

City of Houston, Texas, Ordinance No. 2019 - 992

**AN ORDINANCE APPROVING A THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS (FIFTH WARD ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2049; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by City Ordinance No. 1999-766, adopted on July 21, 1999 ("Creation Ordinance"), as amended by Ordinance No. 2001-404, adopted May 9, 2001, the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Eighteen, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of redevelopment in the area of the City generally referred to as the Fifth Ward; and

**WHEREAS**, the Board of Directors of the Zone ("Board") adopted, and the City approved, by City Ordinance No. 1999-795 on July 28, 1999, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plans"); and

**WHEREAS**, the Code authorizes the Board to adopt an amendment to the Plans, subject to, and effective upon, approval thereof by the City; and

**WHEREAS**, the Board previously adopted and recommended amendments to the Plans, which the City approved by City Ordinance No. 2008-766 on September 3, 2008 ("First Amendment"), and Ordinance No. 2015-1207 on December 2, 2015 ("Second Amendment"); and

**WHEREAS**, the Board, at its November 19, 2019 board meeting, considered and adopted a proposed third amendment to the Plans ("Third Amendment"), and recommended approval thereof by the City; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by City Ordinance No. 2008-765 on September 3, 2008, Ordinance No. 2015-1206 on December 2, 2015, and Ordinance No. 2019- 991 on December 4, 2019<sup>1</sup>; and

**WHEREAS**, the Board, at its November 19, 2019 board meeting, approved the enlargement of the boundaries of the Zone ("Enlarged Area") and has requested the City's approval of the boundary enlargement; and

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

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

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

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

**WHEREAS**, the City Council conducted a public hearing on the proposed Third Amendment on December 4, 2019; and

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

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

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

**WHEREAS**, in the Creation Ordinance, the termination date specified for the Zone was December 31, 2029, but subsequently extended to December 31, 2040 pursuant to the Second Amendment; and

**WHEREAS**, pursuant to the Third Amendment, the Zone's projects have been expanded, requiring additional time to implement the projects in the Plans, rendering inadequate the current duration for the Zone; and

**WHEREAS**, the addition of nine (9) years to the duration of the Zone, extending the Zone duration to December 31, 2049, will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Third Amendment; and

**WHEREAS**, pursuant to Code Section 311.007(c) and Section 311.017(a)(1), the City Council may, by ordinance, extend a reinvestment zone's termination date to a date later than the date originally established for termination of a zone; and

**WHEREAS**, the Zone's Board of Directors has requested the City Council to extend the termination date of the Zone for an additional nine (9) years; and

**WHEREAS**, the findings contained in the Creation Ordinance continue to apply to the Zone and all terms and conditions of the Creation Ordinance, except as modified herein, remain in full force and effect; and

**WHEREAS**, the City desires to approve the Third Amendment, including extending the Zone's termination date for an additional nine (9) years as described herein; **NOW, THEREFORE,**

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

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

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

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

**Section 4.** Extension of the Duration of the Zone. That the termination date of the Zone is hereby extended to December 31, 2049 (or such earlier or later date designated by subsequent ordinance of the City, or the date on which all project costs, tax increment bonds, and the interest on those bonds, and other obligations have been paid in full). Except as provided in the preceding sentence of this Ordinance, the Creation Ordinance shall continue in full force and effect.

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

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

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

**PASSED AND ADOPTED** this 4<sup>th</sup> day of December, 2019.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 1 0 2019.

*[Signature]*  
City Secretary **Assistant**

Prepared by Legal Dept. *[Signature]*  
AH/ems 11-26-19 Senior Assistant City Attorney  
Requested by Andrew F. Icken  
Chief Development Officer, Office of the Mayor  
L.D. File No. 0421300018009

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CAPTION PUBLISHED IN DAILY COURT  
REVIEW  
DATE: **DEC 1 0 2019**

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

**EXHIBIT A**

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

**TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHTEEN CITY OF HOUSTON,  
TEXAS**

**FIFTH WARD ZONE**

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

November 19, 2019



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## **Introduction**

Reinvestment Zone Number Eighteen, City of Houston, Texas, also known as the Fifth Ward Zone (the "Zone") was created by the City Council on July 21, 1999 for the purposes of repositioning 70 acres of a district of the City commonly referred to as the Fifth Ward and to provide the necessary public improvements to support and sustain new and existing development. The Zone was created to facilitate the repositioning of the Fifth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial and retail development. Improvements would address existing conditions, which included a substantial number of substandard, slum, deteriorated, or deteriorating structures, predominance of defective or inadequate sidewalk or street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, and conditions that endanger life or property by fire or other cause. The creation of the Fifth Ward Zone was also intended to encourage the development of retail and other commercial businesses and support investment in the area.

### **Section One:**

#### The Part A Plan

A Project Plan and Reinvestment Zone Financing Plan (Part A Plan) was adopted by the City on July 28, 1999. The intent of the Part A Plan was to introduce public programs needed to entice new capital investment into the Fifth Ward community, which would result in the revitalization of the Lyons Avenue Corridor, the facilitation and replacement of vacant and deteriorated properties into successful single family uses, stimulate the construction of multi-family developments and aid in the repositioning of an ailing retail sector. Planned improvements were to address existing conditions consisting of substandard or deteriorating structures, inadequate streets, utilities and sidewalks, faulty or obsolete lot layouts, safety issues, and school improvements.

The Part A plan was generally characterized by four interrelated components: (i) revitalization of the Lyons Avenue Corridor; (ii) conversion of vacant and deteriorating properties to single family use; (iii) multi-family (apartment) development/redevelopment; and (iv) Repositioning of retail sector. Part A Plan proposed improvements included: (1) street and sidewalk reconstruction at Lyons Ave. Phase II (Waco to Sakowitz); (2) intersection improvements including turn lanes, signalization improvements at major intersections in the Zone; (3) street and sidewalk reconstruction on Coke Street to support scattered housing; (4) street and sidewalk reconstruction to support construction of a Supermarket (Market and Calles); (5) street and sidewalk reconstruction of Sakowitz (Lyons-Mulvey); (6) street and sidewalk reconstruction of Sakowitz (Colfax-Wallisville); (7) water and sanitary sewer facilities construction to support Coke Street scattered housing; (8) demolition costs of apartments on Sakowitz; (9) construction and reconstruction of pocket parks and a neighborhood park (location to be determined); (10) gateway improvements on Lyons Avenue at Jenson Drive and at Sakowitz, Waco Street at I-10, and Clinton Drive at Waco Street and Lockwood; (10) streetscape, landscape & lighting improvements on Clinton, Waco, Lyons, Lockwood and Sakowitz Street; (11) bus stop/shelter improvements on Lyons Avenue, Clinton Drive and Waco Street. Also included was construction and reconstruction of educational facilities as part of the Plan A education related items.

The Part A plan additionally called for the development of vacant property and the redevelopment of existing properties. The Part A Plan allotted \$6,880,000 in Non-Education Project Costs anticipated to be

expended in part through developer reimbursements. Such costs included those for Land Assembly and Historic Preservation, Roadway/Sidewalk Construction, Water/Sewer Construction, and other costs such as Brownfield Remediation, Demolition Costs, Area Park & Recreation Development, Gateway Improvements, Streetscape, Landscape and Lighting Improvements, Bus Stop Shelter Improvements and Creation Costs. As part of the terms for the participation of the Houston Independent School District in the Zone, it was anticipated one-third of its total tax participation would be reserved for educational purposes.

#### The Part B Plan

On September 3, 2008, the City approved a First Amendment to the Project Plan and Reinvestment Zone Financing Plan (Part B Plan). The Part B Plan, in conjunction with the annexation of approximately 127 acres into the Zone, included provisions to fund the development of public facilities, including areas of public assembly on Lyons Avenue, provided that one-third of City revenue contributed to the Zone, be set aside for the purposes of affordable housing, and provided for the reimbursement of developer funded improvements in connection with development of affordable housing. Of the one-third City revenue to be set aside for affordable housing, preference was to be given to down-payment assistance for single-family homes purchased at prices less than the median price in the region and houses in the Fifth Ward area, including those neighborhoods near but outside the Zone (e.g., areas served by the Fifth Ward Community Redevelopment Corporation). Redevelopment of Lyons Avenue plans included expending funds for a publicly- owned or leased facility providing public services, such as health services, and included renovation of the old DeLuxe Theater to include land acquisition at a reasonable price no greater than fair market value of the property. Additional approved expenditures for Lyons Avenue redevelopment included reimbursement by a landlord of tenant improvements needed to facilitate retail development by tenants with bank credit along Lyons Avenue, with authorization to develop an economic development grant program in accordance with Chapter 380 of the Texas Local Government Code. Developer reimbursements was provided for to be used for the reimbursement of water, sewer, drainage or street infrastructure attributable to the development of owner-occupied affordable housing whereby a developer would commit to minimum levels of private investment, exclusive of the land cost, exceeding that of the public investment in infrastructure. Further, the Part B Plan also included provisions related to participation of Harris County in the Zone and provided for improvements to Finnegan Park or other public works and improvements which may be designated specifically by the County as a condition of its participation in the Zone.

#### The Part C Plan

The Zone and the City approved the second amendment to the Zone Project Plan and Reinvestment Zone Financing Plan, the Part C Plan, on December 2, 2015 by Ordinance No. 2015-1207. The Part C Plan included provisions for a second TIRZ expansion and provided for the enhancement of and improvements to approximately 383.15 acres of land added to the Zone. The expanded area consisted primarily of vacant and underdeveloped tracts of land and public rights-of-way. The South annexation included the area generally bounded by Bayou Street on the west, Clinton Drive on the north, Hirsch Road on the east, and the Buffalo Bayou on the south. The Western Annexation on Lyons is generally bounded by Mckee Street on the West, Jensen on the east, 1-10 on the South and Southern Pacific Railroad on the North. The Part C Plan supported the goals of the Part A and B Plans by providing the necessary tools to alleviate blight, deteriorated street and site conditions, obsolete public services and facilities, and encourage the comprehensive growth of residential (multi-family and affordable housing), retail, commercial, recreational space, and cultural development within the original and annexed areas. Specifically, the Part C Plan set out the following seven goals:

1. Land Assembly, Brownfield Remediation, and Developer Reimbursement to achieve economic development, affordable housing, connectivity, and public realm goals associated with Buffalo Bayou and new highway exits.
2. Undertake Area Park and Recreation Development to establish a natural activity center along the Bayou that acts as a focus for economic development and improves public health and well-being.
3. Improve neighborhood connectivity through the reconstruction of streets and sidewalks, the construction and enhancement of pedestrian and bicycle facilities, and providing resources to enhance connectivity through large parcels and at critical intersections.
4. Improve the public realm to enhance public safety, manage stormwater, promote redevelopment, and increase visibility of the Fifth Ward as an attractive location for commercial and residential development.
5. Improve commercial corridors and residential areas through development of cultural and public facilities, historic preservation, and residential development.
6. Reinforce pedestrian-attractive retail developments along the Lyons Avenue corridor, parts of Buffalo Bayou situated in the Zone and other focal points within the boundaries of the Zone (and outside the boundaries of the Zone, as permitted by law).
7. Establish an Economic Development Program.

## **Section Two**

### The Part D Plan

The Zone and the City now propose the third amendment to the Project Plan and Finance Plan (Part D Plan). The Part D Plan consists of (i) a summary of the redevelopment efforts of the Zone; (ii) a restatement of the Zone's redevelopment goals for the Zone, including additions and updates to such goals, (iii) the reallocation of the Zone's project cost categories and allocations to align with the current goals, priorities and objectives of the Zone.

The Part D Plan provides for the annexation and funding for approximately 121 acres of land that will be added to the Zone, extends the duration of the Zone to December 31, 2049, and increases the Zone's project costs to \$245,328,000. The annexation includes, Tuffly Park and property adjacent to the park that is proposed to be developed as a mixture of affordable and market rate housing; streets in the neighborhoods surrounding and to the south of Tuffly Park; and an area in the southern portion of the Zone generally located north and east of the Bayou and south of US Highway 59. A portion of this site is proposed to be developed as a landmark mixed-use "complete community" incorporating entertainment, arts/culture/education, workforce housing, walkability, employment opportunities and mobility. The proposed annexation will allow the Zone to continue to address infrastructure, drainage, roadway, park and housing improvements in the area. These improvements enhance the quality of life and investment opportunities in the area, and further the Zone's affordable housing goals and housing options in the Fifth Ward. Waco Street was also added to the Zone, connecting the northern and southern portions of the Zone, allowing for future improvements along this corridor.

The Part D Plan also reallocates the Zone project costs to facilitate improvements in the annexed areas and throughout the rest of the Zone, including but not limited to roadway, streetscape, infrastructure, affordable housing (including workforce housing) and park improvements.

This expansion furthers the Zone's stated mission in respect to inducing investment in the area, making infrastructure improvements, and supporting affordable housing initiatives. These goals are consistent with prior plans; therefore, the Part D plan incorporates and restates and affirms the goals and objectives included in the Part A, B, and C plans.

### **Summary of Redevelopment Efforts**

Tax Increment Reinvestment Zone Number Eighteen was created to facilitate the revitalization of the historic Fifth Ward from a blighted and deteriorated neighborhood into a viable residential community with supporting commercial and retail development. Improvements made in the zone over the years have addressed inadequate or deteriorated streets, utilities and sidewalks, parks and affordable housing. Improvements have included streetscape enhancement to Lyon Avenue, renovation of the Deluxe Theater, neighborhood park improvements and a number of affordable housing initiatives.

### **Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part D Plan restate the prior redevelopment concepts and goals, and are updated based on the results of considering the Zone's redevelopment efforts and priorities. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part D Plan, the concepts and goals outlined below control.

**Goals:** In addition to the goals set forth in the Part A Plan, the Part B Plan, and the Part C Plan, the Part D Plan proposed goals for improvements relate to the original goals of the Zone and are as follows:

Goal 1: Land Assembly, Brownfield Remediation, and Developer Reimbursement to achieve economic development, affordable housing, connectivity, and public realm goals associated with Buffalo Bayou and new highway exits.

The Zone's current boundaries and its proposed expansion contain vacant and underutilized privately-owned parcels, many of which are formerly industrial land. There is also the presence of a number of parcels with substandard and deteriorating structures and improvements and possible contaminants requiring environmental remediation. Much of this land sits at highly strategic locations, including adjacent to new highway exits on Jensen and Lyons that are anticipated as a part of TXDOT's North Houston Highway Improvement Plan, and along the Buffalo Bayou waterfront. To assist in revitalizing these locations and other areas within the Zone and its proposed expansion, the TIRZ may conduct activities including but not limited to those stated herein. TIRZ funds will be used directly and/or leveraged for strategic land acquisition for the purpose of creating recreational opportunities, affordable housing, economic development and stimulating development, including through the use of developer advanced funding for projects and related agreements. Some of this land may remain partially owned by the TIRZ and its Partners long-term as part of a land and development strategy for maintaining recreational opportunities and promoting the establishment of retail and mixed-use development. The TIRZ may also use brownfield remediation dollars to enable strategic sites to be teed up for development. Finally, the TIRZ may use developer specific incremental revenue to negotiate with private developers on the character, affordable housing, affordable commercial space (including recreational space), connectivity, cultural development, and other community incentive requirements for developments utilizing large tracts of vacant land.

Goal 2: Undertake Area Park and Recreation Development to establish a natural activity center along the

Bayou that acts as a focus for economic development and improves public health and well-being.

Recreational assets improve public health and well-being, as well as increase adjacent property values and enhance the viability of residential, commercial, and retail districts. The existing Zone and portions of the proposed expansion incorporate portions of waterfront along Buffalo Bayou and Japhet Creek, which are the focus of other planning efforts from partners including the Buffalo Bayou Partnership and the Greater East End Management District. In order to meet the need for enhanced recreational opportunities in the Zone, the TIRZ will provide funds, and/or enter into Developer Agreements with Partners, to construct and/or enhance public infrastructure, including but not limited to: pedestrian bridges, regional trail systems, shade structures, athletic facilities, wayfinding systems, and other improvements that increase the quality and promote the accessibility of recreational facilities and natural assets.

Goal 3: Improve neighborhood connectivity through the reconstruction of streets, sidewalks and bridges; the construction and enhancement of pedestrian and bicycle facilities, and linear greenspaces; and providing resources to enhance connectivity through large parcels, critical intersections, and urban promenades along Buffalo Bayou as a waterway.

The Zone has critical connectivity challenges, including missing, defective, or inadequate sidewalks on approximately half of all block faces, a desire for new and enhanced bicycle and pedestrian facilities on major corridors to provide universal mobility options, a need for enhanced safety around freeway crossings, and a street grid that is uninterrupted by large privately-owned properties that limit access to natural assets like Buffalo Bayou. The TIRZ will conduct activities including but not limited to: reconstructing missing, defective and inadequate sidewalks and widen existing sidewalks (including ramps) to improve the pedestrian experience and ensure ADA compliance; striping, widening, and otherwise improving bicycle facilities on major corridors and at intersections that have posed unsafe conditions and safety challenges; reconstructing streets to improve alignments and mobility; and providing right-of-way improvements near new planned highway on- and off-ramps and crossings of I-10 and SH 59. The TIRZ may also utilize funds, including through the use of developer reimbursements, on large parcels to accomplish street grid connectivity goals, particularly in areas adjacent to Buffalo Bayou, along commercial corridors, and on routes connecting to downtown. All improvements will be coordinated with the street reconstruction programs of the City of Houston, Harris County, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 4: Improve the public realm to enhance public safety, manage stormwater, promote redevelopment, and increase visibility of the Fifth Ward as an attractive location for commercial and residential development.

The TIRZ will conduct activities that assist in creating an attractive, safe and well-branded public realm in the Zone and its proposed expansion. These activities may include but are not limited to: area planning and design; installing lighting, streetscape furniture, and signage; streetscape features or other capital improvements that assist in alleviating unsafe conditions, improvements to manage storm water runoff; water, sewer and roadway improvements; and other investments in rights-of-way. Many of the areas in the Zone and expanded boundary suffer from aging infrastructure and poor drainage systems that limit investment and reinvestment in the Zone. Either through direct investment or developer reimbursements, the Zone will engage in improvements to enhance and upgrade infrastructure and streetscapes in older neighborhoods and along key commercial corridors. These public realm

improvements will help attract additional commercial, retail, and residential investment

**Goal 5: Improve commercial corridors and residential areas through development of cultural and public facilities, historic preservation, and residential development.**

Increasing public and cultural facilities within the Lyons Avenue corridor and other focal points within the Zone, historic preservation programs, and residential development in the Fifth Ward have emerged as important public policy goals since the creation of the Zone. TIRZ funds will be used, and may be leveraged with private, public, and non-profit developer funds to encourage the acquisition and development of housing initiatives and community facilities including neighborhoods near but outside the Zone and which are served by local community development corporations. The acquisition and rehabilitation of historic structures and landmarks for the purposes of preservation and restoration is anticipated. These projects, along with infrastructure improvements, additions of and enhancements to fire, police, library, community health and wellness, technology and cultural facilities, will result in improved security and quality of life for existing and new residents and businesses.

**Goal 6: Reinforce pedestrian-attractive retail developments along the Lyons Avenue corridor, parts of Buffalo Bayou situated in the Zone and other focal points within the boundaries of the Zone (and outside the boundaries of the Zone, as permitted by law).**

The retention and expansion of retail and commercial developments along the Lyons Avenue corridor, Buffalo Bayou (as specified above) and other focal points within the boundaries of the Zone is of key importance to the successful redevelopment of the Fifth Ward. Retention and expansion of development beyond the Zone's boundaries and within the FWCRC service area are included as part of this goal, as permitted by law. Providing base level retail functionality, including grocery stores, retail, dining, entertainment and business enterprises, is essential to the continued expansion of residential projects in the area. The TIRZ may conduct activities including but not limited to planning and design services, providing incentives to attract developers, tenants, residents and small business enterprises, along with the development of complementary public infrastructure focal points supporting the Lyons Avenue corridor and other districts within the Zone. Examples of possible projects include the new library, a community health and wellness center, a Center for Urban Transformation offering wraparound services, enhancements to the current Deluxe Theater, JAM recreational complex and other existing TIRZ projects, and other centers of public activity. This will result in key activity centers with an enhanced pedestrian environment and an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

**Goal 7: Establish an Economic Development Program.**

The Part B Plan previously authorized the establishment of an economic development incentive program in accordance with Chapter 380 of the Texas Local Government Code, and the Part C Plan added depth to such authorization by expounding upon the needs and desires of the Zone.

An appropriate economic development program would be nominated by the Zone or the City and subject to City approval. The Program as outlined in this Plan constitutes an economic development program of the Zone.

In areas needing additional incentive to encourage and promote private investment, economic development, growth of business ventures and the attraction of industry, the Zone would use the



economic development program to incentivize private enterprises that affect the Zone and its proposed expansion, in order to allow these enterprises to catalyze additional entrepreneurial growth and development of retail and commercial enterprises (the "Program"). The Program would support eligible capital projects, development and maintenance of public infrastructure and facilities, including parks and recreational facilities, to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business, and commercial activity in the Zone. The Program may also conduct activities including but not limited to: funding for business development and retention; economic development grants to catalyze investments; and matching grants to provide leverage for other economic development funds such as state enterprise projects, state economic development bank funds, and new market tax credit allocations. The Program could be used to, among other purposes, provide reimbursement of funds and/or grants (leveraged or not) to developers and tenants to facilitate retail development. The Zone may use any available legal authority to facilitate such development.

### **Authorized Projects and Project Costs**

The amended and restated project costs are shown in **Exhibit 1** as are the details of adjustments in the project costs from Plan C to Plan D and amounts remaining under each project costs category as of June 30, 2019. Exhibit 1 also includes costs associated with Plan D. The Zone may adjust costs among line items as costs and priorities change. The dollar amounts for each category are approximate and to the extent inflation or other factors or changes in priorities impact actual costs, the amounts may be amended from time to time by the Board of Directors of the Zone, upon approval or applicable annual budgets by the City Council.

### **PROJECT PLAN**

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 2 attached hereto depicts the existing land and proposed uses in the Original and Annexed Areas of the Zone. The existing and proposed land uses include multi-family residential, commercial, office, public and institutional, transportation and utility, recreational, agricultural, park and open spaces, and undeveloped land uses.

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

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)): The project costs referenced in Exhibit 1 are inclusive of project costs to be incurred by the TIRZ. Costs for projects that benefit the TIRZ incurred or expended by other parties, such as the City of Houston, Texas Department of Transportation and other federal, state or local entities, management districts or private sources are anticipated Non-Project Costs. Such non-project costs include, but are not limited to, costs incurred or expended for public safety facilities, public libraries, parks and recreational facilities, roadways/sidewalks and public utility improvements, affordable housing (including workforce housing), and environmental remediation. Projects identified in this Plan will be leveraged to acquire non-project funding when appropriate and available.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011 (b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone. Should any residents need to relocate due to the implementation of Zone projects, each tenant so required to relocate will have addressed any special requirements particular to such tenant's circumstances. If federal funds are being used in the project, these tenants would be treated in accordance with their rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

#### REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code §311.011 (c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit I.

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

Economic Feasibility Study and Finding of Feasibility (Texas Tax Code §311.011 (c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including the Super Neighborhood Resource Assessment prepared by the City of Houston Planning and Development Department, February 1999, the Lyons Avenue Commercial Revitalization Project Preliminary Market Feasibility Study, prepared by Weingarten Realty Investors, September 1995, the Fifth Ward Housing Study, led by FWCR and assisted by CDS Market Research, January 2011, the Fifth Ward Pedestrian and Bicyclist Special District Study, September 2011, and The Fabulous Fifth: A Revitalization Strategy for Houston's Fifth Ward, (R/UDAT/AIA Study), July 2012; Lyons Avenue Renaissance Land Use Plan, April 2014; a Livable Centers Study in May 2015; Greater Fifth Ward Framework Plan 2015-2035, June 2016; Lyons Avenue Pattern Book in 2017 and Buffalo Bayou East Sector Master Plan, October 2019. Exhibits 2 thru 4 constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone and projects will be implemented based on available funding. The Plan estimates total project costs of \$245,328,000. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan and Part D 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. Methods of financing also include pay-as-you-go financing, City financing, bank loan(s) or line of credit or any combination or variation of the foregoing. Although Harris County has not yet joined in participating as an entity levying taxes in the Zone, that prospect remains an option. TY 1999 was the base year for the Zone, and TY2049 is the scheduled termination date. As outlined in Exhibits 2 thru 4, approximately \$290 million of increment is estimated

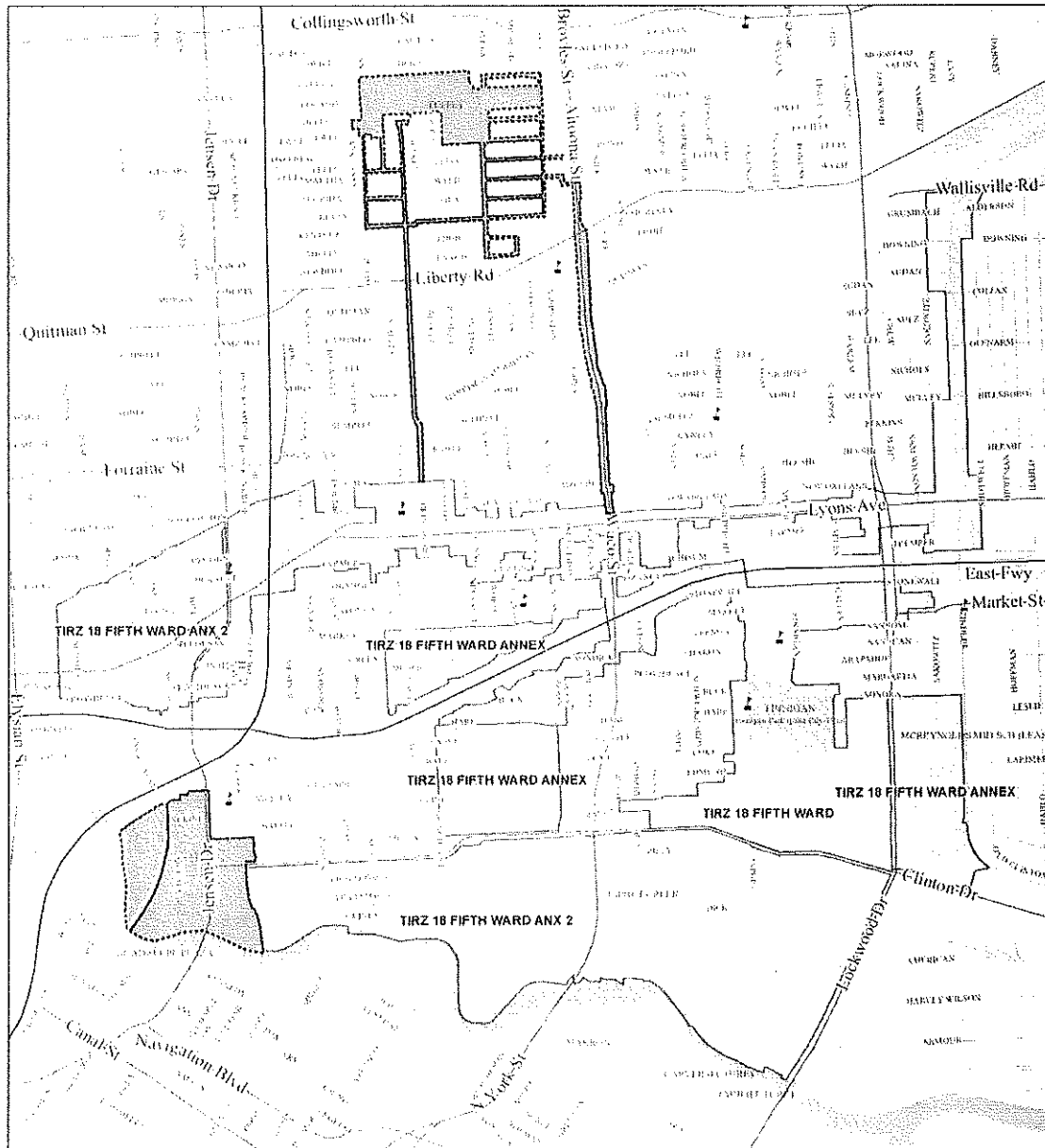
to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$ 0.56792/\$100 of assessed valuation in the Original and Annexed Areas and a Houston Independent School District contribution of \$0.96/\$100 of assessed valuation in the Original Area.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011 (c)(7)): The current projected appraised value of taxable real property in the Zone, is \$259,448,659 exclusive of the areas to be annexed. The taxable value of the properties proposed to be annexed are approximately \$17.1 million.

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

Zone Duration (Texas Tax Code §311.011 (c) (9)): When the TIRZ was initially created by City Council on July 21, 1999, its duration was established at 30 years. In 2015, the Part C Plan extended the duration of the Zone to December 31, 2040. Due to the magnitude of development anticipated to occur within the TIRZ including the area to be annexed, in order to adequately address future public infrastructure needs and quality of life issues resulting from expected changes in the character of the area, and to implement the goals stated herein, it is recommended that the life of the TIRZ be extended to December 31, 2049 as part of this Plan D.

Map 1



0 500 1,000 Feet

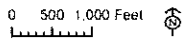
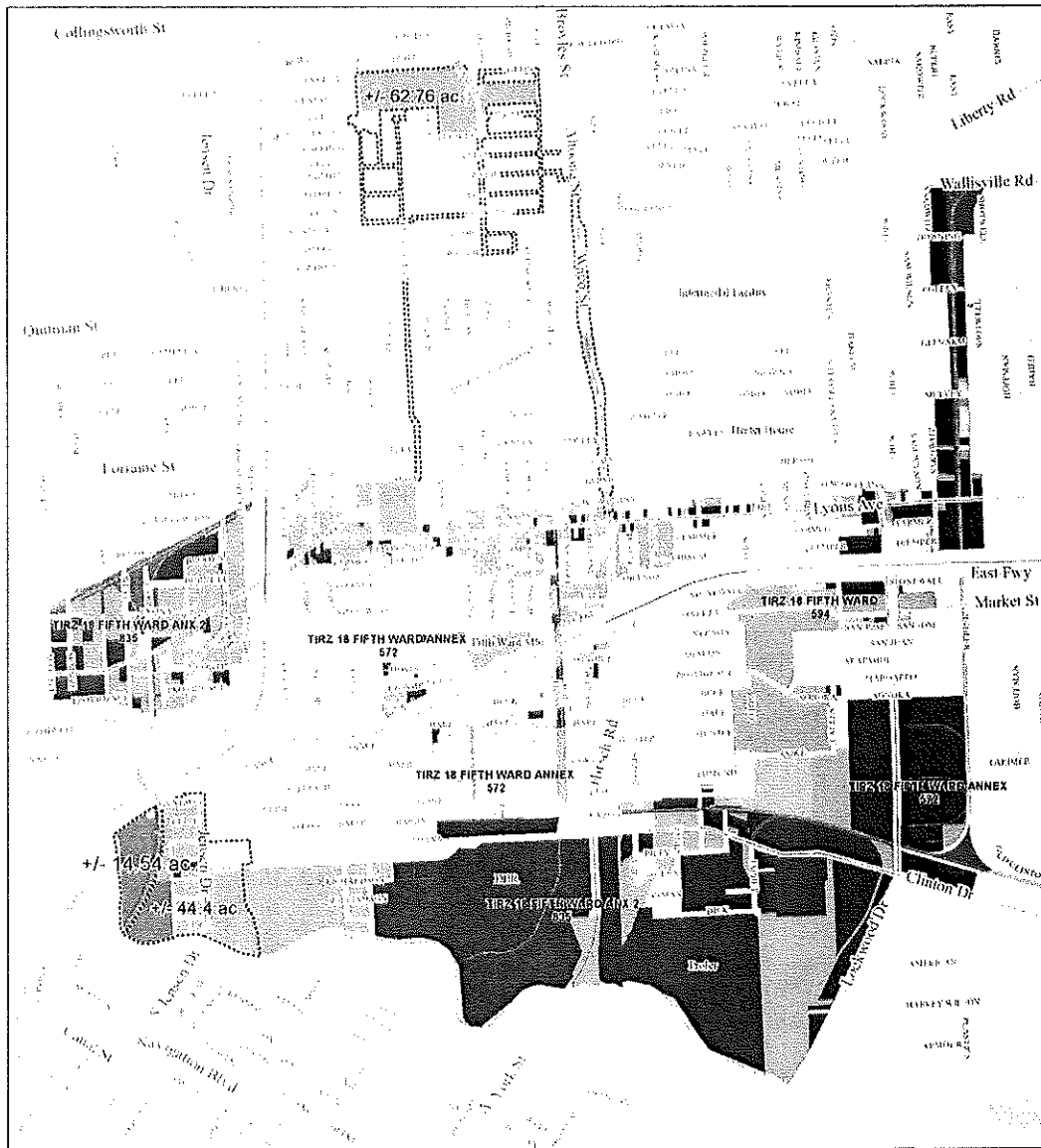


Data Source: City of Houston; HCAD July 2019  
 USDA NAIP 2016 Map Source: Havas Hill and Associates LLP | Sept 2019

**T18 Fifth Ward**

- Proposed Annexation (3)
- TIRZ 18 Fifth Ward
- Public School
- Highway / Tollway
- Railway
- City Park
- County Park
- Open Water

## Map 2 Existing and Proposed Land Uses



### T18 Fifth Ward

Property Class Oct 2019	
T1R2 18 Fifth Ward	Industrial
Proposed Annexation (3)	Part Duplex
Highway / Tollway	Single Fam. Residential
Railway	Two or more Family
Open Water	Utility
	Vacant Lot
	Agric. Land
	Aux. Building
	Commercial
	Commercial Vacant
	Commercial, Multi-Fam
	Exempt

Data Source: City of Houston, HCAD Oct 2019  
 USDA NAIP 2013 Map Source: Hawes Hill and  
 Associates LLP - Oct. 2019

**Exhibit 1  
Project Costs**

<u>Capital Projects:</u>	Estimated Costs 1999 (A) Plan	Estimated Costs 2008 (B) Plan	Estimated Costs 2015 (C) Plan	Estimated Costs 2019 (D) Plan	Total Costs	Cost Through 06/30/2019	Remaining Costs
Land Assembly for Affordable Housing, Homeownership, and Economic Development Purposes	\$ 750,000	\$ 750,000	\$ 4,847,671	\$ 8,000,000	\$ 8,000,000	\$ 461,685	\$ 7,538,315
Affordable Housing Capital Projects	\$ -	\$ -	\$ 2,604,457	\$ 50,000,000	\$ 50,000,000	\$ -	\$ 50,000,000
Historic Preservation	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 2,000,000
Environmental Remediation	\$ 500,000	\$ 500,000	\$ 6,398,000	\$ 6,398,000	\$ 6,398,000	\$ 218,039	\$ 6,179,961
Demolition	\$ 400,000	\$ 400,000	\$ 400,000	\$ 1,400,000	\$ 1,400,000	\$ -	\$ 1,400,000
Public Utility Improvements	\$ 30,000	\$ 30,000	\$ 51,813	\$ 20,000,000	\$ 20,000,000	\$ 26,813	\$ 19,973,187
Park and Recreational Facilities	\$ 800,000	\$ 800,000	\$ 620,231	\$ 5,000,000	\$ 5,000,000	\$ 141,061	\$ 4,858,939
Roadway and Sidewalk Improvements	\$ 2,550,000	\$ 2,550,000	\$ 3,698,004	\$ 5,000,000	\$ 5,000,000	\$ 24,118	\$ 4,975,882
Gateway, Branding, and Monuments Improvements	\$ 300,000	\$ 300,000	\$ 100,000	\$ 900,000	\$ 900,000	\$ 110,930	\$ 789,070
Streetscape, Landscape, Lighting, and Median Improvements	\$ 350,000	\$ 350,000	\$ 2,433,930	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Bus Shelters	\$ 80,000	\$ 80,000	\$ 80,000	\$ 580,000	\$ 580,000	\$ -	\$ 580,000
Creation Costs	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lyons Avenue Improvements	\$ -	\$ 5,000,000	\$ 8,450,000	\$ 8,450,000	\$ 8,450,000	\$ 417,250	\$ 8,032,750
Developer Reimbursements (a)	\$ -	\$ 1,500,000	\$ 12,375,656	\$ 80,000,000	\$ 80,000,000	\$ -	\$ 80,000,000
Facilities and Improvements to Foster Economic Development	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 2,000,000
Buffalo Bayou Improvements	\$ -	\$ -	\$ 891,100	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Cultural and Public Facilities	\$ -	\$ -	\$ 9,600,000	\$ 9,600,000	\$ 9,600,000	\$ 28,985	\$ 9,571,015
<b>Total Capital Projects</b>	<b>\$ 6,880,000</b>	<b>\$ 13,260,000</b>	<b>\$ 54,550,861</b>	<b>\$ 209,328,000</b>	<b>\$ 209,328,000</b>	<b>\$ 1,428,881</b>	<b>\$ 207,899,119</b>
Economic Development	\$ -	\$ 4,000,000	\$ 7,395,543	\$ 10,000,000	\$ 10,000,000	\$ -	\$ 10,000,000
Affordable Housing	\$ 2,952,643	\$ 2,952,643	\$ 610,199	\$ 2,500,000	\$ 1,500,000	\$ 944,309	\$ 555,691
Educational Facilities	\$ -	\$ 6,100,000	\$ 1,000,000	\$ 7,500,000	\$ 2,500,000	\$ 1,190,230	\$ 1,309,770
Financing Costs (b)	\$ -	\$ 1,620,000	\$ 8,690,075	\$ 14,500,000	\$ 7,500,000	\$ -	\$ 7,500,000
Administration Costs / Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,869,631	\$ 12,630,369
<b>Total Other Cost (c)</b>	<b>\$ 2,952,643</b>	<b>\$ 14,672,643</b>	<b>\$ 17,695,817</b>	<b>\$ 36,000,000</b>	<b>\$ 36,000,000</b>	<b>\$ 4,004,170</b>	<b>\$ 31,995,830</b>
<b>TOTAL PROJECT PLAN (c)</b>	<b>\$ 9,832,643</b>	<b>\$ 27,932,643</b>	<b>\$ 72,246,678</b>	<b>\$ 245,328,000</b>	<b>\$ 245,328,000</b>	<b>\$ 5,433,051</b>	<b>\$ 239,894,949</b>

(a) Project costs associated with reimbursements subject to a development agreement for infrastructure improvements including but not limited to roadways, streetscapes, water, sewer, drainage, pedestrian amenities, and parks and recreational facilities  
(b) Actual Financing Costs will be based on market conditions and debt financing options undertaken by the TIRZ/Authority  
(c) Projects will be implemented based on actual available funding

**Exhibit 2  
Net Revenues Transfer Schedule – All Entities**

Tax Year	Incremental Revenue			Transfers/Administrative Fees						Total Admin/Transfers	Net Revenues (Total Incremental Revenues less Total Transfers)	Affordable Housing Retained by the Zone	Net Revenues to Zone - Affordable Housing
	City	Houston ISD	Total Increment	City Admin	City Affordable Housing City	Houston ISD Educational Facilities	HISD Admin	Total Admin/Transfers					
2019	\$ 685,885	\$ 344,615	\$ 1,030,500	\$ 34,294	\$ 228,628	\$ 116,024	\$ 25,000	\$ 403,947	\$ 626,554	\$ 237,714	\$ 626,554		
2020	\$ 713,142	\$ 344,615	\$ 1,057,757	\$ 35,657	\$ 116,024	\$ 116,024	\$ 25,000	\$ 176,681	\$ 881,076	\$ 340,594	\$ 643,362		
2021	\$ 1,021,781	\$ 344,615	\$ 1,366,396	\$ 51,089	\$ 116,024	\$ 116,024	\$ 25,000	\$ 192,113	\$ 1,174,283	\$ 833,689	\$ 833,689		
2022	\$ 1,913,236	\$ 344,615	\$ 2,257,852	\$ 95,662	\$ 116,024	\$ 116,024	\$ 25,000	\$ 236,686	\$ 2,021,166	\$ 637,745	\$ 1,383,420		
2023	\$ 1,977,669	\$ 344,615	\$ 2,322,284	\$ 98,883	\$ 116,024	\$ 116,024	\$ 25,000	\$ 239,907	\$ 2,082,376	\$ 659,223	\$ 1,423,153		
2024	\$ 2,410,682	\$ 344,615	\$ 2,755,297	\$ 120,534	\$ 116,024	\$ 116,024	\$ 25,000	\$ 261,558	\$ 2,493,739	\$ 803,561	\$ 1,690,178		
2025	\$ 3,012,718	\$ 344,615	\$ 3,357,333	\$ 150,636	\$ 116,024	\$ 116,024	\$ 25,000	\$ 291,660	\$ 3,065,673	\$ 1,004,239	\$ 2,061,434		
2026	\$ 3,497,928	\$ 344,615	\$ 3,842,543	\$ 174,896	\$ 116,024	\$ 116,024	\$ 25,000	\$ 315,920	\$ 3,526,623	\$ 1,165,976	\$ 2,360,647		
2027	\$ 3,686,083	\$ 344,615	\$ 4,030,698	\$ 184,304	\$ 116,024	\$ 116,024	\$ 25,000	\$ 325,328	\$ 3,705,370	\$ 1,228,694	\$ 2,476,676		
2028	\$ 3,960,089	\$ 344,615	\$ 4,304,704	\$ 198,004	\$ 116,024	\$ 116,024	\$ 25,000	\$ 339,028	\$ 3,965,676	\$ 1,320,030	\$ 2,645,646		
2029	\$ 4,723,276	\$ 344,615	\$ 5,067,891	\$ 236,164	\$ 116,024	\$ 116,024	\$ 25,000	\$ 377,188	\$ 4,690,703	\$ 1,574,425	\$ 3,116,278		
2030	\$ 5,232,174	\$ 344,615	\$ 5,576,789	\$ 261,609	\$ 116,024	\$ 116,024	\$ 25,000	\$ 403,947	\$ 5,173,788	\$ 1,744,058	\$ 3,429,730		
2031	\$ 6,593,033	\$ 344,615	\$ 6,937,648	\$ 329,652	\$ 116,024	\$ 116,024	\$ 25,000	\$ 461,676	\$ 6,263,381	\$ 2,197,678	\$ 4,065,704		
2032	\$ 8,504,220	\$ 344,615	\$ 8,848,835	\$ 425,211	\$ 116,024	\$ 116,024	\$ 25,000	\$ 541,610	\$ 8,079,009	\$ 2,834,740	\$ 5,244,269		
2033	\$ 10,832,194	\$ 344,615	\$ 11,176,809	\$ 541,610	\$ 116,024	\$ 116,024	\$ 25,000	\$ 656,352	\$ 10,290,585	\$ 3,610,731	\$ 6,679,853		
2034	\$ 11,526,407	\$ 344,615	\$ 11,871,022	\$ 576,320	\$ 116,024	\$ 116,024	\$ 25,000	\$ 724,619	\$ 10,950,086	\$ 3,842,136	\$ 7,107,951		
2035	\$ 13,127,047	\$ 344,615	\$ 13,471,662	\$ 656,352	\$ 116,024	\$ 116,024	\$ 25,000	\$ 781,677	\$ 12,470,695	\$ 4,375,682	\$ 8,095,012		
2036	\$ 14,492,371	\$ 344,615	\$ 14,836,986	\$ 724,619	\$ 116,024	\$ 116,024	\$ 25,000	\$ 839,790	\$ 13,767,752	\$ 4,830,790	\$ 8,936,962		
2037	\$ 14,656,340	\$ 344,615	\$ 15,000,955	\$ 732,817	\$ 116,024	\$ 116,024	\$ 25,000	\$ 864,279	\$ 13,923,523	\$ 4,885,447	\$ 9,038,076		
2038	\$ 14,945,570	\$ 344,615	\$ 15,290,185	\$ 747,279	\$ 116,024	\$ 116,024	\$ 25,000	\$ 891,857	\$ 14,198,292	\$ 4,981,857	\$ 9,216,435		
2039	\$ 15,114,597	\$ 344,615	\$ 15,459,212	\$ 755,730	\$ 116,024	\$ 116,024	\$ 25,000	\$ 916,777	\$ 14,358,867	\$ 5,038,199	\$ 9,320,668		
2040	\$ 15,285,585	\$ 344,615	\$ 15,630,200	\$ 764,279	\$ 116,024	\$ 116,024	\$ 25,000	\$ 932,110	\$ 14,521,305	\$ 5,095,195	\$ 9,436,105		
2041	\$ 15,458,558	\$ 344,615	\$ 15,803,173	\$ 772,928	\$ 116,024	\$ 116,024	\$ 25,000	\$ 947,477	\$ 14,685,630	\$ 5,152,853	\$ 9,532,777		
2042	\$ 15,633,543	\$ 344,615	\$ 15,978,158	\$ 781,677	\$ 116,024	\$ 116,024	\$ 25,000	\$ 962,726	\$ 14,851,866	\$ 5,211,181	\$ 9,640,685		
2043	\$ 15,810,565	\$ 344,615	\$ 16,155,180	\$ 790,528	\$ 116,024	\$ 116,024	\$ 25,000	\$ 977,975	\$ 15,020,036	\$ 5,270,188	\$ 9,749,848		
2044	\$ 15,989,649	\$ 344,615	\$ 16,334,264	\$ 799,482	\$ 116,024	\$ 116,024	\$ 25,000	\$ 993,224	\$ 15,190,167	\$ 5,329,883	\$ 9,860,284		
2045	\$ 16,170,824	\$ 344,615	\$ 16,515,439	\$ 808,541	\$ 116,024	\$ 116,024	\$ 25,000	\$ 1,008,473	\$ 15,362,283	\$ 5,390,275	\$ 9,972,008		
2046	\$ 16,354,115	\$ 344,615	\$ 16,698,730	\$ 817,706	\$ 116,024	\$ 116,024	\$ 25,000	\$ 1,023,722	\$ 15,536,409	\$ 5,451,372	\$ 10,085,038		
2047	\$ 16,539,550	\$ 344,615	\$ 16,884,165	\$ 826,977	\$ 116,024	\$ 116,024	\$ 25,000	\$ 1,039,028	\$ 15,712,572	\$ 5,513,183	\$ 10,199,389		
2048	\$ 16,727,156	\$ 344,615	\$ 17,071,771	\$ 836,358	\$ 116,024	\$ 116,024	\$ 25,000	\$ 1,054,386	\$ 15,890,798	\$ 5,575,719	\$ 10,315,080		
2049	\$ 16,916,962	\$ 344,615	\$ 17,261,577	\$ 845,848	\$ 116,024	\$ 116,024	\$ 25,000	\$ 1,069,744	\$ 16,071,114	\$ 5,638,987	\$ 10,432,127		
	\$ 286,595,987	\$ 3,790,765	\$ 290,386,753	\$ 15,175,647	\$ 228,628	\$ 1,276,264	\$ 275,000	\$ 16,955,540	\$ 290,348,175	\$ 100,942,355	\$ 189,405,820		

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

Projected Assessed Valuation		Projected Revenue										
Tax Year	Base Year Valuation (1999)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coil Year	Tax Rate	Increment Revenue	Affordable Housing City	Admin Fee (5%)	Net Revenues to Zone	Affordable Housing Retained by the Zone	Net Revenues to Zone - Affordable Housing
2019	\$ 21,543,150	\$ 104,721,559	\$ 83,178,409	2019	2020	0.56792	\$ 462,939	\$ 154,313	\$ 23,147	\$ 285,479	\$ 158,199	\$ 285,479
2020	\$ 21,543,150	\$ 106,815,990	\$ 85,272,840	2020	2021	0.56792	\$ 474,596	\$ 154,313	\$ 23,730	\$ 450,866	\$ 162,162	\$ 292,667
2021	\$ 21,543,150	\$ 108,952,310	\$ 87,409,160	2021	2022	0.56792	\$ 486,486	\$ 154,313	\$ 24,324	\$ 462,162	\$ 166,205	\$ 300,000
2022	\$ 21,543,150	\$ 111,131,356	\$ 89,588,206	2022	2023	0.56792	\$ 498,614	\$ 154,313	\$ 24,931	\$ 473,683	\$ 170,328	\$ 307,478
2023	\$ 21,543,150	\$ 113,353,983	\$ 91,810,833	2023	2024	0.56792	\$ 510,984	\$ 154,313	\$ 25,549	\$ 485,435	\$ 174,534	\$ 315,107
2024	\$ 21,543,150	\$ 115,621,063	\$ 94,077,913	2024	2025	0.56792	\$ 523,602	\$ 154,313	\$ 26,180	\$ 497,421	\$ 178,824	\$ 322,888
2025	\$ 21,543,150	\$ 117,933,484	\$ 96,390,334	2025	2026	0.56792	\$ 536,472	\$ 154,313	\$ 26,824	\$ 509,648	\$ 183,200	\$ 330,824
2026	\$ 21,543,150	\$ 120,292,154	\$ 98,749,004	2026	2027	0.56792	\$ 549,599	\$ 154,313	\$ 27,480	\$ 522,119	\$ 187,663	\$ 338,919
2027	\$ 21,543,150	\$ 122,697,997	\$ 101,154,847	2027	2028	0.56792	\$ 562,989	\$ 154,313	\$ 28,149	\$ 534,840	\$ 192,216	\$ 347,177
2028	\$ 21,543,150	\$ 125,151,957	\$ 103,608,807	2028	2029	0.56792	\$ 576,647	\$ 154,313	\$ 28,832	\$ 547,814	\$ 196,859	\$ 355,599
2029	\$ 21,543,150	\$ 127,654,996	\$ 106,111,846	2029	2030	0.56792	\$ 590,578	\$ 154,313	\$ 29,529	\$ 561,049	\$ 201,596	\$ 364,190
2030	\$ 21,543,150	\$ 130,208,096	\$ 108,664,946	2030	2031	0.56792	\$ 604,787	\$ 154,313	\$ 30,239	\$ 574,548	\$ 206,427	\$ 372,952
2031	\$ 21,543,150	\$ 132,812,258	\$ 111,269,108	2031	2032	0.56792	\$ 619,281	\$ 154,313	\$ 30,964	\$ 588,317	\$ 211,355	\$ 381,890
2032	\$ 21,543,150	\$ 135,468,503	\$ 113,925,353	2032	2033	0.56792	\$ 634,065	\$ 154,313	\$ 31,703	\$ 602,362	\$ 216,381	\$ 391,007
2033	\$ 21,543,150	\$ 138,177,873	\$ 116,634,723	2033	2034	0.56792	\$ 649,144	\$ 154,313	\$ 32,457	\$ 616,687	\$ 221,508	\$ 400,306
2034	\$ 21,543,150	\$ 140,941,431	\$ 119,398,281	2034	2035	0.56792	\$ 664,525	\$ 154,313	\$ 33,226	\$ 631,299	\$ 226,738	\$ 409,790
2035	\$ 21,543,150	\$ 143,760,259	\$ 122,217,109	2035	2036	0.56792	\$ 680,213	\$ 154,313	\$ 34,011	\$ 646,203	\$ 232,072	\$ 419,465
2036	\$ 21,543,150	\$ 146,635,464	\$ 125,092,314	2036	2037	0.56792	\$ 696,216	\$ 154,313	\$ 34,811	\$ 661,405	\$ 237,513	\$ 429,333
2037	\$ 21,543,150	\$ 149,568,174	\$ 128,025,024	2037	2038	0.56792	\$ 712,538	\$ 154,313	\$ 35,627	\$ 676,911	\$ 243,062	\$ 439,399
2038	\$ 21,543,150	\$ 152,559,537	\$ 131,016,387	2038	2039	0.56792	\$ 729,187	\$ 154,313	\$ 36,459	\$ 692,728	\$ 248,723	\$ 449,665
2039	\$ 21,543,150	\$ 155,610,728	\$ 134,067,578	2039	2040	0.56792	\$ 746,169	\$ 154,313	\$ 37,308	\$ 708,860	\$ 254,497	\$ 460,137
2040	\$ 21,543,150	\$ 158,722,942	\$ 137,179,792	2040	2041	0.56792	\$ 763,490	\$ 154,313	\$ 38,175	\$ 725,316	\$ 260,386	\$ 470,819
2041	\$ 21,543,150	\$ 161,897,401	\$ 140,354,251	2041	2042	0.56792	\$ 781,158	\$ 154,313	\$ 39,058	\$ 742,100	\$ 266,393	\$ 481,714
2042	\$ 21,543,150	\$ 165,135,349	\$ 143,592,199	2042	2043	0.56792	\$ 799,179	\$ 154,313	\$ 39,959	\$ 759,220	\$ 272,520	\$ 492,827
2043	\$ 21,543,150	\$ 168,438,056	\$ 146,894,906	2043	2044	0.56792	\$ 817,561	\$ 154,313	\$ 40,878	\$ 776,683	\$ 278,770	\$ 504,162
2044	\$ 21,543,150	\$ 171,806,817	\$ 150,263,667	2044	2045	0.56792	\$ 836,310	\$ 154,313	\$ 41,815	\$ 794,494	\$ 285,145	\$ 515,724
2045	\$ 21,543,150	\$ 175,242,954	\$ 153,699,804	2045	2046	0.56792	\$ 855,434	\$ 154,313	\$ 42,772	\$ 812,662	\$ 291,647	\$ 527,518
2046	\$ 21,543,150	\$ 178,747,813	\$ 157,204,663	2046	2047	0.56792	\$ 874,941	\$ 154,313	\$ 43,747	\$ 831,194	\$ 298,279	\$ 539,547
2047	\$ 21,543,150	\$ 182,322,769	\$ 160,779,619	2047	2048	0.56792	\$ 894,838	\$ 154,313	\$ 44,742	\$ 850,096	\$ 305,044	\$ 551,817
2048	\$ 21,543,150	\$ 185,969,225	\$ 164,426,075	2048	2049	0.56792	\$ 915,132	\$ 154,313	\$ 45,757	\$ 869,376	\$ 311,944	\$ 564,332
2049	\$ 21,543,150	\$ 189,688,609	\$ 168,145,459	2049	2050	0.56792	\$ 935,833	\$ 154,313	\$ 46,792	\$ 889,041	\$ 318,989	\$ 577,997
							\$ 20,983,505	\$ 154,313	\$ 1,049,175	\$ 19,780,016	\$ 6,840,189	\$ 12,939,828

Notes/Assumptions:  
Assumes a 2% growth rate



**Exhibit 3B**  
**Revenue Schedule City of Houston – 2008 Annexation**  
 Projected Revenue

Projected Assessed Valuation

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)
2019	\$ 24,312,829	\$ 45,022,617	\$ 20,709,788
2020	\$ 24,312,829	\$ 45,923,069	\$ 21,610,240
2021	\$ 24,312,829	\$ 46,841,531	\$ 22,528,702
2022	\$ 24,312,829	\$ 47,778,361	\$ 23,465,532
2023	\$ 24,312,829	\$ 48,733,929	\$ 24,421,100
2024	\$ 24,312,829	\$ 49,708,607	\$ 25,395,778
2025	\$ 24,312,829	\$ 50,702,779	\$ 26,389,950
2026	\$ 24,312,829	\$ 51,716,835	\$ 27,404,006
2027	\$ 24,312,829	\$ 52,751,172	\$ 28,438,343
2028	\$ 24,312,829	\$ 53,806,195	\$ 29,493,366
2029	\$ 24,312,829	\$ 54,882,319	\$ 30,569,490
2030	\$ 24,312,829	\$ 55,979,965	\$ 31,667,136
2031	\$ 24,312,829	\$ 57,099,565	\$ 32,786,736
2032	\$ 24,312,829	\$ 58,241,556	\$ 33,928,727
2033	\$ 24,312,829	\$ 59,406,387	\$ 35,093,558
2034	\$ 24,312,829	\$ 60,594,515	\$ 36,281,686
2035	\$ 24,312,829	\$ 61,806,405	\$ 37,493,576
2036	\$ 24,312,829	\$ 63,042,533	\$ 38,729,704
2037	\$ 24,312,829	\$ 64,303,384	\$ 39,990,555
2038	\$ 24,312,829	\$ 65,589,451	\$ 41,276,622
2039	\$ 24,312,829	\$ 66,901,240	\$ 42,588,411
2040	\$ 24,312,829	\$ 68,239,265	\$ 43,926,436
2041	\$ 24,312,829	\$ 69,604,051	\$ 45,291,222
2042	\$ 24,312,829	\$ 70,996,132	\$ 46,683,303
2043	\$ 24,312,829	\$ 72,416,054	\$ 48,103,225
2044	\$ 24,312,829	\$ 73,864,375	\$ 49,551,546
2045	\$ 24,312,829	\$ 75,341,663	\$ 51,028,834
2046	\$ 24,312,829	\$ 76,848,496	\$ 52,535,667
2047	\$ 24,312,829	\$ 78,385,466	\$ 54,072,637
2048	\$ 24,312,829	\$ 79,953,175	\$ 55,640,346
2049	\$ 24,312,829	\$ 81,552,239	\$ 57,239,410

Tax Year	Coll Year	Tax Rate	Increment Revenue	Affordable Housing City	Admin Fee (5%)	Net Revenues to Zone	Affordable Housing Retained by the Zone	Net Revenues to Zone - Affordable Housing
2019	2020	0.56792	\$ 115,263	\$ 38,421	\$ 5,763	\$ 71,079	\$ 40,091	\$ 71,079
2020	2021	0.56792	\$ 120,274	\$	\$ 6,014	\$ 114,261	\$ 41,795	\$ 74,169
2021	2022	0.56792	\$ 125,386	\$	\$ 6,269	\$ 119,117	\$ 43,533	\$ 77,321
2022	2023	0.56792	\$ 130,600	\$	\$ 6,530	\$ 124,070	\$ 45,306	\$ 80,537
2023	2024	0.56792	\$ 135,918	\$	\$ 6,796	\$ 129,123	\$ 47,114	\$ 83,816
2024	2025	0.56792	\$ 141,343	\$	\$ 7,067	\$ 134,276	\$ 48,959	\$ 87,162
2025	2026	0.56792	\$ 146,876	\$	\$ 7,344	\$ 139,533	\$ 50,840	\$ 90,574
2026	2027	0.56792	\$ 152,520	\$	\$ 7,626	\$ 144,894	\$ 52,759	\$ 94,054
2027	2028	0.56792	\$ 158,277	\$	\$ 7,914	\$ 150,363	\$ 54,716	\$ 97,604
2028	2029	0.56792	\$ 164,149	\$	\$ 8,207	\$ 155,941	\$ 56,713	\$ 101,225
2029	2030	0.56792	\$ 170,138	\$	\$ 8,507	\$ 161,631	\$ 58,749	\$ 104,918
2030	2031	0.56792	\$ 176,247	\$	\$ 8,812	\$ 167,435	\$ 60,826	\$ 108,686
2031	2032	0.56792	\$ 182,478	\$	\$ 9,124	\$ 173,354	\$ 62,945	\$ 112,528
2032	2033	0.56792	\$ 188,834	\$	\$ 9,442	\$ 179,393	\$ 65,106	\$ 116,448
2033	2034	0.56792	\$ 195,317	\$	\$ 9,766	\$ 185,551	\$ 67,310	\$ 120,446
2034	2035	0.56792	\$ 201,930	\$	\$ 10,096	\$ 191,833	\$ 69,558	\$ 124,523
2035	2036	0.56792	\$ 208,675	\$	\$ 10,434	\$ 198,241	\$ 71,852	\$ 128,683
2036	2037	0.56792	\$ 215,555	\$	\$ 10,778	\$ 204,777	\$ 74,191	\$ 132,925
2037	2038	0.56792	\$ 222,572	\$	\$ 11,129	\$ 211,443	\$ 76,577	\$ 137,253
2038	2039	0.56792	\$ 229,730	\$	\$ 11,486	\$ 218,243	\$ 79,010	\$ 141,667
2039	2040	0.56792	\$ 237,031	\$	\$ 11,852	\$ 225,179	\$ 81,493	\$ 146,169
2040	2041	0.56792	\$ 244,478	\$	\$ 12,224	\$ 232,254	\$ 84,025	\$ 150,761
2041	2042	0.56792	\$ 252,074	\$	\$ 12,604	\$ 239,470	\$ 86,607	\$ 155,445
2042	2043	0.56792	\$ 259,821	\$	\$ 12,991	\$ 246,830	\$ 89,241	\$ 160,223
2043	2044	0.56792	\$ 267,724	\$	\$ 13,386	\$ 254,338	\$ 91,928	\$ 165,097
2044	2045	0.56792	\$ 275,785	\$	\$ 13,789	\$ 261,996	\$ 94,669	\$ 170,067
2045	2046	0.56792	\$ 284,007	\$	\$ 14,200	\$ 269,807	\$ 97,464	\$ 175,138
2046	2047	0.56792	\$ 292,393	\$	\$ 14,620	\$ 277,774	\$ 100,316	\$ 180,309
2047	2048	0.56792	\$ 300,948	\$	\$ 15,047	\$ 285,900	\$ 103,224	\$ 185,584
2048	2049	0.56792	\$ 309,673	\$	\$ 15,484	\$ 294,189	\$ 106,191	\$ 190,965
2049	2050	0.56792	\$ 318,573	\$	\$ 15,929	\$ 302,644	\$ 109,109	\$ 196,453
			\$ 6,424,589	\$ 38,421	\$ 321,229	\$ 6,064,939	\$ 2,103,109	\$ 3,961,830

Notes/Assumptions:  
 Assumes a 2% growth rate

**Exhibit 3C**  
**Revenue Schedule City of Houston – 2015 Annexation**

Projected Assessed Valuation			Projected Revenue							
Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Rate	Increment Revenue	Affordable Housing City	Admin Fee (%)	Net Revenues to Zone	Affordable Housing Retained by the Zone	Net Revenues to Zone - Affordable Housing
2019	\$ 90,356,499	\$ 109,704,483	\$ 19,347,984	0.56792	\$ 107,683	\$ 35,894	\$ 5,384	\$ 66,405	\$ 38,788	\$ 66,405
2020	\$ 90,356,499	\$ 111,264,091	\$ 20,907,592	0.56792	\$ 116,364	\$	\$ 5,818	\$ 110,545	\$ 38,788	\$ 71,758
2021	\$ 90,356,499	\$ 163,314,225	\$ 72,957,726	0.56792	\$ 406,055	\$	\$ 20,303	\$ 385,752	\$ 135,352	\$ 250,400
2022	\$ 90,356,499	\$ 320,013,534	\$ 229,657,035	0.56792	\$ 1,278,183	\$	\$ 65,909	\$ 1,214,274	\$ 426,061	\$ 788,213
2023	\$ 90,356,499	\$ 328,048,324	\$ 237,691,825	0.56792	\$ 1,322,901	\$	\$ 66,145	\$ 1,256,756	\$ 440,967	\$ 815,789
2024	\$ 90,356,499	\$ 402,236,921	\$ 311,880,422	0.56792	\$ 1,735,807	\$	\$ 86,790	\$ 1,649,016	\$ 578,602	\$ 1,070,414
2025	\$ 90,356,499	\$ 506,722,468	\$ 416,365,969	0.56792	\$ 2,317,333	\$	\$ 115,867	\$ 2,201,466	\$ 772,444	\$ 1,429,022
2026	\$ 90,356,499	\$ 590,143,563	\$ 499,787,064	0.56792	\$ 2,781,623	\$	\$ 139,081	\$ 2,642,542	\$ 927,208	\$ 1,715,334
2027	\$ 90,356,499	\$ 620,116,198	\$ 529,759,699	0.56792	\$ 2,948,439	\$	\$ 147,422	\$ 2,801,017	\$ 982,813	\$ 1,818,204
2028	\$ 90,356,499	\$ 665,437,416	\$ 575,080,917	0.56792	\$ 3,200,680	\$	\$ 160,034	\$ 3,040,646	\$ 1,066,893	\$ 1,973,752
2029	\$ 90,356,499	\$ 798,573,828	\$ 708,217,329	0.56792	\$ 3,941,666	\$	\$ 197,083	\$ 3,744,582	\$ 1,313,889	\$ 2,430,694
2030	\$ 90,356,499	\$ 885,941,139	\$ 795,584,640	0.56792	\$ 4,427,919	\$	\$ 221,396	\$ 4,206,523	\$ 1,475,973	\$ 2,730,550
2031	\$ 90,356,499	\$ 1,126,302,944	\$ 1,035,946,445	0.56792	\$ 5,765,680	\$	\$ 288,284	\$ 5,477,396	\$ 1,921,893	\$ 3,555,503
2032	\$ 90,356,499	\$ 1,465,461,795	\$ 1,375,105,296	0.56792	\$ 7,653,308	\$	\$ 382,665	\$ 7,270,643	\$ 2,551,103	\$ 4,719,540
2033	\$ 90,356,499	\$ 1,879,421,965	\$ 1,789,065,466	0.56792	\$ 9,957,251	\$	\$ 497,863	\$ 9,459,389	\$ 3,319,084	\$ 6,140,305
2034	\$ 90,356,499	\$ 1,999,750,204	\$ 1,909,393,705	0.56792	\$ 10,626,952	\$	\$ 531,348	\$ 10,095,605	\$ 3,542,317	\$ 6,553,287
2035	\$ 90,356,499	\$ 2,282,852,476	\$ 2,192,495,977	0.56792	\$ 12,202,591	\$	\$ 610,130	\$ 11,592,461	\$ 4,067,530	\$ 7,524,931
2036	\$ 90,356,499	\$ 2,523,584,505	\$ 2,433,228,006	0.56792	\$ 13,542,413	\$	\$ 677,121	\$ 12,865,292	\$ 4,514,138	\$ 8,351,155
2037	\$ 90,356,499	\$ 2,548,371,968	\$ 2,458,015,469	0.56792	\$ 13,680,370	\$	\$ 684,019	\$ 12,996,352	\$ 4,560,123	\$ 8,436,228
2038	\$ 90,356,499	\$ 2,595,572,255	\$ 2,505,215,756	0.56792	\$ 13,943,069	\$	\$ 697,153	\$ 13,245,915	\$ 4,647,690	\$ 8,598,226
2039	\$ 90,356,499	\$ 2,621,079,595	\$ 2,530,723,096	0.56792	\$ 14,085,033	\$	\$ 704,252	\$ 13,380,781	\$ 4,695,011	\$ 8,685,770
2040	\$ 90,356,499	\$ 2,646,842,008	\$ 2,556,485,509	0.56792	\$ 14,228,417	\$	\$ 711,421	\$ 13,516,996	\$ 4,742,806	\$ 8,774,190
2041	\$ 90,356,499	\$ 2,672,862,045	\$ 2,582,505,546	0.56792	\$ 14,373,234	\$	\$ 718,662	\$ 13,654,572	\$ 4,791,078	\$ 8,863,494
2042	\$ 90,356,499	\$ 2,699,142,283	\$ 2,608,785,784	0.56792	\$ 14,519,500	\$	\$ 725,975	\$ 13,793,525	\$ 4,839,833	\$ 8,953,692
2043	\$ 90,356,499	\$ 2,725,685,323	\$ 2,635,328,824	0.56792	\$ 14,667,228	\$	\$ 733,361	\$ 13,933,867	\$ 4,889,076	\$ 9,044,791
2044	\$ 90,356,499	\$ 2,752,493,793	\$ 2,662,137,294	0.56792	\$ 14,816,434	\$	\$ 740,822	\$ 14,075,612	\$ 4,938,811	\$ 9,136,801
2045	\$ 90,356,499	\$ 2,779,570,348	\$ 2,689,213,849	0.56792	\$ 15,119,336	\$	\$ 748,357	\$ 14,218,775	\$ 4,989,044	\$ 9,229,731
2046	\$ 90,356,499	\$ 2,806,917,669	\$ 2,716,561,170	0.56792	\$ 15,428,327	\$	\$ 755,967	\$ 14,363,369	\$ 5,039,779	\$ 9,323,591
2047	\$ 90,356,499	\$ 2,834,538,463	\$ 2,744,181,964	0.56792	\$ 15,737,063	\$	\$ 763,653	\$ 14,509,410	\$ 5,091,021	\$ 9,418,389
2048	\$ 90,356,499	\$ 2,862,435,464	\$ 2,772,078,965	0.56792	\$ 15,858,144	\$	\$ 771,416	\$ 14,656,911	\$ 5,142,776	\$ 9,514,135
2049	\$ 90,356,499	\$ 2,890,611,436	\$ 2,800,254,937	0.56792	\$ 15,985,133	\$	\$ 779,257	\$ 14,805,886	\$ 5,195,048	\$ 9,610,839
2050				0.56792	\$ 16,114,133	\$	\$ 787,100	\$ 14,955,861	\$ 5,244,999	\$ 9,708,864
2051				0.56792	\$ 16,243,133	\$	\$ 795,000	\$ 15,106,836	\$ 5,295,000	\$ 9,811,836
2052				0.56792	\$ 16,372,133	\$	\$ 802,900	\$ 15,257,811	\$ 5,345,000	\$ 9,914,811
2053				0.56792	\$ 16,501,133	\$	\$ 810,800	\$ 15,408,786	\$ 5,395,000	\$ 10,017,786
2054				0.56792	\$ 16,630,133	\$	\$ 818,700	\$ 15,559,761	\$ 5,445,000	\$ 10,120,761
2055				0.56792	\$ 16,759,133	\$	\$ 826,600	\$ 15,710,736	\$ 5,495,000	\$ 10,223,736
2056				0.56792	\$ 16,888,133	\$	\$ 834,500	\$ 15,861,711	\$ 5,545,000	\$ 10,326,711
2057				0.56792	\$ 17,017,133	\$	\$ 842,400	\$ 16,012,686	\$ 5,595,000	\$ 10,429,686
2058				0.56792	\$ 17,146,133	\$	\$ 850,300	\$ 16,163,661	\$ 5,645,000	\$ 10,532,661
2059				0.56792	\$ 17,275,133	\$	\$ 858,200	\$ 16,314,636	\$ 5,695,000	\$ 10,635,636
2060				0.56792	\$ 17,404,133	\$	\$ 866,100	\$ 16,465,611	\$ 5,745,000	\$ 10,738,611
2061				0.56792	\$ 17,533,133	\$	\$ 874,000	\$ 16,616,586	\$ 5,795,000	\$ 10,841,586
2062				0.56792	\$ 17,662,133	\$	\$ 881,900	\$ 16,767,561	\$ 5,845,000	\$ 10,944,561
2063				0.56792	\$ 17,791,133	\$	\$ 889,800	\$ 16,918,536	\$ 5,895,000	\$ 11,047,536
2064				0.56792	\$ 17,920,133	\$	\$ 897,700	\$ 17,069,511	\$ 5,945,000	\$ 11,150,511
2065				0.56792	\$ 18,049,133	\$	\$ 905,600	\$ 17,220,486	\$ 5,995,000	\$ 11,253,486
2066				0.56792	\$ 18,178,133	\$	\$ 913,500	\$ 17,371,461	\$ 6,045,000	\$ 11,356,461
2067				0.56792	\$ 18,307,133	\$	\$ 921,400	\$ 17,522,436	\$ 6,095,000	\$ 11,459,436
2068				0.56792	\$ 18,436,133	\$	\$ 929,300	\$ 17,673,411	\$ 6,145,000	\$ 11,562,411
2069				0.56792	\$ 18,565,133	\$	\$ 937,200	\$ 17,824,386	\$ 6,195,000	\$ 11,665,386
2070				0.56792	\$ 18,694,133	\$	\$ 945,100	\$ 17,975,361	\$ 6,245,000	\$ 11,768,361
2071				0.56792	\$ 18,823,133	\$	\$ 953,000	\$ 18,126,336	\$ 6,295,000	\$ 11,871,336
2072				0.56792	\$ 18,952,133	\$	\$ 960,900	\$ 18,277,311	\$ 6,345,000	\$ 11,974,311
2073				0.56792	\$ 19,081,133	\$	\$ 968,800	\$ 18,428,286	\$ 6,395,000	\$ 12,077,286
2074				0.56792	\$ 19,210,133	\$	\$ 976,700	\$ 18,579,261	\$ 6,445,000	\$ 12,180,261
2075				0.56792	\$ 19,339,133	\$	\$ 984,600	\$ 18,730,236	\$ 6,495,000	\$ 12,283,236
2076				0.56792	\$ 19,468,133	\$	\$ 992,500	\$ 18,881,211	\$ 6,545,000	\$ 12,386,211
2077				0.56792	\$ 19,597,133	\$	\$ 1,000,400	\$ 19,032,186	\$ 6,595,000	\$ 12,489,186
2078				0.56792	\$ 19,726,133	\$	\$ 1,008,300	\$ 19,183,161	\$ 6,645,000	\$ 12,592,161
2079				0.56792	\$ 19,855,133	\$	\$ 1,016,200	\$ 19,334,136	\$ 6,695,000	\$ 12,695,136
2080				0.56792	\$ 19,984,133	\$	\$ 1,024,100	\$ 19,485,111	\$ 6,745,000	\$ 12,798,111
2081				0.56792	\$ 20,113,133	\$	\$ 1,032,000	\$ 19,636,086	\$ 6,795,000	\$ 12,901,086
2082				0.56792	\$ 20,242,133	\$	\$ 1,039,900	\$ 19,787,061	\$ 6,845,000	\$ 13,004,061
2083				0.56792	\$ 20,371,133	\$	\$ 1,047,800	\$ 19,938,036	\$ 6,895,000	\$ 13,107,036
2084				0.56792	\$ 20,500,133	\$	\$ 1,055,700	\$ 20,089,011	\$ 6,945,000	\$ 13,210,011
2085				0.56792	\$ 20,629,133	\$	\$ 1,063,600	\$ 20,240,086	\$ 6,995,000	\$ 13,312,986
2086				0.56792	\$ 20,758,133	\$	\$ 1,071,500	\$ 20,391,061	\$ 7,045,000	\$ 13,415,961
2087				0.56792	\$ 20,887,133	\$	\$ 1,079,400	\$ 20,542,036	\$ 7,095,000	\$ 13,518,936
2088				0.56792	\$ 21,016,133	\$	\$ 1,087,300	\$ 20,693,011	\$ 7,145,000	\$ 13,621,911
2089				0.56792	\$ 21,145,133	\$	\$ 1,095,200	\$ 20,844,086	\$ 7,195,000	\$ 13,724,886
2090				0.56792	\$ 21,274,133	\$	\$ 1,103,100	\$ 20,995,061	\$ 7,245,000	\$ 13,827,861
2091				0.56792	\$ 21,403,133	\$	\$ 1,111,000	\$ 21,146,036	\$ 7,295,000	\$ 13,930,836
2092				0.56792	\$ 21,532,133	\$	\$ 1,118,900	\$ 21,297,011	\$ 7,345,000	\$ 14,033,811
2093				0.56792	\$ 21,661,133	\$	\$ 1,126,800	\$ 21,448,086	\$ 7,395,000	\$ 14,136,786
2094				0.56792	\$ 21,790,133	\$	\$ 1,134,700	\$ 21,599,061	\$ 7,445,000	\$ 14,239,761
2095				0.56792	\$ 21,919,133	\$	\$ 1,142,600	\$ 21,750,036	\$ 7,495,000	\$ 14,342,736
2096				0.56792	\$ 22,048,133	\$	\$ 1,150,500	\$ 21,901,011	\$ 7,545,000	\$ 14,445,711
2097				0.56792	\$ 22,177,133	\$	\$ 1,158,400	\$ 22,052,086	\$ 7,595,000	\$ 14,548,686
2098				0.56792	\$ 22,306,133	\$	\$ 1,166,300	\$ 22,203,061	\$ 7,645,000	\$ 14,651,661
2099				0.56792	\$ 22,435,133	\$	\$ 1,174,200	\$ 22,354,036	\$ 7,695,000	\$ 14,754,636
2100				0.56792	\$ 22,564,133	\$	\$ 1,182,100	\$ 22,505,011	\$ 7,745,000	\$ 14,857,611

Notes/Assumptions:  
Assumes Build Out of East River Project

**Exhibit 3D**  
**Revenue Schedule City of Houston -- 2019 Annexation**  
 Projected Revenue

Projected Assessed Valuation

Tax Year	Base Year Valuation	Projected Taxable Valuation	Captured Appraised Value (Increment)
2019	\$ 17,142,913	\$ 17,142,913	\$ -
2020	\$ 17,142,913	\$ 17,485,771	\$ 342,858
2021	\$ 17,142,913	\$ 17,835,487	\$ 692,574
2022	\$ 17,142,913	\$ 18,192,196	\$ 1,049,283
2023	\$ 17,142,913	\$ 18,556,040	\$ 1,413,127
2024	\$ 17,142,913	\$ 18,927,161	\$ 1,784,248
2025	\$ 17,142,913	\$ 19,305,704	\$ 2,162,791
2026	\$ 17,142,913	\$ 19,691,818	\$ 2,548,905
2027	\$ 17,142,913	\$ 20,085,655	\$ 2,942,742
2028	\$ 17,142,913	\$ 20,487,368	\$ 3,344,455
2029	\$ 17,142,913	\$ 20,897,115	\$ 3,754,202
2030	\$ 17,142,913	\$ 21,315,058	\$ 4,172,145
2031	\$ 17,142,913	\$ 21,741,359	\$ 4,598,446
2032	\$ 17,142,913	\$ 22,176,186	\$ 5,033,273
2033	\$ 17,142,913	\$ 22,619,710	\$ 5,476,797
2034	\$ 17,142,913	\$ 23,072,104	\$ 5,929,191
2035	\$ 17,142,913	\$ 23,533,546	\$ 6,390,633
2036	\$ 17,142,913	\$ 24,004,217	\$ 6,861,304
2037	\$ 17,142,913	\$ 24,484,301	\$ 7,341,388
2038	\$ 17,142,913	\$ 24,973,987	\$ 7,831,074
2039	\$ 17,142,913	\$ 25,473,467	\$ 8,330,554
2040	\$ 17,142,913	\$ 25,982,936	\$ 8,840,023
2041	\$ 17,142,913	\$ 26,502,595	\$ 9,359,682
2042	\$ 17,142,913	\$ 27,032,647	\$ 9,889,734
2043	\$ 17,142,913	\$ 27,573,300	\$ 10,430,387
2044	\$ 17,142,913	\$ 28,124,766	\$ 10,981,853
2045	\$ 17,142,913	\$ 28,687,261	\$ 11,544,348
2046	\$ 17,142,913	\$ 29,261,006	\$ 12,118,093
2047	\$ 17,142,913	\$ 29,846,226	\$ 12,703,313
2048	\$ 17,142,913	\$ 30,443,151	\$ 13,300,238
2049	\$ 17,142,913	\$ 31,052,014	\$ 13,909,101

Tax Year	Coil Year	Tax Rate	Increment Revenue	Affordable Housing City	Admin Fee (5%)	Net Revenues to Zone	Affordable Housing Retained by the Zone	Net Revenues to Zone - Affordable Housing
2019	2020	0.56792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2020	2021	0.56792	\$ 1,908	\$ -	\$ 95	\$ 1,813	\$ 636	\$ 1,177
2021	2022	0.56792	\$ 3,855	\$ -	\$ 193	\$ 3,662	\$ 1,285	\$ 2,377
2022	2023	0.56792	\$ 5,840	\$ -	\$ 292	\$ 5,548	\$ 1,947	\$ 3,601
2023	2024	0.56792	\$ 7,865	\$ -	\$ 393	\$ 7,472	\$ 2,622	\$ 4,850
2024	2025	0.56792	\$ 9,930	\$ -	\$ 497	\$ 9,434	\$ 3,310	\$ 6,124
2025	2026	0.56792	\$ 12,037	\$ -	\$ 602	\$ 11,435	\$ 4,012	\$ 7,423
2026	2027	0.56792	\$ 14,186	\$ -	\$ 709	\$ 13,477	\$ 4,729	\$ 8,748
2027	2028	0.56792	\$ 16,378	\$ -	\$ 819	\$ 15,559	\$ 5,459	\$ 10,100
2028	2029	0.56792	\$ 18,614	\$ -	\$ 931	\$ 17,683	\$ 6,205	\$ 11,479
2029	2030	0.56792	\$ 20,894	\$ -	\$ 1,045	\$ 19,850	\$ 6,965	\$ 12,885
2030	2031	0.56792	\$ 23,221	\$ -	\$ 1,161	\$ 22,060	\$ 7,740	\$ 14,319
2031	2032	0.56792	\$ 25,593	\$ -	\$ 1,280	\$ 24,314	\$ 8,531	\$ 15,782
2032	2033	0.56792	\$ 28,013	\$ -	\$ 1,401	\$ 26,613	\$ 9,338	\$ 17,275
2033	2034	0.56792	\$ 30,482	\$ -	\$ 1,524	\$ 28,958	\$ 10,161	\$ 18,797
2034	2035	0.56792	\$ 33,000	\$ -	\$ 1,650	\$ 31,350	\$ 11,000	\$ 20,350
2035	2036	0.56792	\$ 35,568	\$ -	\$ 1,778	\$ 33,789	\$ 11,856	\$ 21,933
2036	2037	0.56792	\$ 38,187	\$ -	\$ 1,909	\$ 36,278	\$ 12,729	\$ 23,549
2037	2038	0.56792	\$ 40,859	\$ -	\$ 2,043	\$ 38,816	\$ 13,620	\$ 25,197
2038	2039	0.56792	\$ 43,585	\$ -	\$ 2,179	\$ 41,406	\$ 14,528	\$ 26,877
2039	2040	0.56792	\$ 46,365	\$ -	\$ 2,318	\$ 44,046	\$ 15,455	\$ 28,592
2040	2041	0.56792	\$ 49,200	\$ -	\$ 2,460	\$ 46,740	\$ 16,400	\$ 30,340
2041	2042	0.56792	\$ 52,092	\$ -	\$ 2,605	\$ 49,488	\$ 17,364	\$ 32,124
2042	2043	0.56792	\$ 55,042	\$ -	\$ 2,752	\$ 52,290	\$ 18,347	\$ 33,943
2043	2044	0.56792	\$ 58,052	\$ -	\$ 2,903	\$ 55,149	\$ 19,351	\$ 35,798
2044	2045	0.56792	\$ 61,121	\$ -	\$ 3,056	\$ 58,065	\$ 20,374	\$ 37,691
2045	2046	0.56792	\$ 64,251	\$ -	\$ 3,213	\$ 61,039	\$ 21,417	\$ 39,622
2046	2047	0.56792	\$ 67,445	\$ -	\$ 3,372	\$ 64,072	\$ 22,482	\$ 41,591
2047	2048	0.56792	\$ 70,702	\$ -	\$ 3,535	\$ 67,167	\$ 23,567	\$ 43,599
2048	2049	0.56792	\$ 74,024	\$ -	\$ 3,701	\$ 70,323	\$ 24,675	\$ 45,648
2049	2050	0.56792	\$ 77,413	\$ -	\$ 3,871	\$ 73,542	\$ 25,804	\$ 47,738
			\$ 1,085,722	\$ -	\$ 54,286	\$ 1,031,436	\$ 361,907	\$ 669,529

Notes/Assumptions:  
 Assumes a 2% growth rate

**Exhibit 4**  
**Revenue Schedule HISD – Original Zone**

Projected Assessed Valuation

Tax Year	Base Year Valuation (1995)	Projected Taxable Valuation	Lesser of:	
			Captured Appraised Value (Increment)	Project Plan Appraised Value
2019	\$ 22,994,340	\$ 104,721,559	\$ 81,727,219	\$ 36,630,000
2020	\$ 22,994,340	\$ 106,815,990	\$ 83,821,650	\$ 36,630,000
2021	\$ 22,994,340	\$ 108,952,310	\$ 85,957,970	\$ 36,630,000
2022	\$ 22,994,340	\$ 111,131,356	\$ 88,137,016	\$ 36,630,000
2023	\$ 22,994,340	\$ 113,353,983	\$ 90,359,643	\$ 36,630,000
2024	\$ 22,994,340	\$ 115,621,063	\$ 92,626,723	\$ 36,630,000
2025	\$ 22,994,340	\$ 117,933,484	\$ 94,939,144	\$ 36,630,000
2026	\$ 22,994,340	\$ 120,292,154	\$ 97,297,814	\$ 36,630,000
2027	\$ 22,994,340	\$ 122,697,997	\$ 99,703,657	\$ 36,630,000
2028	\$ 22,994,340	\$ 125,151,957	\$ 102,157,617	\$ 36,630,000
2029	\$ 22,994,340	\$ 127,654,996	\$ 104,660,656	\$ 36,630,000
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2049				

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Educational Facilities	Net Revenues to Zone	Cumulative Net Revenues to Zone
2019	2020	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 203,591
2020	2021	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 407,182
2021	2022	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 610,773
2022	2023	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 814,364
2023	2024	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 1,017,955
2024	2025	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 1,221,546
2025	2026	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 1,425,137
2026	2027	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 1,628,728
2027	2028	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 1,832,319
2028	2029	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 2,035,910
2029	2030	0.96	\$ 344,615	\$ 25,000	\$ 116,024	\$ 203,591	\$ 2,239,501
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2032							
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\$ 3,790,765 \$ 275,000 \$ 1,276,264 \$ 2,239,501

Notes/Assumptions:  
Assumes a 2% growth rate

**Exhibit 5  
Boundary Description**

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO  
REINVESTMENT ZONE NUMBER 18 (FIFTH WARD)**

Being a +/- 62.3 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at boundary line of TIRZ No. 18 Fifth Ward, same being east right-of-way of Waco St and southwest corner of BURKE LT 2 & TR 1B BLK 4; THENCE, west across Waco St to west right-of-way of Waco St and southeast corner of BURKE TR 11B BLK 3; THENCE, generally north along west right-of-way of Waco St to north right-of-way of Noble St, same being east corner of WEISENBERGERS LUCKY SEVEN TRS 12 & 12B-1 BLK 7; THENCE, generally north along east boundary of said TRS 12 & 12B-1 BLK 7 and WEISENBERGERS LUCKY SEVEN LT 3 & TR 2 BLK 7 continuing across right-of-way of Nichols St to southeast corner of WEISENBERGERS LUCKY SEVEN TR 3A BLK 8; THENCE, north along east boundary of said TR 3A BLK 8 to northeast corner of said TR 3A BLK 8, same being southeast corner of WEISENBERGERS LUCKY SEVEN TR 5B BLK 8; THENCE, west along south boundary of said TR 5B BLK 8 to southwest corner of said TR 5B BLK 8; THENCE, north along west boundary of said TR 5B BLK 8, WEISENBERGERS LUCKY SEVEN LTS 6-8 BLK 8, and ABST 32 HARRIS & WILSON TRS 3 & 14 to northwest corner of said TRS 3 & 14; THENCE, north northwest across So. Pacific Rail easement continuing along west right-of-way of Waco St/Altoona St to south right-of-way of Wylie St; THENCE, west, north and west along south right-of-way of Wylie St to east right-of-way of Abernathy; THENCE, south along east right-of-way of Abernathy St to south right-of-way of Courtney St; THENCE, west along south right-of-way Courtney St to east right-of-way of Russell St; THENCE, south along east right-of-way of Russell St to north right-of-way of Eddie St; THENCE, east along north right-of-way of Eddie St to a point north of northwest corner of SCHWEINLE PLACE LT 7 BLK 3; THENCE, south across right-of-way of Eddie St and along west boundary of said LT 7 BLK 3 and SCHWEINLE PLACE LT 9 BLK 3 to southwest corner of said LT 9 BLK 3, same being north boundary of ABST 124 J S BLACK TR 4A; THENCE, southwest by south along north boundary of said TR 4A and ABST 124 J S BLACK TR 4C, same being south right-of-way of Ranch St to west right-of-way Russell St; THENCE, north along west right-of-way at Russell St to south right-of-way of Courtney St; THENCE, west, south and west along south right-of-way of Courtney St/Retta St to east right-of-way of Bringhurst St; THENCE, south along east right-of-way of Bringhurst St to south right-of-way of Oats St, same being boundary line of TIRZ No. 18 Fifth Ward; THENCE, west across Bringhurst St to west right of way Bringhurst St; THENCE, north along west right-of-way of Bringhurst St to south right-of-way Retta St; THENCE, west along south right-of-way of Retta St to west right-of-way of Gregg St; THENCE, north along west right-of-way Gregg St to north right-of-way of Martha St; THENCE, east along north right-of-way Martha St to west right-of-way of Staples St; THENCE, north along west right-of-way of Staples St to southeast corner of ABST 124 J S BLACK TR 19; THENCE, west along south boundary of said TR 19 to southwest corner of said TR 19; THENCE, north along west boundary of said TR 19 to northwest corner of said TR 19, same being southeast of MC GOWAN N S B B LTS 4 5 & 6 BLK A; THENCE, west along south boundary of said LTS 4 5 & 6 BLK A to southwest corner of said LTS 4 5 & 6 BLK A and east boundary of ANGIERS SEC 1 BLK 4; THENCE, north along west boundary of said LTS 4 5 & 6 BLK A and ABST 124 J S BLACK TR 6 to northwest corner of said TR 6, same being east boundary of ANGIERS SEC 1 BLK 3; THENCE, north along east boundary line of ANGIERS SEC 1 BLK 3 across right-of-way of Roland St continuing north along west right-of-way of Linn St to northeast corner of ABST 327 S M HARRIS TR 4C; THENCE, east by north across Linn St to right-of-way of Linn St and northwest corner of ABST 195 J S COLLINS TR 41; THENCE, east along north boundary of ABST 195 J S COLLINS TR 41 (Tuffly Park) to northeast corner of said TR 41, same being west right-of-way of Russell St; THENCE, east across right-of-way of Russell St and along north boundary of CRANE STREET WOODS SEC 1 TR 11B BLK 3 to northeast corner of said TR 11B BLK 3; THENCE, south along east boundary of said TR 11B BLK 3 to south corner of said TR 11B BLK 3, same

being east right-of-way of Russell St; THENCE, generally south southeast along east right-of-way Russell St to northwest corner of ABST 195 J S COLLINS TR 6A; THENCE, east along north boundary of said TR 6A to northeast corner of said TR 6A and west right-of-way of Sayers St; THENCE north along west right-of-way of Sayers St same being east boundary of COLLINSWOOD SEC 2 BLK 9 to northeast corner of COLLINSWOOD SEC 2 LT 56 BLK 9; THENCE, east across right-of-way of Sayers St and along north right-of-way of Tiffin St to east right-of-way of Love St; THENCE, south along east right-of-way of Love St/Abernathy St to north right-of-way of Wiley St; THENCE, east, south and east along north right-of-way of Wiley St to southeast corner of ABST 32 HARRIS & WILSON LIBERTY GARDENS SEC 2 U/R TR 28A; THENCE, east across right-of-way Altoona St to southwest corner of ABST 32 HARRIS & WILSON LIBERTY GARDENS SEC 1 U/R LT 8 same being east right-of-way of Altoona St; THENCE, generally south along east right-of-way of Altoona St/Waco St, across Southern Pacific rail easement to northeast corner of ABST 3 HARRIS & WILSON TRS 3 & 14; THENCE, proceeding south by east by projecting a line from the northeast corner of said TRS 3 & 14 to southwest corner of WEISENBERGERS LUCKY SEVEN LTS 1 2 3 & 4 BLK 3; THENCE, generally south along east right-of-way of Waco St to southwest corner of BURKE LT 2 & TR 1B BLK 4 and boundary line of TIRZ No. 18 Fifth Ward, same being point at the beginning +/- 62.3 acres Tract;

#### Save and Except Tracts

Save and Except Tract 1 being +/- 1.75 acres of land situated in Abstract 195, J.S. Collins, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Tiffin St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy St to north boundary of ABST 195 J S COLLINS TR 6A (former Scott Elementary School); THENCE, west along north boundary of said ABST 195 J S COLLINS TR 6A to northwest corner of said TR 6A, same being east right-of-way of Sayers St; THENCE, north along east right-of-way of Sayers St to south right-of-way of Tiffin St; THENCE, east along south right-of-way of Tiffin St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 1;

Save and Except Tract 2 being +/- 1.55 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south boundary of ABST 195 J S COLLINS TR 7A (former Scott Elementary School) and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy St to north right-of-way of Jewel St; THENCE, west along north right-of-way of Jewel St to southwest corner of COLONIA WEISENBERGER SEC 1 LT 1 BLK 2; THENCE, north along west boundary of said LT 1 BLK 2 to northwest corner of said LT 1 BLK 2, same being south boundary of ABST 195 J S COLLINS TR 7A; THENCE, east along south boundary of said TR 7A to southeast corner of said TR 7A and west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 2;

Save and Except Tract 3 being +/- 2.93 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Jewel St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Lucille St; THENCE, west along north right-of-way of Lucille St to southwest corner of COLONIA WEISENBERGER SEC 1 LT 1 BLK 1; THENCE, north along west boundary of said LT 1 BLK 1 and COLONIA WEISENBERGER SEC 1 LT 24 BLK 1 to northwest corner of said LT 24 BLK 1, same being south right-of-way of Jewel St; THENCE, east along south right-of-way of Jewel St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 3;

Save and Except Tract 4 being +/- 3.23 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lucille St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Lelia St; THENCE, west along north right-of-way of Lelia St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Lucille St; THENCE, east along south right-of-way of Lucille St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 4;

Save and Except Tract 5 being +/- 3.28 acres of land situated in Abstract 124, J.S. Black, City of Houston,

Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lelia St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Wylie St; THENCE, west along north right-of-way of Wylie St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Lelia St; THENCE, east along south right-of-way of Lelia St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 5;

Save and Except Tract 6 being +/- 3.26 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Wylie St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Lila St; THENCE, west along north right-of-way of Lila St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Wylie St; THENCE, east along south right-of-way of Wylie St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 6;

Save and Except Tract 7 being +/- 3.23 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lila St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Courtney St; THENCE, west along north right-of-way of Courtney St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Lila St; THENCE, east along south right-of-way of Wylie St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 7;

Save and Except Tract 8 being +/- 1.48 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Eddie St and east right-of-way of Russell St; THENCE, east along south right-of-way of Eddie St to west right-of-way of Lucas St; THENCE, south along west right-of-way of Lucas St to north right-of-way of Ranch St; THENCE, generally west along north right-of-way of Ranch St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Eddie St, same being point of beginning of Save and Except Tract 8;

Save and Except Tract 9 being +/- 28.75 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lucille St and west right-of-way of Russell St; THENCE, south along west right-of-way of Russell St to north right-of-way of Courtney St; THENCE west along north ROW of Courtney St to east boundary of Mc GOWAN N S B B LT 1 BLK 9; THENCE, south along east boundary of said LT 1 BLK 9 to southeast corner of said LT 1 BLK 9 same being north right-of-way line of Retta St; THENCE, west along north right-of-way of Retta St to east ROW of Bringhurst St; THENCE north along east ROW of Bringhurst St to northwest corner of HARRYS REALTY CO TR 7; THENCE, east along north boundary of said TR 7 and HARRYS REALTY CO TRS 7A & 7B to northeast corner of said TRS 7A & 7B, same being west boundary of ABST 124 J S BLACK TRS 11 16 & 17; THENCE, north along west boundary of said TRS 11 16 & 17 to southeast corner of HARRYS REALTY CO TR 9A; THENCE, west along TR 9A, HARRYS REALTY CO TR 9, TRS 8 & 8A to southwest corner of said TRS 8 & 8A, same being west right-of-way of Bringhurst St; THENCE, south along west right-of-way of Bringhurst St to north right-of-way of Martha St; THENCE, west along north right-of-way of Martha St to east right-of-way of Staples St; THENCE, north along east right-of-way of Staples St to south boundary of ABST 195 J S COLLINS TR 41; THENCE, east along south boundary of said TR 41 to northwest corner of ABST 124 J S BLACK TRS 7 8 & 15; THENCE, south along west boundary of said TRS 7 8 & 15 to south right-of-way of Lucille St; THENCE, east along south right-of-way of Lucille St to west right-of-way of Russell St, same being point of beginning of Save and Except Tract 9;

Save and Except Tract 10 being +/- 3.08 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Martha St and west right-of-way of Bringhurst St; THENCE, south along west right-of-way of Bringhurst St to north right-of-way of Sarah St; THENCE, west along north right-of-way of Sarah St to

east right-of-way of Gregg St; THENCE, north along east right-of-way of Gregg St to south right-of-way of Martha St; THENCE, east along south right-of-way of Martha St to west right-of-way of Bringhurst St, same being point of beginning of Save and Except Tract 10;

Save and Except Tract 11 being +/- 3.12 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Sarah St and west right-of-way of Bringhurst St; THENCE, south along west right-of-way of Bringhurst St to north right-of-way of Retta St; THENCE, west along north right-of-way of Retta St to east right-of-way of Gregg St; THENCE, north along east right-of-way of Gregg St to south right-of-way of Sarah St; THENCE, east along south right-of-way of Sarah St to west right-of-way of Bringhurst St, same being point of beginning of Save and Except Tract 11;



**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO  
REINVESTMENT ZONE NUMBER EIGHTEEN (FIFTH WARD ZONE)**

Being a +/- 58.9 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at the southeast corner of a lot described as LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey, same being west right-of-way for Jensen Drive and boundary line of the Greater East End Management District; **THENCE**, proceeding in an westerly direction along the south property line of said LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey, to the southwest corner of LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey; **THENCE**, proceeding in a southwesterly direction by projecting a line from the southwest corner of said LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey, to the southeast corner of a lot described as Tract R2-A2, ABST 327 S M Harris; **THENCE**, proceeding in a westerly direction along the south property line of said Tract R2-A2, ABST 327 S M Harris, to the southwest corner of said Tract R2-A2, ABST 327 S M Harris, same being the east right-of-way for Union Pacific Railroad Co; **THENCE**, proceeding in a northeast by north direction along the western property line of said Tract R2-A2, ABST 327 S M Harris to southeast corner of ABST 327 S M HARRIS TRS R2 & 1A, same being east right-of-way for Union Pacific Railroad Co; **THENCE**, west and north across Union Pacific Railroad Co easement to south corner of RESERVES ON BUFFALO BAYOU RES A BLK 1; **THENCE**, north along west boundary of RESERVES ON BUFFALO BAYOU RES A BLK 1 to northwest corner of said RES A BLK 1; **THENCE**, northeast by east along north boundary of said RES A BLK1, across right-of-way of West St to northeast corner of said RES A BLK1 and west right-of-way for Union Pacific Railroad Co rail easement; **THENCE**, east across said rail right-of-way (ABST 327 S M HARRIS TRS R4 & R6) and along north boundary of ABST 327 S M HARRIS TR R4-A to northeast corner of said TR R4-A same being northwest corner of Reserve A, Block 1, ACCO Park; **THENCE**, proceeding in a northeast direction by projecting a line from the northwest corner of said Reserve A, Block 1, ACCO Park, to the southwest corner of a lot described as Tract 1 & 2, Benson Acre; **THENCE**, proceeding in an easterly direction along the south property line of said Tract 1 & 2, Benson Acre, to the southwest corner of a lot described as Tract 1A, Benson Acre; **THENCE**, proceeding in an northerly direction along the west property line of said Tract 1A, Benson Acre, to the southwest corner of a lot described as Tract 2A, Benson Acre; **THENCE**, proceeding in an easterly direction along the south property line of said Tract 2A, Benson Acre, to the southeast corner of said Tract 2A, Benson Acre; **THENCE**, proceeding in a northeast direction by projecting a line from the southeast corner of said Tract 2A, Benson Acre, to the northwest corner of a lot described as Tract 10, Block 9, Hailey; **THENCE**, proceeding in an easterly direction along the north property line of said Tract 10, Block 9, Hailey, and GRAYSON SKYLINE LTS 4-6 BLK 1 to the northeast corner of a lot described as GRAYSON SKYLINE LT 6 BLK 1, Hailey; **THENCE**, proceeding generally east by projecting a line from the northeast corner of said LT 6 BLK 1, to the northwest corner of a lot described as Reserve A, Block 1, Bruce Elementary School, same being the east right-of-way line of Jensen Drive. **THENCE**, proceeding in an southerly direction along the west property line of said Reserve A, Block 1, Bruce Elementary School, to the southwest corner of a lots described as Lot 4, 5 & Track A adjacent alley, Block 14, Hailey; **THENCE**, proceeding in a southerly direction by projecting a line from the southwest corner of said Lot 4, 5 & Track A adjacent alley, Block 14, Hailey, to the northwest corner of a lot described as EADO EDGE AMEND LT 1 BLK 1; **THENCE**, proceeding in an easterly direction along the north property line of EADO EDGE AMEND Subdivision to northeast corner of EADO EDGE AMEND LOT 12 BLK 1, same being west boundary line ABST 327 S M HARRIS TR 8B (001\*TR 4); **THENCE**, south along west boundary of said TR 8B to southwest corner of said TR 8B; **THENCE**, east

along south boundary of said TR 8B to southeast corner of said tract and east boundary of EADO EDGE AMEND Subdivision; THENCE, proceeding in a southerly direction along the east boundary of EADO EDGE AMEND Subdivision, to the southeast corner of said Subdivision; THENCE, proceeding in a westerly direction along the south boundary of EADO EDGE AMEND Subdivision, same being north right-of-way of Clinton Dr, to a distance approximately 110 linear feet; THENCE, proceeding in a southerly direction by projecting a line from said location of EADO EDGE AMEND Subdivision, across right-of-way of Clinton Dr to boundary line of TIRZ No. 18 Fifth Ward Annex 2/2015 Enlargement; THENCE, proceeding in a southerly direction along boundary, to the south boundary line of TRS 2 2A & 3 ABST 327 SM HARRIS ALL BLKS 43 THRU 48 & 53 THRU 58 LTS 1 2 7 8 & TR 9 BLK 17 (PR YR IMPS 2014-2017\*035156000002); THENCE, proceeding in a westerly direction along the south property line of said TRS 2 2A & 3 ABST 327 SM HARRIS, to southwest corner of said TRS 2 2A & 3, same being the east right-of-way line of Jensen Drive; THENCE, proceeding in a north northwesterly direction across the right-of-way of Jensen Drive to the southeast corner of a lot described as LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey same being west right-of-way for Jensen Drive and boundary line of the Greater East End Management District, the **point of beginning** of +/- 58.9 acre tract;