

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

**SAINT GEORGE PLACE**

**FOURTH AMENDED  
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

November 1, 2015

REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS

Part E – Fourth Amended Project Plan and Reinvestment Zone Financing Plan

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## **Introduction**

On December 12, 1990, by Ordinance No. 90-1452, the City Council of the City of Houston, Texas (“City”) created Reinvestment Zone Number One, City of Houston (“Zone”). The goals of the Zone included increasing and stabilizing property values through new development, encouraging the revitalization of the area as a low density residential neighborhood, encouraging the removal of blight, deteriorated buildings and incompatible uses, providing necessary infrastructure improvements, preventing through and cut-through traffic, providing a safe, walkable pedestrian environment with generous sidewalks and appropriate landscaping, encouraging crime prevention through environmental design, and improving the visual quality of the surrounding area.

## **Section One**

### The Part A, B, C and D Plans

The original Project Plan and Reinvestment Zone Financing Plan for the Zone was approved by the City by Ordinance No. 92-1234 on September 16, 1992 (“Part A Plan”). Public improvements identified in the Part A Plan consisted of removal and replacement of water distribution and sewer collection lines; construction of new water distribution and sewer collection lines; new drainage lines; and improvements to the existing street lights.

The Zone was enlarged by the City by Ordinance No. 92-1674, passed on December 22, 1992, to include all of the Lamar Terrace subdivision. At that time, approximately 73.3 acres of land were added to the Zone, and Chimney Rock Road became the western boundary of the Zone.

The City approved the first Amended Project Plan and Reinvestment Zone Financing Plan for the Zone on May 21, 1997, by Ordinance No. 97-564 (“Part B Plan”). The Part B Plan incorporated various actions which had taken place since the Part A Plan was adopted, including the creation of Lamar Terrace Public Improvement District Number Two and the approval of various zoning regulations. The Part B Plan also proposed public improvements for the west side of the Zone.

On July 21, 1999, by Ordinance No. 99-755, the City approved the second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (“Part C Plan”), and on August 10, 1999, by Ordinance No. 99-822, the City approved the third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (“Part D Plan”).

## **Section Two**

### The Part E Plan

The Zone and the City now propose a fourth amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone (“Part E Plan”). The Part E Plan provides for the enhancement of and improvements to the 932 acres of land added as part of the Part E Plan and includes areas covered by the Part A, B, C and D Plans. The Part E Plan consists of (i) annexation of additional property into the Zone, (ii) an extension of the duration of the Zone for an additional 14 years to December 31, 2045, (iii) a summary of the redevelopment efforts of the Zone, (iv) a restatement of the redevelopment goals for the Zone, (v) the redesignation of the Zone’s project cost categories and allocations to align with current goals, and (vi) the anticipated use of expenditures for the cost of operating Zone and project facilities.

**A. Summary of Redevelopment Efforts**

Significant redevelopment and reinvestment has occurred in the Zone since its creation. Saint George Place (formerly known as Lamar Terrace) has transformed from an older deteriorated subdivision into an upscale neighborhood. Initial public improvements included reconstruction of roadways in the east side of the Zone including Fayette Street, Val Verde Street, Navarro Street, Lampasas Street, Hidalgo Street, Fairdale Lane and McCulloch Circle. Other public improvements have included sidewalks, lighting, and upgrading of utilities including water, sewer and drainage, as well as roadway, utility and landscaping improvements on the west side of the Zone, improvements to Yorktown Street, new cul-de-sacs at the intersection of South Rice Avenue with Fayette Street, Navarro Street, Val Verde Street, Lampasas Street and Fairdale Lane, and an entrance monument at the intersection of South Rice Avenue and Hidalgo Street.

**B. Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part E Plan amend the prior redevelopment concepts and goals and guide the Zone’s updated redevelopment efforts with emphasis on continued support for improvements in Saint George Place neighborhood in addition to improvements in areas added as part of the Part E Plan. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part E Plan, the concepts and goals outlined below control.

**Goal 1: Improve and enhance major and/or strategic corridors and opportunities for connectivity throughout the Zone.**

The expanded Zone will place increased emphasis on continuing to improve the network of roadways, sidewalks, trails, and transit sites for purposes of reconditioning or reconstructing deteriorating infrastructure, increasing vehicular and multimodal connectivity, improving traffic flow, improving mobility, and improving the appearance of the corridor network. Initial efforts are anticipated to include funding for reconstruction of Chimney Rock Road to an enhanced six-lane roadway from Richmond Avenue to US 59 (proposed as two phases) and reconstruction of Beverly Hill Street from Bering Drive to Chimney Rock Road.

**Goal 2: Enhance public infrastructure, facilities and services throughout the Zone.**

Similar to treatment of corridors, expansion of the Zone will allow for enhancements to the physical infrastructure and public facilities within the Zone to provide adequate capacity and to enhance provision of critical public services. Similarly, the expansion of the Zone will allow for continued enhancement of drainage improvements within the Saint George neighborhood. As part of the initial list of projects, funding will be used to improve stormwater detention with each mobility improvement project including transition from open ditches to underground culverts. Additionally, stormwater detention improvements are proposed within Anderson Park.

**Goal 3: Develop and enhance open green space, parks, plazas, and other similar improvements within the Zone.**

The Zone will place effort on development of green space and green connection opportunities, as well as redevelopment of existing open spaces to improve quality of life for residents of the

Zone and increase attractiveness as a place for economic investment. The Zone has an established need for a variety of public open spaces including parks, plazas, public squares, natural areas, recreational amenities, cultural amenities, and landscaping in public right-of-way. Stormwater detention improvements within Anderson Park represent one method of improving open space in the Zone while also enhancing local infrastructure.

**Goal 4: Facilitate development and redevelopment of affordable housing in the Zone.**

To promote affordability in the Zone, 30 percent of the tax increment revenue available through the Zone will be allocated toward providing affordable housing with the intention of using those funds to meet housing needs within the Zone. The area proposed for annexation into the Zone under this Part E Plan is home to a significant low and moderate income, working population. Nearly 60 percent of all households in the proposed annexation area are estimated to earn less than \$35,000 per year. The expansion of the Zone provides an opportunity to improve living conditions for working class households and enhance the path toward upward mobility for area residents.

The Zone will establish an affordable housing program intended to spur development of new affordable housing or redevelopment of existing units. Projects may be submitted to the City for funding for purposes such as land acquisition, assistance with development/redevelopment costs, support for complementary improvements, or similar activities. Tax increment revenue may be allocated to assist with “value added” improvements that may be otherwise unaffordable but that positively impact area households or the Zone as a whole. Examples of such improvements may include improvements to residential housing units, the addition of community facilities or green spaces, the incorporation of Crime Prevention Through Environmental Design (CPTED) techniques that minimize opportunities for criminal activity, the addition of design features and landscaping that improve the aesthetic impact on the community, and similar features.

**Goal 5: Administer and enforce the duties and regulations of the Zone.**

The Zone has the unique duty of administering planning and zoning regulations for properties within the 73.3 acres of the Zone as it existed prior to this Part E Plan. For those areas of the Zone that are east of Chimney Rock Road, these planning and zoning regulations require daily administration and enforcement.

The Part E Plan does not propose expansion of zoning regulations into the proposed annexation area, which is located west of Chimney Rock Road.

The Part E Plan proposes that the process for selection of projects for funding and implementation through the Zone include consideration of economic benefit and the ability to positively directly or indirectly impact surrounding properties. The Part E Plan proposes continued consideration of improvements to the Saint George Place neighborhood as needed to address ongoing issues and to avoid decline.

Administration of the expanded and more diverse Zone will necessitate collection and distribution of information for purposes of making fully informed decisions and for purposes of transparency.

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

The amended and restated project costs are detailed in Exhibit 1. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

### **D. Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 2, attached hereto, depicts the existing land uses in the original Zone and the area proposed for annexation into the Zone. Proposed land uses shall include similar, but enhanced, multi-family and single family residential, commercial retail, office, public and institutional, and park and open spaces.

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. Properties within the boundaries of existing Zone are subject to zoning regulations; however, the Part E Plan does not extend zoning into the proposed annexation area.

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 corridor improvement projects will be leveraged to acquire non-project funding.

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 or relocated as a result of the Part E Plan.

### **E. Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 details proposed public improvement to be funded utilizing resources from the Zone. As set forth in the Part E Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

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 Part E Plan, including but not limited to those presented in Map 3, such as reconstruction of Chimney Rock Road to an enhanced six-lane roadway from Richmond Avenue to US 59 (proposed as two phases), reconstruction of Beverly Hill Street from Bering Drive to Chimney Rock Road and drainage improvements at Anderson Park.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): An economic feasibility study was completed for the Lamar Terrace Subdivision (St George Place) in 1991. Exhibit 2 constitutes

updated incremental revenue estimates for this Part E Plan. The cost of proposed improvements exceeds future anticipated revenues without additional consideration to growth in economic activity, reinvestment and subsequent property values, and therefore projects will be implemented based on available funding. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan and Part E Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the 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 increment associated with this Part E Plan will consist of contributions from the City and the Houston Independent School District (HISD). This figure is calculated using a City contribution of \$0.60112/\$100 of assessed valuation and an HISD contribution of \$0.64/\$100 of assessed valuation, excluding \$25,000 for HISD administration costs. HISD participation will end December 31, 2031 as per interlocal agreement with the City in 1999.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of September 2015, the current appraised value of taxable real property in the Zone is \$310,594,000, exclusive of the proposed Part E Plan annexation area.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Zone for the remaining duration of its existence is contained in Exhibit 2.

Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by the City on December 12, 1990, the Zone's duration was established at 40 years, with an effective date of January 1, 1991, and a termination date of December 31, 2031. In order to generate the necessary increment to fund the project costs contemplated by this Part E Plan, it is recommended that the duration of the Zone be extended to December 31, 2045.

Table 1, Cumulative Project Costs	Part A Plan	Part B Plan	Parts C & D Plan	Part E Plan
	Original Zone	1st Amendment Project Costs	2nd and 3rd Amendment Project Costs	4th Amendment Project Costs
<b>Project Costs</b>				
Storm Drainage, Water, Wastewater and other Utilities, including those associated with rights-of-way improvements	\$1,263,522	\$1,607,600	\$1,440,000	\$24,973,315
Roadway, Sidewalk, Intersection, Pedestrian Pathways, and other Mobility-Related Corridor Improvements	\$0	\$0	\$3,740,000	\$60,875,419
Landscaping and Barrier Fencing	\$0	\$0	\$870,000	\$14,393,480
Parks, Open Space and Amenities	\$0	\$0	\$0	\$1,000,000
Contingencies (10%)	\$0	\$160,700	\$451,000	\$11,027,913
<b>Total Project Costs</b>	<b>\$1,263,522</b>	<b>\$1,768,300</b>	<b>\$6,501,000</b>	<b>\$112,270,127</b>



**REINVESTMENT ZONE NO. 1**  
**Projected Assessed Valuations**

**REINVESTMENT ZONE NO. 1**  
**Projected Zone Revenues**

**ORIGINAL ZONE**

Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Value (2)	Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	5% City Increment Administration Cost	1/3 City Increment for Affordable Housing (5)	City Tax Increment Revenues Available	Cumulative City TIRZ Revenues Available	HISD Tax Rate for Non-Education Increment (6)	HISD Non-Education Tax Increment Revenues	HISD Increment Administration Cost (7)	HISD Tax Increment Revenues Available	Total TIRZ Revenues Available	Cumulative TIRZ Revenues Available
2016	\$ 27,150,340	\$310,594,000	\$ 283,443,660	1	2016	2017	0.60112	\$ 1,669,760	\$ 83,488	\$ 556,030	\$ 1,030,242	0.64000	\$ 1,777,759	\$ 25,000	\$ 1,752,759	\$ 2,783,000	\$ 2,783,000
2017	\$ 27,150,340	\$323,017,760	\$ 295,867,420	2	2017	2018	0.60112	\$ 1,742,948	\$ 87,147	\$ 580,402	\$ 1,075,399	0.64000	\$ 1,855,680	\$ 25,000	\$ 1,830,680	\$ 2,906,079	\$ 5,689,080
2018	\$ 27,150,340	\$335,938,470	\$ 308,788,130	3	2018	2019	0.60112	\$ 1,819,063	\$ 90,953	\$ 605,748	\$ 1,122,362	0.64000	\$ 1,936,719	\$ 25,000	\$ 1,911,719	\$ 3,034,081	\$ 8,723,161
2019	\$ 27,150,340	\$349,376,009	\$ 322,225,669	4	2019	2020	0.60112	\$ 1,898,224	\$ 94,911	\$ 632,108	\$ 1,171,204	0.64000	\$ 2,020,999	\$ 25,000	\$ 1,995,999	\$ 3,167,203	\$ 11,890,364
2020	\$ 27,150,340	\$363,351,050	\$ 336,200,710	5	2020	2021	0.60112	\$ 1,980,550	\$ 99,028	\$ 659,523	\$ 1,222,000	0.64000	\$ 2,108,651	\$ 25,000	\$ 2,083,651	\$ 3,305,650	\$ 15,196,015
2021	\$ 27,150,340	\$377,885,092	\$ 350,734,752	6	2021	2022	0.60112	\$ 2,066,170	\$ 103,309	\$ 688,035	\$ 1,274,827	0.64000	\$ 2,199,808	\$ 25,000	\$ 2,174,808	\$ 3,449,635	\$ 18,645,650
2022	\$ 27,150,340	\$393,000,495	\$ 365,850,155	7	2022	2023	0.60112	\$ 2,155,214	\$ 107,761	\$ 717,686	\$ 1,329,767	0.64000	\$ 2,294,612	\$ 25,000	\$ 2,269,612	\$ 3,599,380	\$ 22,245,030
2023	\$ 27,150,340	\$408,720,515	\$ 381,570,175	8	2023	2024	0.60112	\$ 2,247,821	\$ 112,391	\$ 748,524	\$ 1,386,905	0.64000	\$ 2,393,208	\$ 25,000	\$ 2,368,208	\$ 3,755,114	\$ 26,000,143
2024	\$ 27,150,340	\$425,069,336	\$ 397,918,996	9	2024	2025	0.60112	\$ 2,344,131	\$ 117,207	\$ 780,596	\$ 1,446,329	0.64000	\$ 2,495,748	\$ 25,000	\$ 2,470,748	\$ 3,917,077	\$ 29,917,220
2025	\$ 27,150,340	\$442,072,109	\$ 414,921,769	10	2025	2026	0.60112	\$ 2,444,294	\$ 122,215	\$ 813,950	\$ 1,508,130	0.64000	\$ 2,602,389	\$ 25,000	\$ 2,577,389	\$ 4,085,519	\$ 34,002,739
2026	\$ 27,150,340	\$459,754,993	\$ 432,604,653	11	2026	2027	0.60112	\$ 2,548,464	\$ 127,423	\$ 848,638	\$ 1,572,402	0.64000	\$ 2,713,296	\$ 25,000	\$ 2,688,296	\$ 4,260,698	\$ 38,263,437
2027	\$ 27,150,340	\$478,145,193	\$ 450,994,853	12	2027	2028	0.60112	\$ 2,656,800	\$ 132,840	\$ 884,714	\$ 1,639,246	0.64000	\$ 2,828,640	\$ 25,000	\$ 2,803,640	\$ 4,442,885	\$ 42,706,323
2028	\$ 27,150,340	\$497,271,001	\$ 470,120,661	13	2028	2029	0.60112	\$ 2,769,470	\$ 138,473	\$ 922,233	\$ 1,708,763	0.64000	\$ 2,948,597	\$ 25,000	\$ 2,923,597	\$ 4,632,359	\$ 47,338,682
2029	\$ 27,150,340	\$517,161,841	\$ 490,011,501	14	2029	2030	0.60112	\$ 2,886,646	\$ 144,332	\$ 961,253	\$ 1,781,061	0.64000	\$ 3,073,352	\$ 25,000	\$ 3,048,352	\$ 4,829,413	\$ 52,168,095
2030	\$ 27,150,340	\$537,848,315	\$ 510,697,975	15	2030	2031	0.60112	\$ 3,008,510	\$ 150,425	\$ 1,001,834	\$ 1,856,250	0.64000	\$ 3,203,098	\$ 25,000	\$ 3,178,098	\$ 5,034,348	\$ 57,202,443
2031	\$ 27,150,340	\$559,362,247	\$ 532,211,907	16	2031	2032	0.60112	\$ 3,135,248	\$ 156,762	\$ 1,044,037	\$ 1,934,448	0.64000	\$ 3,338,033	\$ 25,000	\$ 3,313,033	\$ 5,247,481	\$ 62,449,924
2032	\$ 27,150,340	\$581,736,737	\$ 554,586,397	17	2032	2033	0.60112	\$ 3,267,055	\$ 163,353	\$ 1,087,929	\$ 2,015,773	0.00000	\$ -	\$ -	\$ -	\$ 2,015,773	\$ 64,465,697
2033	\$ 27,150,340	\$605,006,207	\$ 577,855,867	18	2033	2034	0.60112	\$ 3,404,135	\$ 170,207	\$ 1,133,577	\$ 2,100,351	0.00000	\$ -	\$ -	\$ -	\$ 2,100,351	\$ 66,566,048
2034	\$ 27,150,340	\$629,206,455	\$ 602,056,115	19	2034	2035	0.60112	\$ 3,546,698	\$ 177,335	\$ 1,181,050	\$ 2,188,313	0.00000	\$ -	\$ -	\$ -	\$ 2,188,313	\$ 68,754,361
2035	\$ 27,150,340	\$654,374,713	\$ 627,224,373	20	2035	2036	0.60112	\$ 3,694,964	\$ 184,748	\$ 1,230,423	\$ 2,279,793	0.00000	\$ -	\$ -	\$ -	\$ 2,279,793	\$ 71,034,153
2036	\$ 27,150,340	\$680,549,701	\$ 653,399,361	21	2036	2037	0.60112	\$ 3,849,160	\$ 192,458	\$ 1,281,770	\$ 2,374,932	0.00000	\$ -	\$ -	\$ -	\$ 2,374,932	\$ 73,409,085
2037	\$ 27,150,340	\$707,771,690	\$ 680,621,350	22	2037	2038	0.60112	\$ 4,009,524	\$ 200,476	\$ 1,335,172	\$ 2,473,876	0.00000	\$ -	\$ -	\$ -	\$ 2,473,876	\$ 75,882,961
2038	\$ 27,150,340	\$736,082,557	\$ 708,932,217	23	2038	2039	0.60112	\$ 4,176,303	\$ 208,815	\$ 1,390,709	\$ 2,576,779	0.00000	\$ -	\$ -	\$ -	\$ 2,576,779	\$ 78,459,740
2039	\$ 27,150,340	\$765,525,859	\$ 738,375,519	24	2039	2040	0.60112	\$ 4,349,752	\$ 217,488	\$ 1,448,468	\$ 2,683,797	0.00000	\$ -	\$ -	\$ -	\$ 2,683,797	\$ 81,143,537
2040	\$ 27,150,340	\$796,146,894	\$ 768,996,554	25	2040	2041	0.60112	\$ 4,530,140	\$ 226,507	\$ 1,508,537	\$ 2,795,097	0.00000	\$ -	\$ -	\$ -	\$ 2,795,097	\$ 83,938,634
2041	\$ 27,150,340	\$827,992,770	\$ 800,842,430	26	2041	2042	0.60112	\$ 4,717,744	\$ 235,887	\$ 1,571,009	\$ 2,910,848	0.00000	\$ -	\$ -	\$ -	\$ 2,910,848	\$ 86,849,482
2042	\$ 27,150,340	\$861,112,480	\$ 833,962,140	27	2042	2043	0.60112	\$ 4,912,851	\$ 245,643	\$ 1,635,979	\$ 3,031,229	0.00000	\$ -	\$ -	\$ -	\$ 3,031,229	\$ 89,880,711
2043	\$ 27,150,340	\$895,556,980	\$ 868,406,640	28	2043	2044	0.60112	\$ 5,115,763	\$ 255,788	\$ 1,703,549	\$ 3,156,426	0.00000	\$ -	\$ -	\$ -	\$ 3,156,426	\$ 93,037,136
2044	\$ 27,150,340	\$931,379,259	\$ 904,228,919	29	2044	2045	0.60112	\$ 5,326,791	\$ 266,340	\$ 1,773,821	\$ 3,286,630	0.00000	\$ -	\$ -	\$ -	\$ 3,286,630	\$ 96,323,766
2045	\$ 27,150,340	\$968,634,429	\$ 941,484,089	30	2045	2046	0.60112	\$ 5,546,260	\$ 277,313	\$ 1,846,905	\$ 3,422,043	0.00000	\$ -	\$ -	\$ -	\$ 3,422,043	\$ 99,745,809
							<b>\$ 97,820,452</b>		<b>\$ 32,574,210</b>	<b>\$ 60,355,219</b>		<b>\$ 39,790,590</b>	<b>\$ 400,000</b>	<b>\$ 39,390,590</b>	<b>\$ 99,745,809</b>		

(1) Base Value as of Sept. 16, 2015  
(2) Includes 4.0% annual appreciation  
(3) Proposed City Tax Rate for 2015

(4) 98% Collection Rate  
(5) Minimum Tax Rate assigned by interlocal agreement for increment available to TIRZ for non-education purposes  
(6) Only applied to City increment  
(7) Per interlocal agreement

REINVESTMENT ZONE NO. 1 ANNEXATION, CITY OF HOUSTON  
Projected Assessed Valuations

REINVESTMENT ZONE NO. 1 ANNEXATION, CITY OF HOUSTON  
Projected Zone Revenues

2015 ANNEXED PORTION OF THE ZONE

Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Value (2)	Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	5% City Increment Administration Cost	1/3 City Increment for Affordable Housing (5)	City Tax Increment Revenues Available	Cumulative City TIRZ Revenues Available	HISD Tax Rate for Non-Education Increment (6)	HISD Non-Education Tax Increment Revenues	HISD Increment Administration Cost (7)	HISD Tax Increment Revenues Available	Total TIRZ Revenues Available	Cumulative TIRZ Revenues Available
2016	\$ 1,018,574,000	\$1,018,574,000	\$ -	1	2016	0.60112	\$ -	\$ -	\$ -	\$ -	\$ -	0.00000	\$ -	\$ -	\$ -	\$ -	\$ -
2017	\$ 1,018,574,000	\$1,059,316,960	\$ 40,742,960	2	2017	0.60112	\$ 240,016	\$ 12,001	\$ 79,925	\$ 148,090	\$ 148,090	0.00000	\$ -	\$ -	\$ -	\$ 148,090	\$ 148,090
2018	\$ 1,018,574,000	\$1,101,689,638	\$ 83,115,638	3	2018	0.60112	\$ 489,632	\$ 24,482	\$ 163,048	\$ 302,103	\$ 450,193	0.00000	\$ -	\$ -	\$ -	\$ 302,103	\$ 450,193
2019	\$ 1,018,574,000	\$1,145,757,224	\$ 127,183,224	4	2019	0.60112	\$ 749,233	\$ 37,462	\$ 249,495	\$ 462,277	\$ 912,470	0.00000	\$ -	\$ -	\$ -	\$ 462,277	\$ 912,470
2020	\$ 1,018,574,000	\$1,191,587,513	\$ 173,013,513	5	2020	0.60112	\$ 1,019,218	\$ 50,961	\$ 339,400	\$ 628,858	\$ 1,541,328	0.00000	\$ -	\$ -	\$ -	\$ 628,858	\$ 1,541,328
2021	\$ 1,018,574,000	\$1,239,251,013	\$ 220,677,013	6	2021	0.60112	\$ 1,300,003	\$ 65,000	\$ 432,901	\$ 802,102	\$ 2,343,429	0.00000	\$ -	\$ -	\$ -	\$ 802,102	\$ 2,343,429
2022	\$ 1,018,574,000	\$1,288,821,054	\$ 270,247,054	7	2022	0.60112	\$ 1,592,019	\$ 79,601	\$ 530,142	\$ 982,276	\$ 3,325,705	0.00000	\$ -	\$ -	\$ -	\$ 982,276	\$ 3,325,705
2023	\$ 1,018,574,000	\$1,340,373,896	\$ 321,799,896	8	2023	0.60112	\$ 1,895,715	\$ 94,786	\$ 631,273	\$ 1,169,656	\$ 4,495,362	0.00000	\$ -	\$ -	\$ -	\$ 1,169,656	\$ 4,495,362
2024	\$ 1,018,574,000	\$1,393,988,852	\$ 375,414,852	9	2024	0.60112	\$ 2,211,560	\$ 110,578	\$ 736,449	\$ 1,364,532	\$ 5,859,894	0.00000	\$ -	\$ -	\$ -	\$ 1,364,532	\$ 5,859,894
2025	\$ 1,018,574,000	\$1,449,748,406	\$ 431,174,406	10	2025	0.60112	\$ 2,540,038	\$ 127,002	\$ 845,833	\$ 1,567,203	\$ 7,427,097	0.00000	\$ -	\$ -	\$ -	\$ 1,567,203	\$ 7,427,097
2026	\$ 1,018,574,000	\$1,507,738,342	\$ 489,164,342	11	2026	0.60112	\$ 2,881,655	\$ 144,083	\$ 959,591	\$ 1,777,981	\$ 9,205,079	0.00000	\$ -	\$ -	\$ -	\$ 1,777,981	\$ 9,205,079
2027	\$ 1,018,574,000	\$1,568,047,876	\$ 549,473,876	12	2027	0.60112	\$ 3,236,937	\$ 161,847	\$ 1,077,900	\$ 1,997,190	\$ 11,202,269	0.00000	\$ -	\$ -	\$ -	\$ 1,997,190	\$ 11,202,269
2028	\$ 1,018,574,000	\$1,630,769,791	\$ 612,195,791	13	2028	0.60112	\$ 3,606,431	\$ 180,322	\$ 1,200,941	\$ 2,225,168	\$ 13,427,437	0.00000	\$ -	\$ -	\$ -	\$ 2,225,168	\$ 13,427,437
2029	\$ 1,018,574,000	\$1,696,000,583	\$ 677,426,583	14	2029	0.60112	\$ 3,990,704	\$ 199,535	\$ 1,328,904	\$ 2,462,264	\$ 15,889,701	0.00000	\$ -	\$ -	\$ -	\$ 2,462,264	\$ 15,889,701
2030	\$ 1,018,574,000	\$1,763,840,606	\$ 745,266,606	15	2030	0.60112	\$ 4,390,348	\$ 219,517	\$ 1,461,986	\$ 2,708,845	\$ 18,598,546	0.00000	\$ -	\$ -	\$ -	\$ 2,708,845	\$ 18,598,546
2031	\$ 1,018,574,000	\$1,834,394,230	\$ 815,820,230	16	2031	0.60112	\$ 4,805,977	\$ 240,299	\$ 1,600,390	\$ 2,965,288	\$ 21,563,834	0.00000	\$ -	\$ -	\$ -	\$ 2,965,288	\$ 21,563,834
2032	\$ 1,018,574,000	\$1,907,769,999	\$ 889,195,999	17	2032	0.60112	\$ 5,238,232	\$ 261,912	\$ 1,744,331	\$ 3,231,989	\$ 24,795,823	0.00000	\$ -	\$ -	\$ -	\$ 3,231,989	\$ 24,795,823
2033	\$ 1,018,574,000	\$1,984,080,799	\$ 965,506,799	18	2033	0.60112	\$ 5,687,777	\$ 284,389	\$ 1,894,030	\$ 3,509,359	\$ 28,305,182	0.00000	\$ -	\$ -	\$ -	\$ 3,509,359	\$ 28,305,182
2034	\$ 1,018,574,000	\$2,063,444,031	\$ 1,044,870,031	19	2034	0.60112	\$ 6,155,304	\$ 307,765	\$ 2,049,716	\$ 3,797,823	\$ 32,103,004	0.00000	\$ -	\$ -	\$ -	\$ 3,797,823	\$ 32,103,004
2035	\$ 1,018,574,000	\$2,145,981,793	\$ 1,127,407,793	20	2035	0.60112	\$ 6,641,532	\$ 332,077	\$ 2,211,630	\$ 4,097,825	\$ 36,200,830	0.00000	\$ -	\$ -	\$ -	\$ 4,097,825	\$ 36,200,830
2036	\$ 1,018,574,000	\$2,231,821,064	\$ 1,213,247,064	21	2036	0.60112	\$ 7,147,209	\$ 357,360	\$ 2,380,021	\$ 4,409,828	\$ 40,610,658	0.00000	\$ -	\$ -	\$ -	\$ 4,409,828	\$ 40,610,658
2037	\$ 1,018,574,000	\$2,321,093,907	\$ 1,302,519,907	22	2037	0.60112	\$ 7,673,114	\$ 383,656	\$ 2,555,147	\$ 4,734,311	\$ 45,344,969	0.00000	\$ -	\$ -	\$ -	\$ 4,734,311	\$ 45,344,969
2038	\$ 1,018,574,000	\$2,413,937,663	\$ 1,395,363,663	23	2038	0.60112	\$ 8,220,054	\$ 411,003	\$ 2,737,278	\$ 5,071,773	\$ 50,416,742	0.00000	\$ -	\$ -	\$ -	\$ 5,071,773	\$ 50,416,742
2039	\$ 1,018,574,000	\$2,510,495,170	\$ 1,491,921,170	24	2039	0.60112	\$ 8,788,872	\$ 439,444	\$ 2,926,694	\$ 5,422,734	\$ 55,839,476	0.00000	\$ -	\$ -	\$ -	\$ 5,422,734	\$ 55,839,476
2040	\$ 1,018,574,000	\$2,610,914,976	\$ 1,592,340,976	25	2040	0.60112	\$ 9,380,442	\$ 469,022	\$ 3,123,687	\$ 5,787,733	\$ 61,627,209	0.00000	\$ -	\$ -	\$ -	\$ 5,787,733	\$ 61,627,209
2041	\$ 1,018,574,000	\$2,715,351,576	\$ 1,696,777,576	26	2041	0.60112	\$ 9,995,676	\$ 499,784	\$ 3,328,560	\$ 6,167,332	\$ 67,794,541	0.00000	\$ -	\$ -	\$ -	\$ 6,167,332	\$ 67,794,541
2042	\$ 1,018,574,000	\$2,823,965,639	\$ 1,805,391,639	27	2042	0.60112	\$ 10,635,519	\$ 531,776	\$ 3,541,628	\$ 6,562,115	\$ 74,356,656	0.00000	\$ -	\$ -	\$ -	\$ 6,562,115	\$ 74,356,656
2043	\$ 1,018,574,000	\$2,936,924,264	\$ 1,918,350,264	28	2043	0.60112	\$ 11,300,955	\$ 565,048	\$ 3,763,218	\$ 6,972,689	\$ 81,329,346	0.00000	\$ -	\$ -	\$ -	\$ 6,972,689	\$ 81,329,346
2044	\$ 1,018,574,000	\$3,054,401,235	\$ 2,035,827,235	29	2044	0.60112	\$ 11,993,009	\$ 599,650	\$ 3,993,672	\$ 7,399,687	\$ 88,729,033	0.00000	\$ -	\$ -	\$ -	\$ 7,399,687	\$ 88,729,033
2045	\$ 1,018,574,000	\$3,176,577,284	\$ 2,158,003,284	30	2045	0.60112	\$ 12,712,746	\$ 635,637	\$ 4,233,344	\$ 7,843,764	\$ 96,572,797	0.00000	\$ -	\$ -	\$ -	\$ 7,843,764	\$ 96,572,797
							<b>\$ 156,519,930</b>			<b>\$ 52,121,137</b>	<b>\$ 96,572,797</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 96,572,797</b>	

(1) Base Value as of Sept. 16, 2015  
(2) Includes 4.0% annual appreciation  
(3) Proposed City Tax Rate for 2015

(4) 98% Collection Rate  
(5) Only applied to City increment  
(6) Minimum Tax Rate assigned by interlocal agreement for increment available to TIRZ for non-education purposes  
(7) Per interlocal agreement

REINVESTMENT ZONE NO. 1 ANNEXATION, CITY OF HOUSTON  
Projected Assessed Valuations

REINVESTMENT ZONE NO. 1 ANNEXATION, CITY OF HOUSTON  
Projected Zone Revenues

**TOTAL AREA (ORIGINAL AND 2015 ANNEXED AREAS COMBINED)**

Tax Roll Jan 1	City Taxable Base Value (1)	City Taxable Value (2)	City Captured Appraised Value (2)	Tax Year	Coll. Year	100% of City Tax Rate (3)	City Tax Increment Revenues (4)	5% City Increment Administration Cost	1/3 City Increment for Affordable Housing (5)	City Tax Increment Revenues Available	Cumulative City TIRZ Revenues Available	HISD Tax Rate for Non-Education Increment (6)	HISD Non-Education Tax Increment Revenues	HISD Increment Administration Cost (7)	HISD Tax Increment Revenues Available	Total TIRZ Revenues Available	Cumulative TIRZ Revenues Available
2016	\$ 1,045,724,340	\$1,329,168,000	\$ 283,443,660	1	2016	0.60112	\$ 1,669,760	\$ 83,488	\$ 556,030	\$ 1,030,242	\$ 1,030,242	0.64000	\$ 1,777,759	\$ 25,000	\$ 1,752,759	\$ 2,783,000	\$ 2,783,000
2017	\$ 1,045,724,340	\$1,382,334,720	\$ 336,610,380	2	2017	0.60112	\$ 1,982,964	\$ 99,148	\$ 660,327	\$ 1,223,489	\$ 2,253,730	0.64000	\$ 1,855,680	\$ 25,000	\$ 1,830,680	\$ 3,054,169	\$ 5,837,169
2018	\$ 1,045,724,340	\$1,437,628,109	\$ 391,903,769	3	2018	0.60112	\$ 2,308,696	\$ 115,435	\$ 768,796	\$ 1,424,465	\$ 3,678,196	0.64000	\$ 1,936,719	\$ 25,000	\$ 1,911,719	\$ 3,336,184	\$ 9,173,354
2019	\$ 1,045,724,340	\$1,495,133,233	\$ 449,408,893	4	2019	0.60112	\$ 2,647,457	\$ 132,373	\$ 881,603	\$ 1,633,481	\$ 5,311,677	0.64000	\$ 2,020,999	\$ 25,000	\$ 1,995,999	\$ 3,629,480	\$ 12,802,834
2020	\$ 1,045,724,340	\$1,554,938,562	\$ 509,214,222	5	2020	0.60112	\$ 2,999,769	\$ 149,988	\$ 998,923	\$ 1,850,857	\$ 7,162,534	0.64000	\$ 2,108,651	\$ 25,000	\$ 2,083,651	\$ 3,934,508	\$ 16,737,342
2021	\$ 1,045,724,340	\$1,617,136,105	\$ 571,411,765	6	2021	0.60112	\$ 3,366,173	\$ 168,309	\$ 1,120,936	\$ 2,076,929	\$ 9,239,463	0.64000	\$ 2,199,808	\$ 25,000	\$ 2,174,808	\$ 4,251,737	\$ 20,989,080
2022	\$ 1,045,724,340	\$1,681,821,549	\$ 636,097,209	7	2022	0.60112	\$ 3,747,233	\$ 187,362	\$ 1,247,829	\$ 2,312,043	\$ 11,551,506	0.64000	\$ 2,294,612	\$ 25,000	\$ 2,269,612	\$ 4,581,655	\$ 25,570,735
2023	\$ 1,045,724,340	\$1,749,094,411	\$ 703,370,071	8	2023	0.60112	\$ 4,143,536	\$ 207,177	\$ 1,379,798	\$ 2,556,562	\$ 14,108,068	0.64000	\$ 2,393,208	\$ 25,000	\$ 2,368,208	\$ 4,924,770	\$ 30,495,505
2024	\$ 1,045,724,340	\$1,819,058,188	\$ 773,333,848	9	2024	0.60112	\$ 4,555,691	\$ 227,785	\$ 1,517,045	\$ 2,810,861	\$ 16,918,929	0.64000	\$ 2,495,748	\$ 25,000	\$ 2,470,748	\$ 5,281,609	\$ 35,777,114
2025	\$ 1,045,724,340	\$1,891,820,515	\$ 846,096,175	10	2025	0.60112	\$ 4,984,332	\$ 249,217	\$ 1,659,783	\$ 3,075,333	\$ 19,994,262	0.64000	\$ 2,602,389	\$ 25,000	\$ 2,577,389	\$ 5,652,722	\$ 41,429,836
2026	\$ 1,045,724,340	\$1,967,493,336	\$ 921,768,996	11	2026	0.60112	\$ 5,430,119	\$ 271,506	\$ 1,808,230	\$ 3,350,383	\$ 23,344,645	0.64000	\$ 2,713,296	\$ 25,000	\$ 2,688,296	\$ 6,038,680	\$ 47,468,516
2027	\$ 1,045,724,340	\$2,046,193,069	\$ 1,000,468,729	12	2027	0.60112	\$ 5,893,737	\$ 294,687	\$ 1,962,615	\$ 3,636,436	\$ 26,981,081	0.64000	\$ 2,828,640	\$ 25,000	\$ 2,803,640	\$ 6,440,076	\$ 53,908,592
2028	\$ 1,045,724,340	\$2,128,040,792	\$ 1,082,316,452	13	2028	0.60112	\$ 6,375,900	\$ 318,795	\$ 2,123,175	\$ 3,933,930	\$ 30,915,012	0.64000	\$ 2,948,597	\$ 25,000	\$ 2,923,597	\$ 6,857,527	\$ 60,766,119
2029	\$ 1,045,724,340	\$2,213,162,424	\$ 1,167,438,084	14	2029	0.60112	\$ 6,877,350	\$ 343,867	\$ 2,290,157	\$ 4,243,325	\$ 35,158,337	0.64000	\$ 3,073,352	\$ 25,000	\$ 3,048,352	\$ 7,291,677	\$ 68,057,796
2030	\$ 1,045,724,340	\$2,301,688,921	\$ 1,255,964,581	15	2030	0.60112	\$ 7,398,857	\$ 369,943	\$ 2,463,819	\$ 4,565,095	\$ 39,723,431	0.64000	\$ 3,203,098	\$ 25,000	\$ 3,178,098	\$ 7,743,193	\$ 75,800,989
2031	\$ 1,045,724,340	\$2,393,756,477	\$ 1,348,032,137	16	2031	0.60112	\$ 7,941,225	\$ 397,061	\$ 2,644,428	\$ 4,899,736	\$ 44,623,167	0.64000	\$ 3,338,033	\$ 25,000	\$ 3,313,033	\$ 8,212,769	\$ 84,013,757
2032	\$ 1,045,724,340	\$2,489,506,736	\$ 1,443,782,396	17	2032	0.60112	\$ 8,505,287	\$ 425,264	\$ 2,832,261	\$ 5,247,762	\$ 49,870,930	0.00000	\$ -	\$ -	\$ -	\$ 5,247,762	\$ 89,261,520
2033	\$ 1,045,724,340	\$2,589,087,006	\$ 1,543,362,666	18	2033	0.60112	\$ 9,091,912	\$ 454,596	\$ 3,027,607	\$ 5,609,710	\$ 55,480,640	0.00000	\$ -	\$ -	\$ -	\$ 5,609,710	\$ 94,871,230
2034	\$ 1,045,724,340	\$2,692,650,486	\$ 1,646,926,146	19	2034	0.60112	\$ 9,702,002	\$ 485,100	\$ 3,230,767	\$ 5,986,135	\$ 61,466,775	0.00000	\$ -	\$ -	\$ -	\$ 5,986,135	\$ 100,857,365
2035	\$ 1,045,724,340	\$2,800,356,506	\$ 1,754,632,166	20	2035	0.60112	\$ 10,336,496	\$ 516,825	\$ 3,442,053	\$ 6,377,618	\$ 67,844,393	0.00000	\$ -	\$ -	\$ -	\$ 6,377,618	\$ 107,234,983
2036	\$ 1,045,724,340	\$2,912,370,766	\$ 1,866,646,426	21	2036	0.60112	\$ 10,996,369	\$ 549,818	\$ 3,661,791	\$ 6,784,760	\$ 74,629,153	0.00000	\$ -	\$ -	\$ -	\$ 6,784,760	\$ 114,019,743
2037	\$ 1,045,724,340	\$3,028,865,596	\$ 1,983,141,256	22	2037	0.60112	\$ 11,682,638	\$ 584,132	\$ 3,890,318	\$ 7,208,187	\$ 81,837,340	0.00000	\$ -	\$ -	\$ -	\$ 7,208,187	\$ 121,227,930
2038	\$ 1,045,724,340	\$3,150,020,220	\$ 2,104,295,880	23	2038	0.60112	\$ 12,396,357	\$ 619,818	\$ 4,127,987	\$ 7,648,552	\$ 89,485,892	0.00000	\$ -	\$ -	\$ -	\$ 7,648,552	\$ 128,876,482
2039	\$ 1,045,724,340	\$3,276,021,029	\$ 2,230,296,689	24	2039	0.60112	\$ 13,138,624	\$ 656,931	\$ 4,375,162	\$ 8,106,531	\$ 97,592,423	0.00000	\$ -	\$ -	\$ -	\$ 8,106,531	\$ 136,983,014
2040	\$ 1,045,724,340	\$3,407,061,870	\$ 2,361,337,530	25	2040	0.60112	\$ 13,910,583	\$ 695,529	\$ 4,632,224	\$ 8,582,830	\$ 106,175,253	0.00000	\$ -	\$ -	\$ -	\$ 8,582,830	\$ 145,565,843
2041	\$ 1,045,724,340	\$3,543,344,345	\$ 2,497,620,005	26	2041	0.60112	\$ 14,713,420	\$ 735,671	\$ 4,899,569	\$ 9,078,180	\$ 115,253,433	0.00000	\$ -	\$ -	\$ -	\$ 9,078,180	\$ 154,644,023
2042	\$ 1,045,724,340	\$3,685,078,119	\$ 2,639,353,779	27	2042	0.60112	\$ 15,548,370	\$ 777,418	\$ 5,177,607	\$ 9,593,344	\$ 124,846,777	0.00000	\$ -	\$ -	\$ -	\$ 9,593,344	\$ 164,237,367
2043	\$ 1,045,724,340	\$3,832,481,244	\$ 2,786,756,904	28	2043	0.60112	\$ 16,416,718	\$ 820,836	\$ 5,466,767	\$ 10,129,115	\$ 134,975,892	0.00000	\$ -	\$ -	\$ -	\$ 10,129,115	\$ 174,366,482
2044	\$ 1,045,724,340	\$3,985,780,493	\$ 2,940,056,153	29	2044	0.60112	\$ 17,319,800	\$ 865,990	\$ 5,767,493	\$ 10,686,317	\$ 145,662,209	0.00000	\$ -	\$ -	\$ -	\$ 10,686,317	\$ 185,052,799
2045	\$ 1,045,724,340	\$4,145,211,713	\$ 3,099,487,373	30	2045	0.60112	\$ 18,259,006	\$ 912,950	\$ 6,080,249	\$ 11,265,807	\$ 156,928,015	0.00000	\$ -	\$ -	\$ -	\$ 11,265,807	\$ 196,318,605
							<b>\$ 254,340,381</b>			<b>\$ 84,695,347</b>	<b>\$ 156,928,015</b>		<b>\$ 39,790,590</b>	<b>\$ 400,000</b>	<b>\$ 39,390,590</b>	<b>\$ 196,318,605</b>	

(1) Base Value as of Sept. 16, 2015  
(2) Includes 4.0% annual appreciation  
(3) Proposed City Tax Rate for 2015

(4) 98% Collection Rate  
(5) Minimum Tax Rate assigned by interlocal agreement for increment available to TIRZ for non-education purposes  
(6) Only applied to City increment  
(7) Per interlocal agreement

Boundary Description  
Tax Increment Reinvestment Zone Number 1  
2015 Annexation  
City of Houston, Harris County, Texas

Lying wholly in the City of Houston, the Zone Annexation is +/- 932 acre tract generally bounded by Westheimer Rd. on the north, Chimney Rock Rd. on the east, Westpark Tollway on the south, and Hillcroft Ave. on the west, with the beginning point being the north right-of-way (ROW) of Westheimer Rd. and east ROW of Chimney Rock Rd.;

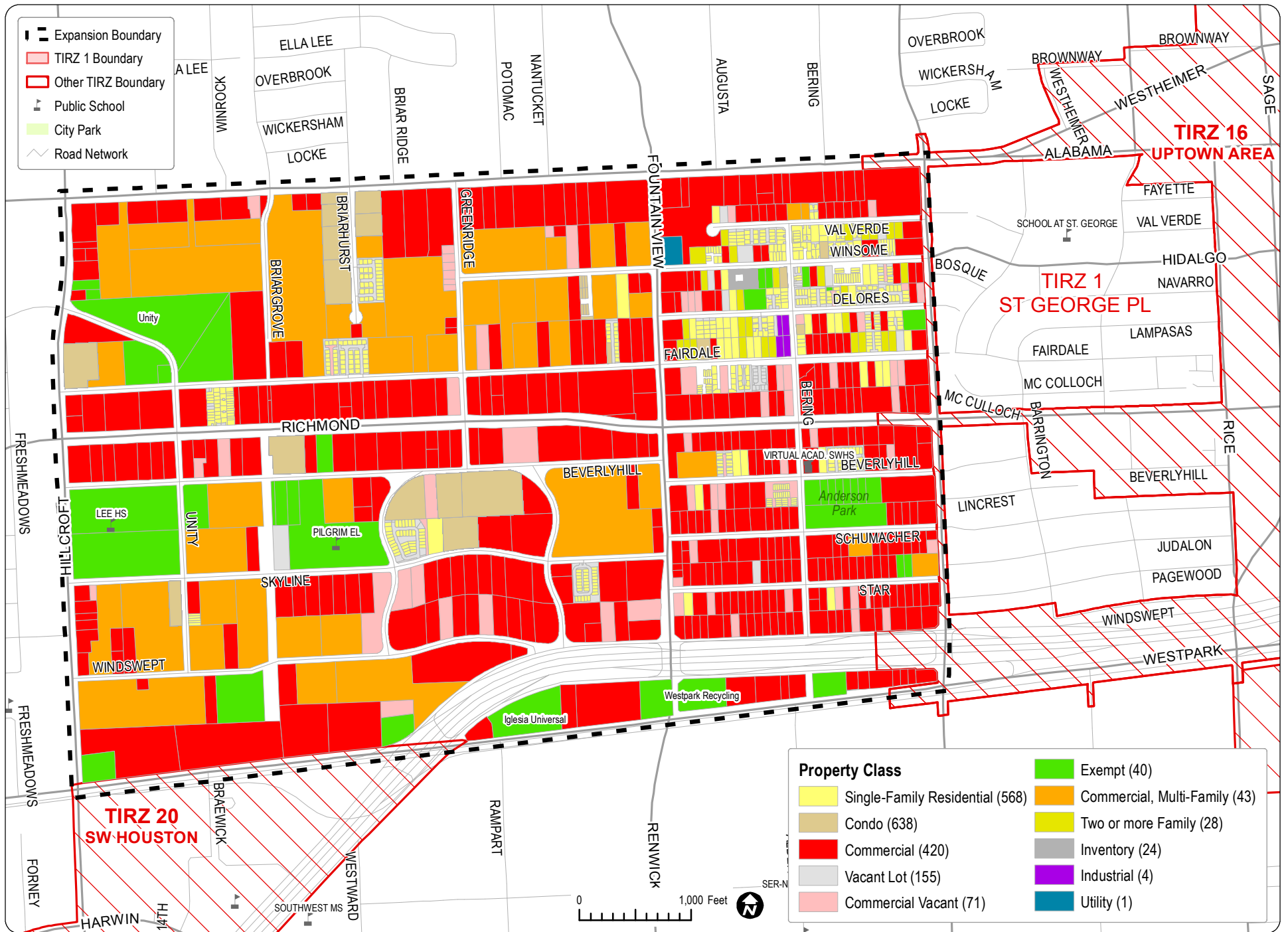
Then in a southerly direction along east ROW of Chimney Rock Rd. to the centerline of the ROW of Westpark Tollway and north boundary of Houston Metro Transit Authority Rail Easement (TR R 30 ABST 725 H SANDERSON);

Then in a westerly direction along centerline of ROW of Westpark Tollway and north boundary of Houston Metro Transit Authority Rail Easement (TR R 30 ABST 725 H SANDERSON, TR 6 ABST 77 R VINCE, TR R20 ABST 1026 GC&SFRR CO SEC 2) to west ROW of Hillcroft Ave.;

Then in a northerly direction along west ROW of Hillcroft Ave. to north ROW of Westheimer Rd.;

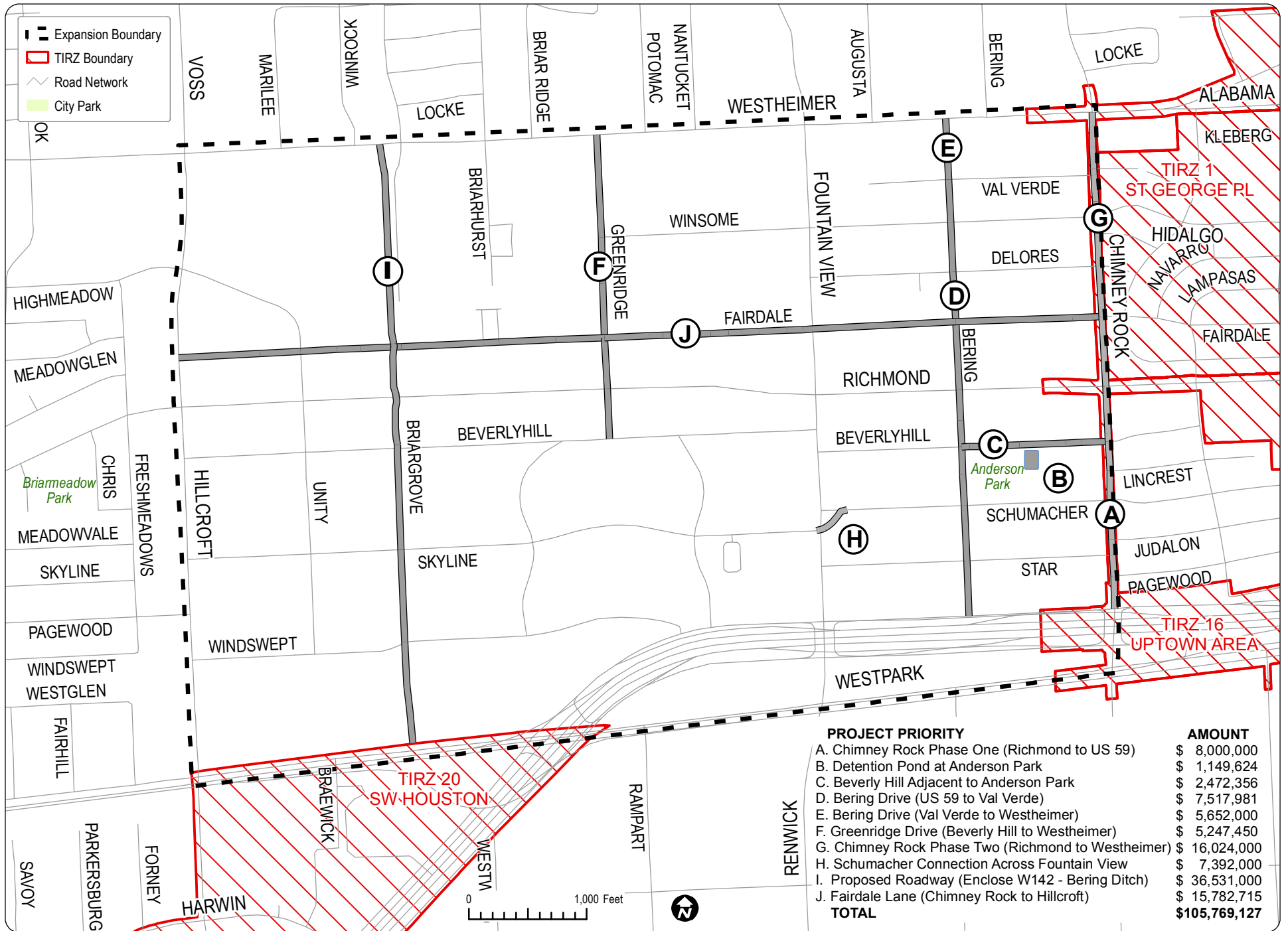
Then in a easterly direction along north ROW of Westheimer Rd. to east ROW of Chimney Rock Rd. and beginning point of +/- 932 acre tract;





Data Sources: City of Houston, Harris County, HHC LLP  
 Map Source: HHC LLP www.hhclp.com Oct. 15, 2015





Data Sources: City of Houston, Harris County, Walter P. Moore, HHC LLP  
 Map Source: HHC LLP www.hhclp.com Oct. 15, 2015