT 26 BLK 14 HOUMONT PARK SEC 1, and along west boundary LTS 35 & 36 & PT TRS 34 & 37 BLK 7 HOUMONT PARK SEC 1 to southwest corner of said LTS 35 & 36 & PT TRS 34 & 37 BLK 7 HOUMONT PARK SEC 1, same being north boundary TR 58 BLK 7 LT 22 PT LTS 21 & 23 HOUMONT PARK SEC 1;

THENCE west along north boundary of said TR 58 BLK 7 LT 22 PT LTS 21 & 23 HOUMONT PARK SEC 1 to northwest corner of said TR 58 BLK 7 LT 22 PT LTS 21 & 23;

THENCE south along west boundary of said TR 58 BLK 7 LT 22 PT LTS 21 & 23, across right-of-way of Green River Dr and along east right-of-way of Heather Row Ln to the centerline of SPRR easement TR R60 ABST 546 J W MOODY (BEAUMONT HWY);

THENCE east by north along centerline of SPRR easement TR R60 ABST 546 J W MOODY to a point due south of LTS 122-130 & 132-134 & TR 136 RES TR 136 ABST 546 J W MOODY RALSTON ACRES;

THENCE north across TR R60 ABST 546 J W MOODY and along the eastern boundary of LTS 122-130 & 132-134 & TR 136 RES TR 136 ABST 546 J W MOODY RALSTON ACRES (CenterPoint Energy easement), and east boundary of W 150 FT OF LTS 119 120 & 121 RALSTON ACRES to northeast corner of said W 150 FT OF LTS 119 120 & 121 and south boundary of LTS 22 & 23 & TR 21B BLK 4 HOUMONT PARK SEC 1;

THENCE east along south boundary of said LTS 22 & 23 & TR 21B BLK 4 to southeast corner of said LTS;

THENCE north along east boundary of said LTS 22 & 23 & TR 21B BLK 4, across right-of-way of Green River Dr and continuing along east boundary of TR 21A BLK 7 PT LTS 20 & 21 HOUMONT PARK SEC 1, and LTS 35 & 36 & PT TRS 34 & 37 BLK 7 HOUMONT PARK SEC 1, across right-of-way of Robert E Lee Rd and LTS 19 THRU 25 & E 1/2 OF LT 26 BLK 14 HOUMONT PARK SEC 1, and along east boundary of LTS 35 & 36 & PT LTS 34 & 37 BLK 14 HOUMONT PARK SEC 1, across right-of-way of Ticonderoga Rd, and along east boundary of LTS 21 & 22 & TRS 20 & 23 BLK 17 HOUMONT PARK SEC 1 to northeast corner of said LTS 21 & 22 & TRS 20 & 23 BLK 17;

THENCE northeast by north across TRS 2D-2 2K-1 & 2K-2 ABST 322 A J HOLDER (HCFCD) to interior corner of said TRS 2D-2 2K-1 & 2K-2, same being southwest corner of TR 2G ABST 322 AJ HOLDER;

THENCE north along west boundary of TR 2G ABST 322 AJ HOLDER, across right-of-way of Tidwell Rd, along east boundary of TR 2M ABST 322 A J HOLDER to southeast corner of TR 2N-1B ABST 322 A J HOLDER;

THENCE west along south boundary of said TR 2N-1B ABST 322 A J HOLDER to southwest corner of said tract TR 2N-1B;

THENCE north along west boundary of said TR 2N-1B, and TR 2P ABST 322 A J HOLDER to northwest corner of said TR 2P, same being south boundary of TR 2N-7 ABST 322 A J HOLDER;

THENCE west along south boundary of said TR 2N-7 to southwest corner of said TR 2N-7;

THENCE north along west boundary of said TR 2N-7, and TR 3M ABST 714 W H STEELE to northwest corner of said TR 3M;

THENCE east along north boundary of said TR 3M to northeast corner of said TR 3M, same being west boundary of TRS 3A & 3B ABST 714 W H STEELE;

THENCE north along west boundary of said TRS 3A & 3B, across right-of-way of Pia Dr, and along west boundary of TR 3A-1 and TR 1B ABST 714 W H STEELE to northwest corner of said TR 1B, same being south corner of TR 1A ABST 714 W H STEELE;

THENCE east along south boundary of said TR 1A, and TR 1E ABST 714 W H STEELE to southeast corner of said TR 1E, same being west right-of-way of C.E. King Pkwy;

THENCE south along the western right-of-way of C.E. King Pkwy to the centerline of TR R60 ABST 546 J W MOODY (SPRR easement), along northern right-of-way of the Beaumont Highway;

THENCE east along centerline of TR R60 ABST 546 J W MOODY (SPRR easement), to the eastern boundary of the C.E. King Pkwy right-of-way;

THENCE north along the eastern right-of-way of the C.E. King Pkwy to its intersection with the southern right-of-way of Garrett Rd;

THENCE east along the southern right-of-way of Garrett Rd to its intersection with the western right-of-way of Texas 8 Beltway;

THENCE southerly along the western right-of-way of Texas 8 Beltway southbound access road to centerline of SPRR easement (BEAUMONT HWY);

THENCE east by north along centerline of SPRR easement to east boundary of the West Canal drainage easement, and City of Houston Municipal Limits;

THENCE south along the east boundary of West Canal drainage easement and City of Houston Municipal Limits until its intersection with the southern right-of-way of the Crosby Fwy eastbound access road;

THENCE east along the southern right-of-way of the Crosby Fwy eastbound access road to its intersection with the west right-of-way of Liberty River Drive;

THENCE southeasterly along the west right-of-way of Liberty River Drive to its intersection with the north corner of RES A BLK 1 (LANDSCAPE/OPEN SPACE) LIBERTY LAKES SEC 9;

THENCE northeast by east across right-of-way of Liberty River Drive to south corner of the parcel described as RES D BLK 4 BELTWAY 8/US 90 COMMERCIAL;

THENCE northeast by east along the southern boundary of RES D BLK 4 BELTWAY 8/US 90 COMMERCIAL to its intersection with the north corner of LIBERTY LAKES SEC 9;

THENCE following southerly along the eastern boundary of LIBERTY LAKES SEC 9 and SEC 10 to east corner of LT 60 BLK 2 LIBERTY LAKES SEC 10;

THENCE southerly along the eastern boundary of LIBERTY LAKES SEC 10 and SEC 5 to southeast corner LT 18 BLK 2 LIBERTY LAKES SEC 5;

THENCE west northwest along south boundary of LIBERTY LAKES SEC 5 to southwest corner of said RES B BLK 1 (LANDSCAPE) LIBERTY LAKES SEC 5, same being east boundary of RES C4 BLK 3 BELTWAY 8/US 90 COMMERCIAL;

THENCE north by east along east boundary of said RES C4 BLK 3 BELTWAY 8/US 90 COMMERCIAL to northeast corner of said RES C4;

THENCE west by north along north boundary of said RES C4 BLK 3 BELTWAY 8/US 90 COMMERCIAL to northwest corner of said RES C4;

THENCE south by west along west boundary of said RES C4 BLK 3 BELTWAY 8/US 90 COMMERCIAL, and RES C BLK 3 BELTWAY 8/US 90 COMMERCIAL to west corner of said RES C, same being east right-of-way of E Sam Houston Pkwy N northbound access road;

THENCE southeast by south along east right-of-way of E Sam Houston Pkwy N northbound access road to northwest corner of RES A BLK 1 ALTA CROSSING APTS;

THENCE generally east along north boundary of said RES A BLK 1 ALTA CROSSING APTS to east corner of said RES A BLK 1;

THENCE generally west along south boundary of said RES A BLK 1 ALTA CROSSING APTS to southwest corner of said RES A BLK 1, same being east right-of-way of E Sam Houston Pkwy N northbound access road;

THENCE south along east right-of-way of E Sam Houston Pkwy N northbound access road to its intersection with southwest corner of the parcel described as TR 1E-8 ABST 704 S SINGLETON;

THENCE generally east along the southern boundary of said TR 1E-8 ABST 704 S SINGLETON, and TR 1E9 ABST 704 S SINGLETON to east corner of BLDGS 1 THRU 21 BLK 1 STONE PARK APTS SEC 2;

THENCE generally southwest along east boundary of said BLDGS 1 THRU 21 BLK 1 STONE PARK APTS SEC 2 to west corner of TR 1E-10 ABST 704 S SINGLETON;

THENCE west by south across BLDGS 1 THRU 21 BLK 1 STONE PARK APTS SEC 2 along north drainage easement to east right-of-way of E Sam Houston Pkwy N northbound access road;

THENCE south along east right-of-way of E Sam Houston Pkwy N northbound access road to southwest corner of said BLDGS 1 THRU 21 BLK 1 STONE PARK APTS SEC 2;

THENCE east by north along south boundary of said BLDGS 1 THRU 21 BLK 1 STONE PARK APTS SEC 2 (south drainage easement) to southeast corner of said BLDGS 1 THRU 21 BLK 1 STONE PARK APTS SEC 2, same being north corner of RESERVE BLK 1 (BLDGS 1 THRU 16) STONE PARK APTS;

THENCE generally south along east boundary of said RESERVE BLK 1 (BLDGS 1 THRU 16) STONE PARK APTS to southeast corner of said RESERVE BLK 1 (BLDGS 1 THRU 16) STONE PARK APTS;

THENCE west southwest along south boundary of said RESERVE BLK 1 (BLDGS 1 THRU 16) STONE PARK APTS to southwest corner of said RESERVE BLK 1, same being east right-of-way of E Sam Houston Pkwy N northbound access road;

THENCE south along the east right-of-way of E Sam Houston Pkwy N northbound access road to its intersection with the centerline right-of-way of Wallisville Rd;

THENCE east by north along the centerline right-of-way of Wallisville Rd to the centerline right-of-way of Sheldon Rd, and POINT OF BEGINNING and within these calls +/- 27,146 acres of land.

LESS AND EXCEPT THE EXCLUDED PARCELS OR TRACTS OF LAND DESCRIBED BELOW:

EXCLUSION #1 (SHELDON WOODS)

+/- 128-acre tract COMMENCING at the intersection of the western right-of-way of Lamkin Rd and the southern right-of-way of Beaumont Hwy, same being north corner of TR 30A-1 ABST 483 J JONES (16902 BEAUMONT HWY);

THENCE east northeast along the southern right-of-way of Beaumont Hwy to its intersection with the north corner of the parcel described as TR 13B ABST 483 J JONES;

THENCE southeasterly along the eastern boundary of said TR 13 B to its southeast corner, same being northwest corner of TR 19D HOUSTON FARMS;

THENCE west along southern boundary of said TR 13B ABST 483 J JONES to northeast corner of TR 19A HOUSTON FARMS;

THENCE southeasterly along the eastern boundary of said TR 19A HOUSTON FARMS to its southeast corner, same being north right-of-way of Hall Sheppard Rd;

THENCE southeasterly across right-of-way of Hall Sheppard Rd to northwest corner of 19E-1 HOUSTON FARMS;

THENCE southeasterly along western boundary of 19E-1 HOUSTON FARMS, and RES A BLK 1 URBAN COMPANIES SHELDON ROAD, across right-of-way of Blairwood Dr, continuing along west boundary of RES A BLK 1 STRIPES ON SHELDON R/P & EXTN to interior corner of said RES A BLK 1;

THENCE west along the northern boundary of said RES A BLK 1 STRIPES ON SHELDON R/P & EXTN, and TR 23F HOUSTON FARMS, same being south boundary of SHELDON WOODS 4 subdivision to southwest corner of LT 1 BLK 12 SHELDON WOODS SEC 4, same being east right-of-way of Lamkin Dr;

THENCE south along east right-of-way of Lamkin Dr to interior corner of TRS 19 23J-1 & 23L-1 HOUSTON FARMS;

THENCE west along the northern boundary of TRS 19 23J-1 & 23L-1 HOUSTON FARMS to its intersection with the southeastern boundary of the parcel described as RES A BLK 1 JOHNS ROAD;

THENCE north along the eastern boundary and west along the northern boundary of RES A BLK 1 JOHNS ROAD to its intersection with the western right-of-way of Johns Rd;

THENCE north along the western right-of-way of Johns Rd to its intersection with the northeastern boundary of the parcel described as TR 20M-5 HOUSTON FARMS;

THENCE west, north, and east following the along boundary of TRS 20N & 20P HOUSTON FARMS returning to its intersection with the eastern right-of-way of Johns Rd, and western boundary of the parcel described as TR 20C-1 HOUSTON FARMS;

THENCE south along eastern right-of-way of Johns Rd, and western boundary of said TR 20C-1 HOUSTON FARMS to southwest corner of said TR 20C-1 and northern boundary of TR 20C HOUSTON FARMS;

THENCE east along the northern boundary of TR 20C HOUSTON FARMS to its northeast corner and intersection with the western boundary of the parcel described as TR 20E HOUSTON FARMS;

THENCE south and east along the boundary of TR 20E HOUSTON FARMS to southeast corner of said TR 20E, same being western right-of-way of Lamkin Rd;

THENCE north returning to the POINT OF BEGINNING at the intersection of the western right-of-way of Lamkin Rd and the southern right-of-way of Beaumont Hwy.

EXCLUSION #2 (BEAUMONT HWY AND MILLER RD)

+/- 180.7-acre tract COMMENCING at the intersection of the northwest corner of the parcel described as TRS 20H-1 20J-1 20K-1 20L-1 20M-6 20V & 20W & 20X HOUSTON FARMS and the southern right-of-way of Beaumont Hwy (16602 BEAUMONT HWY);

THENCE south along the western boundary of the parcel described as TRS 20H-1 20J-1 20K-1 20L-1 20M-6 20V & 20W & 20X HOUSTON FARMS to its intersection with the southeastern corner of the parcel described as LT 6 BLK 4 SHELDON ACRES, same being northern boundary of the parcel described as TRS 22B & 22A-1 HOUSTON FARMS;

THENCE west along the northern boundary of TRS 22B & 22A-1 HOUSTON FARMS to northwest corner and east right-of-way line of Miller Rd No. 2;

THENCE west by south across right-of-way of Miller Rd No. 2 to northeast corner of LT 6 BLK 5 SHELDON PARK;

THENCE south along eastern boundary of SHELDON PARK ADDITION to southeast corner of TR 23 BLK 3 SHELDON PARK;

THENCE generally west southwest along southern boundary of SHELDON PARK ADDITION to southwest corner of LT 20 BLK 3 SHELDON PARK;

THENCE north northwest along western boundary of SHELDON PARK ADDITION to south corner of LT 1 BLK 3 SHELDON PARK;

THENCE east by north along south boundary of LT 1 BLK 3 SHELDON PARK to east corner of said lot;

THENCE north by west along east boundary of LT 1 BLK 3 SHELDON PARK to north corner of said lot, same being southern right-of-way of Beaumont Hwy;

THENCE east by north along the southern right-of-way of Beaumont Hwy returning to the POINT OF BEGINNING at the intersection of the northwest corner of the parcel described as TRS 20H-1 20J-1 20K-1 20L-1 20M-6 20V & 20W & 20X HOUSTON FARMS and the southern right-of-way of Beaumont Hwy.

EXCLUSION #3 (SWC OF SHELDON RD AND GARRETT RD)

+/- 891-acre tract COMMENCING at the intersection of the southern right-of-way of Garrett Rd and the northeast corner of the parcel described as LT 21 (J'S ESTATE U/R) ABST 231 J DUNMAN (11518 BRANDY LN);

THENCE south along the eastern boundary J ESTATE U/R subdivision to northwest corner of ROLLING HILLS subdivision;

THENCE east along the northern boundary of ROLLINGS HILLS subdivision to its intersection with the southwest corner of TR 3G-2 ABST 231 J DUNMAN;

THENCE north along the western boundary of said TR 3G-2 ABST 231 J DUNMAN to northwest corner of said TR 3G-2, and south right-of-way of Garrett Rd;

THENCE east along the northern boundary of said TR 3G-2 ABST 231 J DUNMAN, and TR 3G-3 to northeast corner of said TR 3G-3;

THENCE south along eastern boundary of said TR 3G-3 ABST 231 J DUNMAN, and TR 3G-3A ABST 231 J DUNMAN to southeast corner of said TR 3G-3A, same being north boundary of ROLLING HILLS subdivision;

THENCE east along the northern boundary of ROLLING HILLS subdivision to its intersection with the western right-of-way of Sheldon Rd;

THENCE south along the western right-of-way of Sheldon Rd to its intersection with the northeast corner of the parcel described as TRS 11B 13E-1 13F 21A & PT TR 13H ABST 483 J JONES;

THENCE west along the northern boundary of TRS 11B 13E-1 13F 21A & PT TR 13H ABST 483 J JONES, TR 11E and TRS 2A 3A 3B 11A 12A 13A 21B & 26 ABST 483 J JONES to interior corner of said TRS 2A 3A 3B 11A 12A 13A 21B & 26 ABST 483 J JONES;

THENCE north along eastern boundary said TRS 2A 3A 3B 11A 12A 13A 21B & 26 ABST 483 J JONES to northeast corner of said TRS;

THENCE west along northern boundary said TRS 2A 3A 3B 11A 12A 13A 21B & 26 ABST 483 J JONES to southeast corner of TRS 1A 2A & 3A SHELDON RESERVOIR ABST 525 W LEWIS;

THENCE northwest along eastern boundary of said TRS 1A 2A & 3A SHELDON RESERVOIR ABST 525 W LEWIS to northeast corner of said TRS;

THENCE west along northern boundary of said TRS 1A 2A & 3A SHELDON RESERVOIR ABST 525 W LEWIS to northwest corner of said TRS, same being southwest corner of LT 35 JACINTO PARK U/R ABST 525 W LEWIS;

THENCE north along the western boundary of JACINTO PARK U/R subdivision to its intersection with the northwest corner of TR 1A JACINTO PARK U/R ABST 525 W LEWIS, and the southern right-of-way of Garrett Rd;

THENCE east along the southern right-of-way of Garrett Rd to the POINT OF BEGINNING at intersection of the southern right-of-way of Garrett Rd and the northeast corner of the parcel described as LT 21 (J'S ESTATE U/R) ABST 231 J DUNMAN.

EXCLUSION #4 (MAGNOLIA GARDENS)

+/- 440-acre tract COMMENCING at the east right-of-way line Riverside Street and the southeast corner MAGNOLIA GARDENS U/R;

THENCE north and northwest along the eastern right-of-way of Riverside Street to its intersection with the projection of the western right-of-way of Eight Street, and interior corner of LTS 10 THRU 14 BLK A MAGNOLIA GARDENS U/R ABST 2 V BLANCO;

THENCE south along the western right-of-way of Eight Street to its intersection with the northern boundary of LT 26 & TRS 27 & 27A BLK 22 MAGNOLIA GARDENS U/R ABST 2 V BLANCO and the southern right-of-way of Gil Avenue;

THENCE east to northeast corner of said to the intersection LT 26 & TRS 27 & 27A BLK 22 MAGNOLIA GARDENS U/R ABST 2 V BLANCO;

THENCE south, west and south along east boundary of said LT 26 & TRS 27 & 27A BLK 22 MAGNOLIA GARDENS U/R ABST 2 V BLANCO to southeast corner of said LT26 & TRS 27 & 27A BLK 22, and north right-of-way of Grape Ave;

THENCE west along north right-of-way of Grape Ave to west right-of-way of 8th St to its intersection with the northern right-of-way of Guinn Avenue;

THENCE west along the northern right-of-way of Guinn Avenue to its intersection with the eastern right-of-way of Seventh Street;

THENCE north along the eastern right-of-way of Seventh Street to its intersection with the southwest corner of the parcel described as TR 2A MAGNOLIA GARDENS U/R ABST 2 V BLANCO;

THENCE east along southern boundary of TR 2A MAGNOLIA GARDENS U/R ABST 2 V BLANCO to southeast corner of said TR 2A;

THENCE north along eastern boundary of TR 2A MAGNOLIA GARDENS U/R ABST 2 V BLANCO to northeast corner of said TR 2A;

THENCE west along northern boundary of TR 2A MAGNOLIA GARDENS U/R ABST 2 V BLANCO to northwest corner of said TR 2A, same being east right-of-way of 7th St;

THENCE west by south across right-of-way of 7th St to southeast corner of TR 18B ABST 2 V BLANCO;

THENCE west along the southern boundary of TR 18B ABST 2 V BLANCO, and TRS 1C THRU 8C & 18 ABST 2 V BLANCO to interior corner of said TRS 1C THRU 8C & 18;

THENCE south along boundary of said TRS 1C THRU 8C & 18 ABST 2 V BLANCO to corner of said tract, same being northeast corner of LTS 6 THRU 10 & 11 THRU 15 BLK 77 MAGNOLIA GARDENS U/R ABST 2 V BLANCO;

THENCE westerly along the southern boundary of TRS 1C THRU 8C & 18 ABST 2 V BLANCO to its intersection with the eastern right-of-way of Gold Canyon Rd;

THENCE south along the eastern right-of-way of Gold Canyon Rd to its intersection with the west boundary of LT 11 RED BUD ACRES R/P U/R Subdivision;

THENCE north along east boundary of RED BUD ACRES R/P U/R Subdivision to northeast corner LTS 30 31 & 32 RED BUD ACRES R/P U/R;

THENCE west along north boundary of RED BUD ACRES R/P U/R Subdivision to northwest corner LTS 90 RED BUD ACRES R/P U/R;

THENCE south along west boundary of RED BUD ACRES R/P U/R Subdivision and eastern boundary of LINCOLN PARKS FARMS to southwest corner of TR 1 ABST 2 V BLANCO (16420 GARRETT RD), and north right-of-way of Garrett Rd;

THENCE east along the northern right-of-way of Garrett Rd to southeast corner of LT A RED BUD ACRES R/P U/R;

THENCE east across right-of-way of First St and along southern boundary of MAGNOLIA GARDENS U/R to the POINT OF BEGINNING at the east right-of-way line Riverside Street and the southeast corner MAGNOLIA GARDENS U/R.

EXCLUSION #5 (NEC OF SAM HOUSTON TOLLWAY AND GARRETT RD)

+/- 50-acre tract Less and Except the parcel described as RES A BLK 1 SHELDON ISD SUPPORT SERVICES AND OPERATIONS SITE (13011 GARRETT RD).

EXCLUSION #6 (SUMMER CREEK HIGH SCHOOL)

+/- 66.8-acre tract Less and Except the parcel described as RES A BLK 1 HUMBLE ISD HIGH SCHOOL NO 6 (14000 WECKFORD BLVD, HOUSTON, TX 77044).

EXCLUSION #7 (NWC OF N LAKE HOUSTON PKWY AND LOCKWOOD RD)

+/- 159.3-acre tract COMMENCING at the intersection of the western right-of-way of Lockwood Rd and the northern right-of-way of North Lake Houston Pkwy;

THENCE north along the western right-of-way of Lockwood Rd to its intersection with the southeast corner of the parcel described as RES A BLK 1 GENERATION PARK WEST SEC 7;

THENCE west along the southern boundary of RES A BLK 1 GENERATION PARK WEST SEC 7 to its intersection with the eastern right-of-way of West Lake Houston Pkwy;

THENCE south along the eastern right-of-way of West Lake Houston Pkwy to its intersection with the northern right-of-way of North Lake Houston Pkwy;

THENCE east along the northern right-of-way of North Lake Houston Pkwy to the POINT OF BEGINNING at the intersection of the western right-of-way of Lockwood Rd and the northern right-of-way of North Lake Houston Pkwy.

EXCLUSION #8 (SWC OF N LAKE HOUSTON PKWY AND LOCKWOOD RD)

+/- 636.1-acre tract COMMENCING at the intersection of the northern right-of-way of Garrett Rd and the southeast corner of the parcel described as RES C BLK 3 SHELDON EDUCATIONAL COMPLEX;

THENCE north along the eastern boundary of RES C BLK 3 SHELDON EDUCATIONAL COMPLEX to its intersection with the drainage canal described as RES F BLK 1 (DRAINAGE) GREENSBROOK PLACE SEC 1;

THENCE east along the drainage canal described as RES F BLK 1 (DRAINAGE) GREENSBROOK PLACE SEC 1 to its intersection with the western right-of-way of Lockwood Rd;

THENCE north along the western right-of-way of Lockwood Rd to its intersection with the southern right-of-way of North Lake Houston Pkwy;

THENCE west along the southern right-of-way of North Lake Houston Pkwy to its intersection with the northeast corner of the parcel described as TRS 69D & 69D-2 ABST 2 V BLANCO;

THENCE south along the eastern boundary of TRS 69D & 69D-2 ABST 2 V BLANCO to intersection with the northern boundary of the Harris County Flood Control drainage canal described as TRS 67C 69C & 69D-1 ABST 2 V BLANCO;

THENCE west along the northern boundary of TRS 67C 69C & 69D-1 ABST 2 V BLANCO to its intersection with the eastern boundary of the parcel described as TR 52 IN LTS 23 24 & 25 BLK F PT LTS 23 THRU 27 (NM) LINCOLN PARK FARMS;

THENCE south along the eastern boundary of TR 52 IN LTS 23 24 & 25 BLK F PT LTS 23 THRU 27 (NM) LINCOLN PARK FARMS to its intersection with the northern right-of-way of Garrett Rd;

THENCE east along the northern right-of-way of Garrett Rd to the POINT OF BEGINNING at the intersection of the northern right-of-way of Garrett Rd and the southeast corner of the parcel described as RES C BLK 3 SHELDON EDUCATIONAL COMPLEX.

EXCLUSION #9 (SEC OF SAM HOUSTON TOLLWAY AND LITTLE YORK RD)

+/- 181.3-acre tract COMMENCING at the intersection of the western right-of-way of Pineland Rd and the east corner of the parcel described as LT 176 FAUNA MOBILE ESTATES SEC 5 U/R (9507 PINELAND RD);

THENCE northerly along the western right-of-way of Pineland Rd to its intersection with the southern right-of-way of Little York Rd;

THENCE west along the southern right-of-way of Little York Rd to its intersection with the eastern right-of-way of Texas 8 Beltway northbound access road;

THENCE south along the eastern right-of-way of Texas 8 Beltway northbound access road to its intersection with the northwest corner of the parcel described as TR 10B ABST 263 J FLANDERS;

THENCE east along the northern boundary of TR 10B ABST 263 J FLANDERS to northeast corner of said TR 10B ABST 263 J FLANDERS, and west boundary of the parcel described as LT 1-10 GREENWOOD;

THENCE north along western boundary of said LT 1-10 GREENWOOD to northwest corner of said LIT 1-10;

THENCE east along the northern boundary of LT 1-10 GREENWOOD, and TRS 11 THRU 25 GREENWOOD to northeast corner of said TRS 11 THRU 25, same being east corner of LT 176 FAUNA MOBILE ESTATES SEC 5 U/R and POINT OF BEGINNING at the intersection of the western right-of-way of Pineland Rd.

EXCLUSION #10 (PORTIONS OF PINELAND, GREENWOOD, HOUSTON FARMS)

+/- 50.8-acre tract COMMENCING at the intersection of the northern right-of-way of Murray Rd and the western right-of-way of Pineland Rd (LT 93 PINELAND U/R);

THENCE northerly along the western right-of-way of Pineland Rd to its intersection with the northeast corner of the parcel described as LTS 24 25 26 & 27 PINELAND U/R;

THENCE west along the northern boundary of PINELAND U/R to northwest corner of LTS 1 2 & 3 PINELAND U/R, same being east boundary of LT 59 & 60 GREENWOOD;

THENCE along east boundary of LT 59 & 60 GREENWOOD to northeast corner of said LT 59 & 60 to northwest corner of LT 51,52,53 GREENWOOD, same being east boundary TR 10A ABST 263 J FLANDERS;

THENCE south along the eastern boundary of TR 10A ABST 263 J FLANDERS to its intersection with the southwest corner of the parcel described as TR 83L-3 HOUSTON FARMS;

THENCE east along the southern boundary of TR 83L-3 HOUSTON FARMS to its intersection with the southeast corner of the parcel described as TR 83K HOUSTON FARMS;

THENCE north along the eastern boundary of TR 83K HOUSTON FARMS to its intersection with the northwest corner of TR 83K-3 HOUSTON FARMS, same being southern right-of-way of Beard Rd;

THENCE east along the southern right-of-way of Beard Rd to its intersection with west boundary of TR 86A PINELAND U/R;

THENCE north along west boundary of TR 86A PINELAND U/R to southwest corner of TR 86B PINELAND U/R;

THENCE east along south boundary of TR 86A PINELAND U/R to southeast corner of TR 86A PINELAND U/R;

THENCE north along east boundary of TR 86A PINELAND U/R, and LT 85 PINELAND U/R to northeast corner of said LT 85 PINELAND U/R, and the southern right-of-way of Murray Rd;

THENCE east along the southern right-of-way of Murray Rd to the POINT OF BEGINNING at the intersection of the northern right-of-way of Murray Rd and the western right-of-way of Pineland Rd (LT 93 PINELAND U/R).

EXCLUSION #11 (CARPENTERS LANDING)

+/- 78-acre tract COMMENCING at northeast corner of LT 27 BLK 1 CARPENTERS LANDING SEC 1 (6150 HYACINTH PATHWAY);

THENCE south along east boundary of CARPENTERS LANDING SEC 1 and SEC 2 to southeast corner of LT 18 BLK 4 CARPENTERS LANDING SEC 2;

THENCE west southwest along south boundary of CARPENTERS LANDING SEC 2 LT 18 BLK 4 and CARPENTERS LANDING SEC 3 to southwest corner of LT 13 BLK 2 CARPENTERS LANDING SEC 3 same being east boundary of TR 14E ABST 704 S SINGLETON;

THENCE north by west along east boundary of TR 14E ABST 704 S SINGLETON to northeast corner of said TR 14E ABST 704 S SINGLETON;

THENCE west southwest along north boundary of TR 14E ABST 704 S SINGLETON to northwest corner of said TR 14E ABST 704 S SINGLETON;

THENCE southwest across right-of-way of Carpenters Landing Way to northeast corner of RES A BLK 1 CARPENTERS LANDING SEC 7;

THENCE generally southwest along north boundary of RES A BLK 1 CARPENTERS LANDING SEC 7 to interior corner of RES A BLK 1 CARPENTERS LANDING SEC 7;

THENCE northwest along north boundary of RES A BLK 1 CARPENTERS LANDING SEC 7 to boundary of LT 3 BLK 1 CARPENTERS LANDING SEC 7;

THENCE generally southwest along north boundary of RES A BLK 1 CARPENTERS LANDING SEC 7 to west corner of RES A BLK 1 CARPENTERS LANDING SEC 7 and south corner of LT 6 BLK 1 CARPENTERS LANDING SEC 7;

THENCE northwest and north along west boundary of CARPENTERS LANDING SEC 7, SEC 8 and SEC 4 to northwest corner CARPENTERS LANDING SEC 4 LT 4 BLK 1;

THENCE east along north boundary of CARPENTERS LANDING SEC 4 and SEC 1 to northeast corner of LT 27 BLK 1 CARPENTERS LANDING SEC 1 and point of beginning.

EXCLUSION #12 (LIBERTY LAKES)

+/- 80.8-acre tract COMMENCING at northeast corner of LT 40 BLK 1 LIBERTY LAKES SEC 3 (7022 FALLING CHERRY PL);

THENCE generally south along east boundary of LIBERTY LAKES SEC 3, SEC 4 and SEC 8 to east corner of RES A BLK 1 (OPEN SPACE) LIBERTY LAKES SEC 8;

THENCE southwest along south boundary of RES A BLK 1 (OPEN SPACE) LIBERTY LAKES SEC 8 to south corner of said RES A BLK1;

THENCE generally north along boundary of said RES A BLK 1 and west boundary of LIBERTY LAKES 6 across right-of-way of Liberty Lakes Dr and along west boundary of LIBERTY LAKES SEC 4, SEC 2, across right-of-way of Auburn Knoll Ave to west corner of RES A BLK 2 (OPEN SPACE) LIBERTY LAKES SEC 1;

THENCE north by east along west boundary of LIBERTY LAKES SEC 1 to northwest corner of LT 40 BLK 2 LIBERTY LAKES SEC 1;

THENCE east by south along north boundary of LIBERTY LAKES SEC 1 and SEC 3 to northeast corner of LT 40 BLK 1 LIBERTY LAKES SEC 3 and point of beginning.

EXCLUSION #13 (SUMMERWOOD @ SWC OF W LAKE HOUSTON PWKY AND TIMBER FOREST)

+/- 111.4-acre tract COMMENCING at northeast corner of RES D BLK 1 SUMMERWOOD SEC 32 AMEND (13176 W LAKE HOUSTON PKY) at west right-of-way of Timber Forest Dr;

THENCE generally south along west right-of-way of Timber Forest Dr to southeast corner of RES G BLK 4 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 30;

THENCE west along south boundary of RES G BLK 4, SUMMERWOOD SEC 30 to southwest corner of LT 7 BLK 3 SUMMERWOOD SEC 30;

THENCE north along west boundary of SUMMERWOOD SEC 30 to interior corner of RES D BLK 3 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 30;

THENCE generally west northwest along southwest boundary of SUMMERWOOD SEC 30 to west corner of RES D BLK 3 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 30;

THENCE generally north northeast along west boundary of SUMMER WOOD SEC 30, SEC 29 and SEC 31 AMEND NO 1 to northwest corner of RES C BLK 1 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 31 AMEND NO 1 and south right-of-way of W Lake Houston Pkwy;

THENCE generally east along south right-of-way of W Lake Houston Pkwy to northeast corner of RES D BLK 1 SUMMERWOOD SEC 32 AMEND at west right-of-way of Timber Forest Dr and point of beginning.

EXCLUSION #14 (SUMMERWOOD @ SEC OF W LAKE HOUSTON PWKY AND TIMBER FOREST)

+/- 409.1-acre tract COMMENCING at intersection of south right-of-way of W Lake Houston Pkwy and east right-of-way of Timber Forest Dr, and northwest corner of RES B BLK 1 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 20;

THENCE generally east and northeast along south right-of-way of W Lake Houston Pkwy to north corner of TR 10A-21 ABST V BLANCO and west right-of-way of Deussen Pkwy;

THENCE generally southeast along west right-of-way of Deussen Pkwy to east corner of RES A1 BLK 1 SUMMERWOOD SEC 18;

THENCE generally west along south boundary of said RES A1 BLK 1 to northeast corner of RES A BLK 1 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 28;

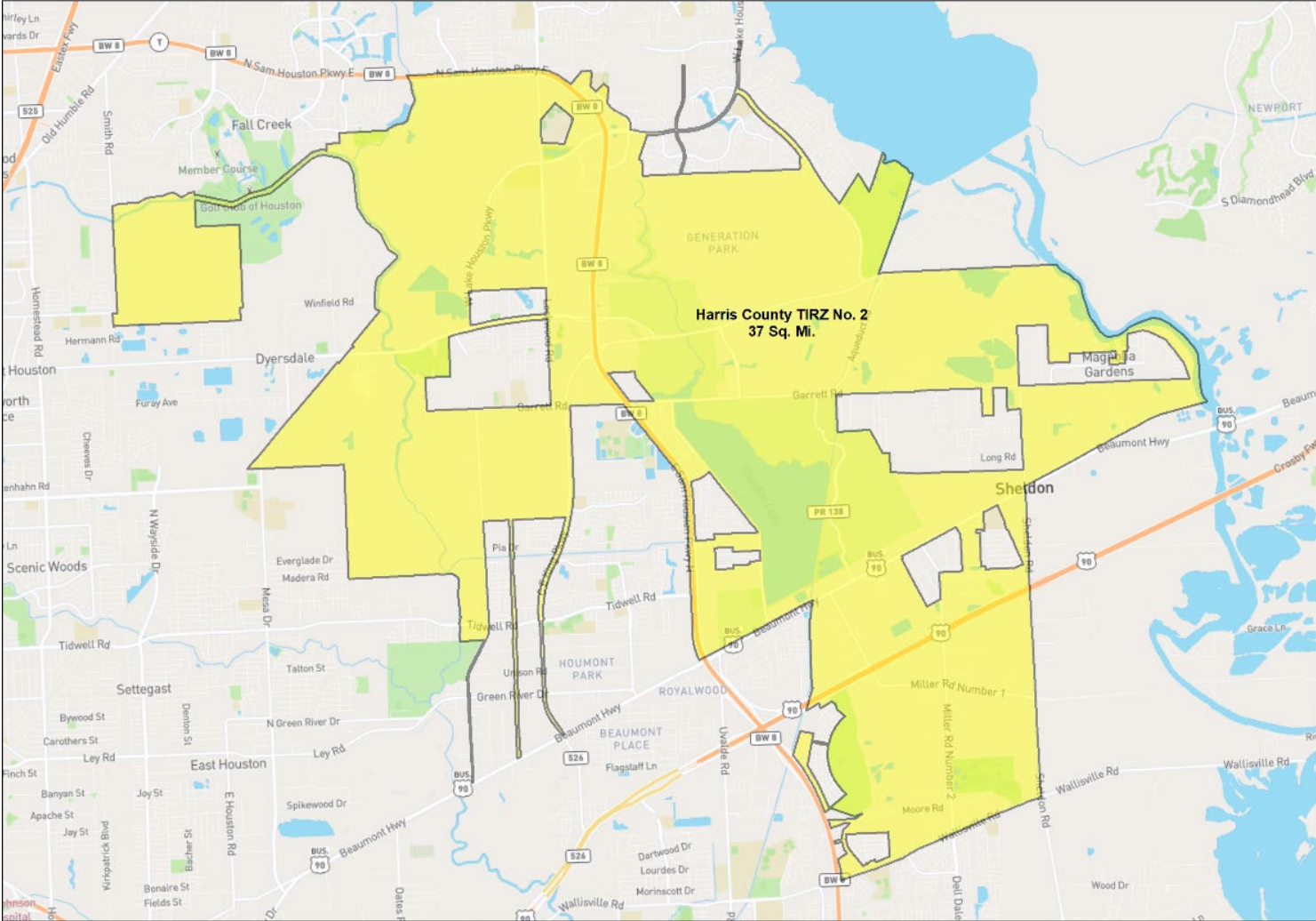
THENCE south along east boundary of SUMMERWOOD SEC 28 to southeast corner of LT 7 BLK 1 SUMMERWOOD SEC 28;

THENCE southwest along boundary of said LT 7 BLK 1, and LT 8 BLK 1 SUMMERWOOD SEC 28 to southeast corner of SUMMERWOOD SEC 28;

THENCE west along south boundary of SUMMERWOOD SEC 28, SEC 33, SEC 19, SEC 25 to southwest corner of RES A BLK 1 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 25, and east right-of-way of Timber Forest Dr;

THENCE generally north along east right-of-way of Timber Forest Dr to south right-of-way of W Lake Houston Pkwy at northwest corner of RES B BLK 1 (LANDSCAPE/OPEN SPACE) SUMMERWOOD SEC 20 and point of beginning.

MAP 1 – ZONE BOUNDARIES



Date: 10/30/2024

TABLE 1**EXISTING LAND USE/PROPERTY CLASSIFICATION OF PROPERTY IN THE ZONE**

Property Class	Parcel Count	GIS Acreage	Assessable Value 2024	% of Total HC TIRZ #2
Agric. Land	96	4,368	\$ 62,358,985	2.70%
Aux. Building	45	74	\$ 4,735,986	0.15%
Commercial	275	4,153	\$ 1,001,389,735	45.58%
Commercial Vacant	252	1,104	\$ 88,300,847	3.54%
Commercial, Multi-Family	7	60	\$ 189,795,905	8.89%
Exempt	253	8,158	\$ -	0.05%
Farm and Ranch	1	11	\$ 291,802	0.01%
Industrial	40	1,882	\$ 805,662,573	35.80%
Mobile Home	75	160	\$ 9,386,988	0.31%
Single Family Residential	215	434	\$ 75,722,984	2.04%
Timber	12	467	\$ 1,351,719	0.06%
Two or more Family	1	2	\$ 892,996	0.04%
Unknown	5	83	\$ -	0.00%
Utility	47	364	\$ 9,695,705	0.49%
Vacant Lot	108	181	\$ 7,324,859	0.33%
	1,432	21,501	\$ 2,256,911,084	100.00%