

City of Houston, Texas, Ordinance No. 2015 - 1257

AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON LOCATED IN THE MONTROSE AREA AS REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS (MONTROSE ZONE), FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, as amended (“Code”), the City may designate a contiguous or noncontiguous area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of the Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan for the designation of a proposed reinvestment zone within a contiguous area of the City known as the Montrose area (“proposed zone”) which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund; and

WHEREAS, a notice of the November 18, 2015 public hearing on the creation of the proposed zone was published on November 10, 2015, in the Houston Chronicle, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on November 18, 2015, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone and its benefits to the City and to property in the proposed zone pursuant to the provisions of the Code; and

WHEREAS, the City provided a reasonable opportunity for the owners of properties in the area proposed for inclusion in the proposed zone to protest the inclusion of such properties in the proposed zone; and

WHEREAS, the City has done all things required by the Code or other law as a condition to the designation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other reinvestment zones previously designated by the City is approximately \$35,231,865,367; and

WHEREAS, the total appraised value of taxable real property in the City and in the industrial districts created by the City is approximately \$209,813,842,218; and

WHEREAS, the total area within the proposed zone is approximately 598 acres; and

WHEREAS, less than thirty percent (30%) of the property in the proposed zone is currently used for residential purposes, as that term is defined in Code Section 311.006(d); and

WHEREAS, the City intends to participate in the proposed zone by contributing tax increment to the tax increment fund for the proposed zone from taxes levied and collected by the City at one hundred percent (100%) of its tax rate for the first ten (10) years of the proposed zone, ninety percent (90%) of its tax rate for the next ten (10)

years of the proposed zone, and not more than eighty percent (80%) of its tax rate for the remaining ten (10) years of the proposed zone; **NOW, THEREFORE,**

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

Section 1. Findings.

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

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

(c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area substantially arrests and impairs the sound growth of the City, retards the provision of housing accommodations and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:

- (1) A substantial number of substandard, slum, deteriorated, and deteriorating structures;
- (2) The predominance of defective or inadequate sidewalk or street layout;
- (3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

- (4) Unsanitary and unsafe conditions;
- (5) The deterioration of site and other improvements; and
- (6) Conditions that endanger life or property by fire or other cause.

(d) That the City Council, pursuant to the requirements of the Code, further finds and declares:

(1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;

(2) That less than thirty percent (30%) of the property in the proposed zone is used for residential purposes within the meaning of Code Section 311.006(d);

(3) That the total appraised value of taxable real property in the proposed zone and in the City's existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and the industrial districts created by the City; and

(4) That development or redevelopment of the property within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Exception to Guidelines. That the City hereby excepts the proposed zone from compliance with any City tax increment reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable to and not satisfied by the proposed zone. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

Section 3. Designation of Zone. That the City, acting pursuant to the provisions of the Code, specifically Section 311.005(a), does hereby designate as a reinvestment zone the area described in Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B" to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Twenty-Seven, City of Houston, Texas ("Montrose Zone").

Section 4. Board of Directors. That there is created a Board of Directors for the Zone, which shall consist of seven (7) members appointed by the City. Any other taxing unit that levies taxes on real property in the Zone and has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 2017, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two (2) taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one (1) for each taxing unit above two (2) that appoints a director to the Board, provided, if more than four (4) taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two (2) for each taxing unit

above four (4) that appoints a director to the Board, provided further that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one (1) position of each of the two (2) positions created as a result of more than four (4) taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Seven of the Board of Directors, any position unfilled on January 1, 2017, and any City position created by the appointment of a director by more than two taxing units that levy taxes on real property in the Zone and have approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone, subject to the consent and approval of the City Council. The directors appointed to odd-numbered positions shall be appointed for two-year terms, with the initial term beginning on January 5, 2016, and expiring on December 31, 2017, while the directors appointed to even-numbered positions shall be appointed to one-year terms, with the initial term beginning on January 5, 2016, and expiring on December 31, 2016. Subsequent appointments for all positions shall be for two-year terms beginning on January 1st of the applicable year. The Mayor shall annually nominate and appoint, subject to City Council approval, a director to serve as chair of the Board of Directors for a term of one year beginning January 1st of the following year. The City Council authorizes the Board of Directors to elect from its members a vice chair and such other officers as the Board of Directors deem appropriate.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or

cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Code Section 311.011, and shall submit such plans to the City Council for approval. The City, pursuant to Code Section 311.010(a), hereby authorizes the Board of Directors to exercise all of the City's powers necessary to administer, manage, or operate the Zone and to prepare the project plan and reinvestment zone financing plan, including the power to employ consultants, legal counsel, and financial advisors, or enter into any reimbursement agreements with consultants, legal counsel, and financial advisors payable solely from the tax increment fund established pursuant to Section 8 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the administration, management, or operation of the Zone and the preparation of the project plan and reinvestment zone financing plan, or to implement the project plan and reinvestment zone financing plan.

Notwithstanding the foregoing, the Board of Directors shall not be authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain, or give final approval to the project plan and reinvestment zone financing plan. The Board of Directors of the Zone may not exercise any power granted to the City by Code Section 311.008 without additional authorization from the City.

Section 5. Duration of the Zone. That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2045, or at an earlier or later time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment

bonds, if any, that all project costs, tax increment bonds, and the interest thereon, have been paid in full, in accordance with Code Section 311.017.

Section 6. Tax Increment Base. That the tax increment base of the City or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1st of the year in which the Zone is designated as a reinvestment zone ("Tax Increment Base").

Section 7. Approval of the City's Level of Participation in the Zone. That the City will participate in the Zone by contributing tax increment to the tax increment fund for the Zone from taxes levied and collected by the City at the rates and in the amounts reflected in the project plan and reinvestment zone financing plan for the Zone, which rates may be amended from time to time, beginning on January 1, 2016.

Section 8. Tax Increment Fund. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited into the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied and collected by the City and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined in Code Section 311.012, of real property located in the Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to the Code. All revenues from the sale of any tax

increment bonds, notes, or other obligations hereafter issued by the City for the benefit of the Zone, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs for the Zone, as defined by the Code, to satisfy the claims of holders of tax increment bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Code Section 311.010(b).

Section 9. Severability. 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 or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 10. Emergency. 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 of its passage and adoption,

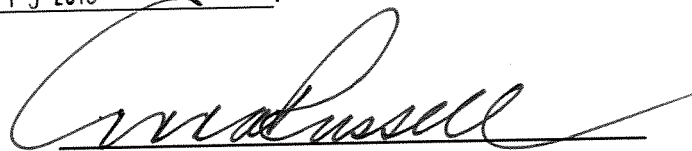
it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of December 2015.

APPROVED this _____ day of _____, 2015.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 15 2015.


City Secretary

(Prepared by Legal Department: Mary Buzale GWS)
(MFB:mfb December 3, 2015 Senior Assistant City Attorney)
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421500188001)

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AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGO
✓		LASTER
✓		GREEN
ABSENT		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: DEC 15 2015

EXHIBIT "A"

Boundary Description TIRZ No. 27 (Montrose Zone) City of Houston, Harris County

The Zone is +/- 597.6 acres in size and generally bounded by W. Clay St. and W. Dallas St. on the north, Taft St. and Spur 527 on the east, US Hwy 59 (Southwest Freeway) on the south, and S. Shepherd Dr. on the west with point of beginning being west right-of-way (ROW) of S. Shepherd Dr. and south ROW of Fairview St.;

Then north along the west ROW of S. Shepherd Dr. to a point west of northwest corner of 2.3321 ac. tract (TR 1 ABST 696 O SMITH), Rivers Oaks Shopping Center;

Then east along north boundary of said 2.3321 ac. tract, and TRS 2-5 & 21 ABST 696 O SMITH and south boundary of RIVER OAKS PLACE CONDO AMEND to southeast corner of RIVER OAKS PLACE CONDO AMEND;

Then north, west and north along east boundary of RIVER OAKS PLACE CONDO AMEND and coincident boundary of 4.7303 ac. tract (TRS 4 5 & 21 ABST 696 O SMITH) to southwest corner 0.5826 ac. tract (TRS 7A 8A 12 13A 17B & 20 ABST 696 O SMITH);

Then east along south boundary of 0.5826 ac. tract and north boundary of said 4.7303 ac. tract to west ROW of Woodhead St.;

Then north along west ROW of Woodhead St. to south ROW of W. Clay St. and boundary line of City of Houston TIRZ 5 (Memorial Heights Annex 2);

Then east along south ROW of W. Clay St. and boundary line of City of Houston TIRZ 5 (Memorial Heights Annex 2) to east ROW of Woodhead St.;

Then south along east ROW of Woodhead St. to north ROW of W. Bell St.;

Then east along north ROW of W. Bell St. to southwest corner of 0.1148 ac. lot (LT 22 BLK 4 HYDE PARK COURT);

Then north along west boundary of said 0.1148 ac. lot, and 0.1148 ac. lot (LT 14 BLK 4 HYDE PARK COURT) to northwest corner of LT 14 BLK 4 HYDE PARK COURT and boundary line of City of Houston TIRZ 5 MEMORIAL HTS ANX 2 at south ROW of W. Clay St.;

Then east along north boundary of said LT 14 BLK 4 HYDE PARK COURT, south ROW of W. Clay St. and boundary line of City of Houston TIRZ 5 MEMORIAL HTS ANX 2 to east ROW of Dunlavy St.;

Then south along east ROW of Dunlavy St. to north ROW of W. Bell St.;

Then east along north ROW of W. Bell St. to southeast corner of 0.0845 ac. lot (LT 1 BLK 1 WEST BELL RESIDENCES) and boundary line of 12.9953 ac. tract (RES A BLK 1 & RES A BLK 7 HYDE PARK COURT LEVCOR RIVER OAKS PLZ 2 2ND RP);

Then north along east boundary of said 0.0845 ac. lot to northeast corner of said lot, and southwest corner of 0.1171 ac. lot (LT 1 BLK 3 MANFRE COURT), and boundary line of said 12.9953 ac. tract;

Then east along south boundary of LTS 1-3 BLK 3 MANFRE COURT, LTS 1-6 BLK 1 MANFRE COURT PLACE, LTS 7-12 BLK 3 MANFRE COURT and boundary line of said 12.9953 ac. tract to southeast corner of 0.1171 ac. lot (LT 12 BLK 3 MANFRE COURT);

Then north along east boundary of said 0.1171 ac. lot, boundary line of said 12.9953 ac. tract, across ROW of W. Clay St. to north ROW of W. Clay St.;

Then east along north ROW of W. Clay St. to west ROW of Waugh Dr.;

Then north along west ROW of Waugh Dr. to north ROW of W. Dallas St.;

Then east along north ROW of W. Dallas St. to a point due north of the east ROW of Columbus St.;

Then south across the ROW of W. Dallas St. and along east ROW of Columbus St. to north ROW of W. Clay St. and southwest corner of 5.738 ac. tract (RES A BLK 1 VILLAGE AT ALLEN PARKWAY SEC 2);

Then east along north ROW of W. Clay St. to southeast corner of said 5.738 ac. tract;

Then south across ROW of W. Clay St. and along east boundary of 5.56 ac. tract (TRS 1B & 1C ABST 696 O SMITH) to northwest corner of 0.0574 ac. lot (LT 2 BLK 1 CROCKER LIVING);

Then east along north boundary of said 0.0574 ac. lot, across ROW of Crocker St., and north boundary of 0.1148 ac. lot (LT 16 BLK 4 BAKERDALE), 0.0574 ac. lot (LT 2 BLK 1 BERCON AT STANFORD STREET), across ROW of Stanford St., LTS 33-38 BLK 6 ALDEN PLACE, 0.3444 ac. lot (RES A BLK 1 WEST GRAY COMPLEX), LTS 26-29 BLK 6 ALDEN PLACE, 0.2296 ac. lot (RES A BLK 1 WHITLIN), LTS 20-23 BLK 6 ALDEN PLACE to northeast corner of 0.1148 ac. lot (LT 20 BLK 6 ALDEN PLACE) and west ROW of Taft St.;

Then south along west ROW of Taft St. to south ROW of W. Gray St.;

Then east along south ROW of W. Gray St. to east ROW of Taft St.;

Then south along east ROW of Taft St. to north ROW of Pacific St.;

Then generally southwest and south along east ROW of Taft St. to southwest corner of 0.185 ac. lot (LT 5 BLK 9 AVONDALE) and north line of alleyway;

Then east along north line of alleyway and south boundary of said 0.185 ac. lot, LTS 1-4 BLK 9 AVONDALE, across ROW of Mason St., AVONDALE TOWNHOMES, 0.2089 ac. tract (TRS 5 & 6A BLK 8 AVONDALE), 0.2985 ac. tract (TRS 4 & 5A BLK 8 AVONDALE), 0.191 ac. tract (TRS 3 & 4A BLK 8 AVONDALE), AVONDALE AVENUE LANDING, 0.0406 ac. tract (TRS 1 & 2A BLK 8 AVONDALE), across ROW of Helena St., LT 5 & TR 4 & TRS 3 & 4A & TRS 2 & 3A BLK 7 AVONDALE), LTS 4-6 BLK 1 AVONDALE GARDENS AMEND to southeast corner of 0.0627 ac. lot (LT 6 BLK 1 AVONDALE GARDENS AMEND), west ROW of Bagby St.;

Then south along west ROW of Bagby St. to north boundary of 0.5253 ac. tract (TRS 1 2A B11 & C COURTLANDT PLACE);

Then west along north boundary of said 0.5253 ac. tract, and TRS 1-13 COURTLANDT PLACE to east ROW of Taft St.;

Then south along east ROW of Taft St. to north ROW of Hawthorne St.;

Then east along north ROW of Hawthorne St. to a point north of northwest corner of 0.1464 ac. lot (LT 9 BLK 3 WESTMORELAND) and east ROW of Garrott St.;

Then south across ROW of Hawthorne St. and along east ROW of Garrott St. to northwest corner of 0.2124 ac. lot (LT 10 & TR 11A BLK 8 WESTMORELAND);

Then east along north boundary of said 0.2124 ac. lot, 0.2224 ac. lot (LT 12 & TR 11 BLK 8 WESTMORELAND), 0.0377 ac. tract (TR 14C BLK 8 & .2437 INT COMMON AREA IN TRS 13A 13B 13C & 14A & 14B BLK 8 WESTMORELAND), 0.1435 ac. lot (LT 15 BLK 8 WESTMORELAND), 0.4304 ac. lot (LTS 16 17 & 18 BLK 8 WESTMORELAND), across ROW of Flora St., 1.0187 ac. lot (RES A BLK 1 417 419 HAWTHORNE TH) to southeast corner of 0.4304 ac. lot (LTS 5 & 6 & TRS 4 & 7A BLK 9 WESTMORELAND);

Then north along east boundary of said 0.4304 ac. lot to northeast corner of said lot and south ROW of Marshall St.;

Then east along south ROW of Marshall St. to +/- 0.0699 ac. lot (LT 3 BLK 1 CARNEGIE OAKS AT WESTMORELAND);

Then south southwest along east boundary of said +/- 0.0699 ac. lot, LT 7 BLK 1 CARNEGIE OAKS AT WESTMORELAND, 0.8297 ac. lot (LT 18 & TRS 19 & 20 BLK 9 WESTMORELAND) across ROW of W. Alabama St. to a point due east of northeast corner of 0.3587 ac. lot (LTS 4 & 5 & TRS 3 & 7 BLK 9 BUTE);

Then west along south ROW of W. Alabama St. to northeast corner of said 0.3587 ac. lot;

Then south along east boundary of said 0.3587 ac. lot to southeast corner of said lot;

Then west along south boundary of said 0.3587 ac. lot, 0.3587 ac. lot (LTS 1 & 2 & TRS 3A 6 & 6A BLK 9 BUTE), across ROW of Brandt St., 0.1592 ac. tract (TRS 3 4A 5A & 7 BLK 10 BUTE), 0.2887 ac. tract (TRS 1A 3A 3B 4B 6 & LT 2 BLK 10 BUTE) to northeast corner of 0.33 ac. lot (LT 8 & TRS 1 6A 6B & W 1/2 OF LT 9 BLK 10 BUTE);

Then south along east boundary of said 0.33 ac. lot, across ROW of Sul Ross St. to a point due south of southeast corner of said 0.33 ac. lot, at south ROW of Sul Ross St.;

Then west along south ROW of Sul Ross St. to west ROW of Bute St.;

Then north along west ROW of Bute St. to northeast corner of +/- 0.0349 ac. tract (TRS 7A & 12A BLK 19 BUTE);

Then west along north boundary of said +/- 0.0349 ac. lot to northwest corner of said lot;

Then south along west boundary of said +/- 0.0349 ac. lot to southwest corner of said lot and northeast corner of 0.1076 ac. tract (TR 11A BLK 19 BUTE);

Then west along north boundary of said 0.1076 ac. lot to northwest corner of said 0.1076 ac. lot and east boundary of 0.1435 ac. lot (LT 10 & TRS 6C 7B BLK 19 BUTE);

Then north along east boundary said 0.1435 ac. lot to northeast corner of said lot;

Then west along north boundary of said 0.1435 ac. lot, and 0.287 ac. lot (LTS 8 & 9 & TR 6 BLK 19 BUTE) to northwest corner of said 0.287 ac. lot and east ROW of Garrott St.;

Then south along east ROW of Garrott St. to east ROW of Milam St. (southbound);

Then southwest along east ROW of Milam St. (southbound) to west ROW of Garrott St.;

Then north along west ROW of Garrott St. to northeast corner of 0.1578 ac. tract (TRS 1 & 2A BLK 20 BUTE);

Then west along north boundary of said 0.1578 ac. tract to northwest corner of said lot and east boundary of 0.0607 ac. lot (LT 1 BLK 1 FIVE HUNDRED FIVE);

Then south along east boundary of said 0.0607 ac. lot to southeast corner of said lot;

Then west along south boundary of said 0.0607 ac. lot, 0.0607 ac. lot (LT 2 BLK 1 FIVE HUNDRED FIVE) to east boundary of 0.2574 ac. tract (TRS 1A 2A 3A & 4A-1 BLK 1 LOCKHART CONNOR & BARZIZA);

Then south along east boundary of said 0.2574 ac. tract to southeast corner of said tract and northeast corner of 0.0543 ac. tract (TRS 4C & 5C BLK 1 LOCKHART CONNOR & BARZIZA);

Then west along north boundary of said 0.0543 ac. tract to northwest corner of said lot;

Then south along west boundary of said 0.0543 ac. tract to northeast corner of 0.1169 ac. tract (TRS 4B & 5A BLK 1 TR 6B BLK 1 WEST ALABAMA SQUARE LOCKHART CONNOR & BARZIZA);

Then west along north boundary of said 0.1169 ac. tract to southwest corner of 0.2574 ac. tract (TRS 1A 2A 3A & 4A-1 BLK 1 LOCKHART CONNOR & BARZIZA);

Then north along west boundary of said 0.2574 ac. tract to southeast corner of 0.0913 ac. lot (LT 4 BLK 1 WEST ALABAMA SQUARE);

Then west along south boundary of 0.0913 ac. lot, LTS 1-3 BLK 1 WEST ALABAMA SQUARE to east ROW of Jack St.;

Then south along east ROW of Jack St. to south ROW of Sul Ross St.;

Then west along south ROW of Sul Ross St. to east ROW of Greeley St.;

Then south along east ROW of Greeley St. to northwest corner of 0.0706 ac. tract (TR 6 BLK 1 SIX HUNDRED RICHMOND);

Then east along north boundary of said 0.0706 ac. tract, and BLK 1 SIX HUNDRED RICHMOND to east ROW of Jack St.;

Then south along east ROW of Jack St. to north ROW of Richmond Ave.;

Then east along north ROW of Richmond Ave. to east ROW of Milam St. (southbound);

Then west southwest along east ROW of Milam St. (southbound) to a point due south of southeast corner of 0.109 ac. tract (TRS 3 & 4A BLK 1 FITZE HOMESTEAD);

Then north across ROW of Milam St. (southbound) and along east boundary of said 0.109 ac. tract, and west ROW of Elsbury St. to south ROW of Richmond Ave.;

Then west along south ROW of Richmond Ave. to east ROW of Jack St.;

Then south along east ROW of Jack St. to a point east of southeast corner of 0.1722 ac. lot (LT 3 & TR 2A BLK 2 FITZE HOMESTEAD);

Then west across ROW of Jack St. and along south boundary of said 0.1722 ac. lot to southwest corner of said lot and east boundary of 0.4541 ac. lot (LTS 12 & 13 & TRS 14A & 15A BLK 2 FITZE HOMESTEAD);

Then south along east boundary of said 0.4541 ac. lot to southeast corner of said lot;

Then west along south boundary of said 0.4541 ac. lot to east boundary of 0.1148 ac. lot (LT 11 BLK 2 FITZE HOMESTEAD);

Then north along east boundary of said 0.1148 ac. lot to northeast corner of said lot;

Then west along north boundary of said 0.1148 ac. lot, across ROW of Greeley St. to southeast corner of 0.1435 ac. tract (TRS 2A 3 & 15A BLK 3 FITZE HOMESTEAD) and west ROW of Greeley St.;

Then north along west ROW of Greeley St. and east boundary of said 0.1435 ac. tract to northeast corner of said tract;

Then west along north boundary of said 0.1435 ac. tract to northwest corner of said tract and east boundary of 0.2009 ac. lot (LT 15 BLK 4 FITZE HOMESTEAD);

Then south along east boundary of said 0.2009 ac. lot to southeast corner of said lot;

Then west along south boundary of said 0.2009 ac. lot to southwest corner of said lot;

Then north along west boundary of said 0.2009 ac. lot to southeast corner of 0.1194 ac. tract (TRS 13 & 14 BLK 4 FITZE HOMESTEAD);

Then west along south boundary of said 0.1194 ac. tract, 0.1148 ac. tract (TRS 13A & 14A BLK 4 FITZE HOMESTEAD) to east ROW of Roseland St.;

Then south along east ROW of Roseland St. to north ROW of US Hwy 59 (westbound);

Then generally west southwest along north ROW of US Hwy 59 (westbound) to east ROW of Graustark St.;

Then north along east ROW of Graustark St. to north ROW of Richmond Ave.;

Then east along north ROW of Richmond Ave. to east ROW of Mt. Vernon St.;

Then north along east ROW of Mt. Vernon St. to south ROW of Colquitt St.;

Then east along south ROW of Colquitt St. to west ROW of Yoakum Blvd.;

Then south along west ROW of Yoakum Blvd. to north ROW of Richmond Ave.;

Then east along north ROW of Richmond Ave. to west ROW of Montrose Blvd.;

Then north along west ROW of Montrose Blvd. to north ROW of W. Main St. and southeast corner of +/-1.1498 acre tract (COURT AT MUSEUMS GATE CONDO AM);

Then west along north ROW of W. Main St. and south boundary of said +/-1.1498 acre tract to southwest corner of said tract;

Then north along west boundary of said +/-1.1498 acre tract to northwest corner of said tract and south ROW of Branard St.;

Then east along north boundary of said +/-1.1498 acre tract and south ROW of Branard St. to northeast corner of said tract and west ROW of Montrose Blvd.;

Then north along west ROW of Montrose Blvd. to south ROW of W. Alabama St.;

Then west along south ROW of W. Alabama St. to east ROW of Mandell St.;

Then south along east ROW of Mandell St. to north ROW of Richmond Ave.;

Then east along north ROW of Richmond Ave. to west ROW of Graustark St.;

Then south along west ROW of Graustark St. to south ROW of Richmond Ave. and northeast corner of +/- 2.917 acre tract (RES A BLK 1 ALEXAN MUSEUM DISTRICT);

Then west along south ROW of Richmond Ave. and north boundary of said +/- 2.917 acre tract to northwest corner of said tract;

Then south along west boundary of said +/- 2.917 acre tract to southwest corner of said tract;

Then east along south boundary of said +/- 2.917 acre tract to west ROW of Graustark St.;

Then south along west ROW of Graustark St. to north ROW of US Hwy 59 (westbound);

Then generally west southwest along north ROW of US Hwy 59 (westbound) to a point due south of southeast corner of 0.3008 ac. tract (TR 25 ABST 696 O SMITH);

Then north along east boundary of said 0.3008 ac. tract to northeast corner of said lot;

Then west along north boundary of said 0.3008 ac. tract to a point due south of 0.1721 ac. tract (TR 25 BLK 4 CASTLE COURT) and west ROW of Yupon St.;

Then north across ROW of Castle Ct., and along west ROW of Yupon St. to northeast corner of 0.1377 ac. lot (LT 36 BLK 3 CASTLE COURT) and south line of alleyway;

Then west along north boundary of said 0.1377 ac. lot, LTS 23-35 BLK CASTLE COURT, south line of alleyway, to northeast corner of 0.2066 ac. lot (LT 22 & TR 23A BLK 3 CASTLE COURT);

Then south along east boundary of said 0.2066 ac. lot to southeast corner and north ROW of Bonnie Brae St.;

Then west along north ROW of Bonnie Brae St. to west ROW of Mandell St.;

Then north along west ROW of Mandell St. to southeast corner of 0.8471 ac. tract (TRS 29A 49A 50 & 51 ABST 696 O SMITH);

Then west along south boundary of said 0.8471 ac. tract to southwest corner of said tract and east boundary of 0.3227 ac. tract (TRS 44 & 45 ABST 696 O SMITH);

Then north along west boundary of said 0.8471 ac. tract to southeast corner of 0.161 ac. tract (TR 41 ABST 696 O SMITH);

Then west along south boundary of said 0.161 ac. tract, TRS 38-40 ABST 696 O SMITH, TRS 1A & 2A BLK 11 CASTLE COURT, TRS 3A & 4A HALE, and LTS 1-4 BLK 1 DUNLAVY T/H to southwest corner of 0.0684 ac. lot (LT 1 BLK 1 DUNLAVY T/H) and east ROW of Dunlavy St.;

Then south along east ROW of Dunlavy St. to a point east of southeast corner of 1.5713 ac. tract (TR 14A ABST 696 O SMITH);

Then west across ROW of Dunlavy St. along south boundary of said 1.5713 ac. tract to southwest corner of said 1.5713 ac. tract;

Then north along west boundary of said 1.5713 ac. tract, 0.4986 ac. tract (TRS 7C & 7D ABST 696 O SMITH) to northwest corner of said 0.4986 ac. tract and south ROW of Norfolk St.;

Then east along south ROW of Norfolk St. to a point south of southwest corner of 0.066 ac. lot (ROW-STREET WIDENINGS (DEDICATED PER PLAT) (NM) FOUR THOUSAND THREE HUNDRED DUNLAVY);

Then generally north along west boundary of said 0.066 ac. lot to northeast corner of 2.569 ac. tract (RES A BLK 1 FOUR THOUSAND THREE HUNDRED DUNLAVY);

Then generally west along north boundary of said 2.569 ac. tract to northwest corner of said tract and southwest boundary of 2.027 ac. tract (RES B BLK 1 FOUR THOUSAND THREE HUNDRED DUNLAVY);

Then north along west boundary of 2.027 ac. tract to southeast corner of 0.3626 ac. tract (TRS 9 10 11 & 12 BLK 2 RICHWOOD);

Then west along south boundary of said 0.3626 ac. tract and north ROW of Portsmouth St. to west ROW of Woodhead St.;

Then north along west ROW of Woodhead St. to southeast corner of 0.0539 ac. tract (TRS 10A & 11A BLK 1 RICHWOOD);

Then west along south boundary of said 0.0539 ac. lot, TRS A & 1 & 2 & 3A-9A BLK 1 RICHWOOD, TRS 2 & 3A, and TRS 1 & 2A BLK 2 RICHMOND PLACE, across ROW of Hazard St. and 0.594 ac. tract (TRS 12 THRU 16 BLK 1 RICHMOND PLACE), TRS 1A-11A BLK 1 RICHMOND PLACE, TRS 1B & 2B BLK 1 RICHMOND PLACE ANNEX to east boundary of 0.4687 ac. tract (TRS 1B 2A 3 4 5A 6 7 & 8 BLK B ALBEMARLE PLACE);

Then south along east boundary of said 0.4687 ac. tract, 0.216 ac. tract (TRS 5 6A 7A & 8A BLK B ALBEMARLE PLACE), across ROW of Portsmouth St., and along east boundary of 0.1435 ac. lot (LT 4 & TR 3 BLK D ALBEMARLE PLACE) to southeast corner of said 0.1435 ac. lot;

Then west along south boundary of said 0.1435 ac. lot, 0.6152 ac. lot (RES A BLK 1 ALBEMARLE PARK) to northeast corner of 0.1177 ac. tract (TRS 6 & 7A BLK D ALBEMARLE PLACE);

Then south along east boundary of said 0.1177 ac. tract to southeast corner of said lot and north ROW of Norfolk St.;

Then west along north ROW of Norfolk St. to east ROW of S. Shepherd Dr. and boundary line of City of Houston TIRZ 19 Upper Kirby;

Then north along east ROW of S. Shepherd Dr. and boundary line of City of Houston TIRZ 19 Upper Kirby to 0.2935 ac. tract (TRS 27 & 28 BLK 5 DEARBORN PLACE);

Then east along north boundary of said 0.2935 ac. tract, 21B-27A BLK 5 DEARBORN PLACE, 0.2514 ac. tract (TRS 19 20A 20B & 21A BLK 5 DEARBORN PLACE), 0.165 ac. lot (RES A BLK 1 RICHMOND DEARBORN SQUARE), 0.1779 ac. lot (LT 17 & TR 18A BLK 5 DEARBORN PLACE), 0.4241 ac. lot (LTS 15 & 16 BLK 5 DEARBORN PLACE) to east ROW of McDuffie St. and west boundary of 0.4797 ac. lot (LTS 6 7 & 8 & TRS 11 11B & 12B BLK 13 MONTLEW PLACE);

Then north along west boundary of said 0.4797 ac. lot to northwest corner of said lot;

Then east along north boundary of said 0.4797 ac. lot to west boundary of 0.1414 ac. lot (LT 3 & TRS 11A & 12A BLK 13 MONTLEW PLACE);

Then south along west boundary of said 0.1414 ac. lot to southwest corner of said lot;

Then east along south boundary of said 0.1414 ac. lot, 0.1432 ac. lot (LT 4 & TR 12C BLK 13 MONTLEW PLACE), 0.1389 ac. lot (LT 5 & TR 12 BLK 13 MONTLEW PLACE), across ROW of Hazard St., and along north boundary of 0.1415 ac. lot (LT 5 & TR 9B BLK 14 MONTLEW PLACE), 0.1415 ac. lot (LT 6 & TR 9C BLK 14 MONTLEW PLACE) to west boundary of 0.3381 ac. lot (LTS 7 8 & 10 BLK 14 MONTLEW PLACE);

Then north along west boundary of said 0.3381 ac. lot to northwest corner of said lot;

Then east along north boundary of said 0.3381 ac. lot, to east ROW of Driscoll St. and west boundary of 0.1694 ac. lot (LT 1 & TRS 2A & 9 BLK 15 MONTLEW PLACE);

Then south along west boundary of said 0.1694 ac. lot, east ROW of Driscoll St. to southwest corner of said lot;

Then east along south boundary of said 0.1694 ac. lot, 0.1412 ac. tract (TRS 2 & 9A BLK 15 MONTLEW PLACE) , 0.1553 ac. lot (LT 3 & TR 10 BLK 15 MONTLEW PLACE), 0.1553 ac. lot (LT 4 & TR 10A BLK 15 MONTLEW PLACE), 0.0359 ac. tract (TR 15 BLK 15 MONTLEW PLACE) , LTS 1-5 BLK 5 WEST LANCASTER PLACE , across ROW of Woodhead St., 0.194 ac. lot (LT 1 BLK 6 & LT J BLK 5 WEST LANCASTER PLACE LANCASTER PLACE EXTN 3) , 0.1435 ac. lot (LT 2 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 3 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 4 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 5 BLK 6 LANCASTER PLACE EXTN 3), 0.1435 ac. lot (LT 9 BLK 6 & LT 6 BLK 6 LANCASTER PLACE EXTN SEC 3 LANCASTER PLACE EXTN SEC 2), LTS 2-8 BLK 6 LANCASTER PLACE EXTN SEC 2 to southeast corner of 0.1617 ac. tract (TR 1A BLK 6 LANCASTER PLACE EXTN SEC 2) and west ROW of Dunlavy St.;

Then north along west ROW of Dunlavy St. to south ROW of W. Alabama St.;

Then west along south ROW of W. Alabama St. to east ROW of Woodhead St.;

Then south along east ROW of Woodhead St. to southwest corner of 0.1372 ac. tract (TR 1 BLK 9 & LT C BLK 2 WEST LANCASTER PLACE LANCASTER PLACE EXTN 3);

Then west across ROW of Woodhead St. and along south boundary of 0.1808 ac. lot (LT 5 BLK 2 WEST LANCASTER PLACE) to southwest corner of said lot;

Then north along west boundary of said 0.1808 ac. lot to northwest corner of said lot and south ROW of Sul Ross St.;

Then west along south ROW of Sul Ross St. to west ROW of Driscoll St.;

Then north along west ROW of Driscoll St. to southeast corner of 0.1584 ac. lot (LT 10 BLK 2 MONTLEW PLACE);

Then west along south boundary of said 0.1584 ac. lot to southwest corner of said lot;

Then north along west boundary of said 0.1584 ac. lot to southeast corner of 0.1148 ac. tract (TR 9 BLK 2 MONTLEW PLACE);

Then west along south boundary of said 0.1148 ac. tract to southwest corner of said lot and east ROW of Hazard St.;

Then south along east ROW of Hazard St. to a point east of southeast corner of 0.3524 ac. lot (LTS 3 & 12 & TR 11B BLK 1 MONTLEW PLACE);

Then west across ROW of Hazard St., along south boundary of said 0.3524 ac. lot to southwest corner of said lot.;

Then north along west boundary of said 0.3524 ac. lot to southeast corner of 0.3306 ac. lot (LTS 1 & 2 & TR 11A BLK 1 MONTLEW PLACE);

Then west along south boundary of said 0.3306 ac. lot, across ROW of McDuffie St., and along RES A & A1 BLK 1 HOLLYWOOD BUSINESS CENTER, TRS 1-13A BLK 1 DEARBORN PLACE to east ROW of S. Shepherd Dr. and boundary line of City Houston TIRZ 19 Upper Kirby;

Then north along east ROW of S. Shepherd Dr. and boundary line of City Houston TIRZ 19 Upper Kirby to north ROW of Harold St.;

Then east along north ROW of Harold St. to east ROW of McDuffie St.;

Then south along east ROW of McDuffie St. to northwest corner of 0.2924 ac. lot (LTS 9 & 10 BLK 10 WINLOW PLACE);

Then east along north boundary of said 0.2924 ac. lot to northeast corner of said lot;

Then south along east boundary of said 0.2924 ac. lot, across ROW of Marshall St., east boundary of 1.2019 ac. tract (TR 2 & LTS 1 & 14 BLK 1 MELROSE PLACE ABST 696 O SMITH) to northwest corner of 0.1435 ac. tract (TR 7 ABST 696 O SMITH);

Then east along north boundary of said 0.1435 ac. tract, TRS 8 & 9 ABST 696 O SMITH, 0.1617 ac. lot (LT 15A BLK 13 WINLOW PLACE), across ROW of Hazard St., LTS 15-28 BLK 13 WINLOW PLACE), across ROW of Woodhead St., 0.4104 ac. lot (LTS 5 & 6 & TR 7A BLK F WINLOW PLACE), BLK F 1744 WEST ALABAMA T/H WINLOW PLACE), 0.5753 ac. lot (LT 14 BLK 6 WINLOW PLACE AMEND), 0.2152 ac. lot (LT 15 & TR 16A BLK E WINLOW PLACE), 0.2152 ac. lot (LT 17 & TR 16 BLK E 1714 WEST ALABAMA T/H U/R WINLOW PLACE), 0.217 ac. lot (LT 18 & TR 19A BLK E WINLOW PLACE), 0.217 ac. lot (LT 20 & TR 19 BLK E WINLOW PLACE) to northeast corner of said 0.217 ac. lot (LT 20 & TR 19 BLK E WINLOW PLACE) and west ROW of Dunlavy St.;

Then north along west ROW of Dunlavy St. to southeast corner of 0.0298 ac. lot (RES G BLK A WINLOW PLACE);

Then west along south boundary of said 0.0298 ac. lot, 0.1469 ac. lot (LT 1 & RES A BLK A & LT 12 BLK A WINLOW PLACE HYDE PARK HEIGHTS), 0.1469 ac. lot (LT 1 & RES A BLK A & LT 12 BLK A WINLOW PLACE HYDE PARK HEIGHTS), 0.2068 ac. lot (LTS 10 & 11 BLK A WINLOW PLACE) to east ROW of Woodhead St.;

Then south along east ROW of Woodhead St. to south ROW of Harold St.;

Then west along south ROW of Harold St. to west ROW of Hazard St.;

Then north along west ROW of Hazard St. to northeast corner of 0.1451 ac. lot (LT 14 BLK 3 WINLOW PLACE);

Then west along north boundary of said 0.1451 ac. lot, LTS 8-13 BLK 3 WINLOW PLACE to east boundary of 2.729 ac. tract (RES A BLK 1 ALEXAN AT WESTHEIMER);

Then north along east boundary of said 2.729 ac. tract to south ROW of Westheimer Rd.;

Then west along south ROW of Westheimer Rd. to east ROW of S. Shepherd Dr. and boundary line City of Houston TIRZ 19 Upper Kirby;

Then north along east ROW of S. Shepherd Dr. and boundary line City of Houston TIRZ 19 Upper Kirby to a point east of northeast corner of +/-9.4145 ac. tract (TR 1 ABST 696 O SMITH), St. Anne School;

Then west across ROW of S. Shepherd Dr., along boundary line City of Houston TIRZ 19 Upper Kirby to northeast corner of said +/- 9.4145 ac. tract, St. Anne School;

Then north along west ROW of S. Shepherd Dr. to south ROW of Fairview St. and point of beginning of +/- 597.6 ac. tract;

Save and Except Tract 1 is +/- 190.8 acres with point of beginning being the south ROW of W. Gray St. and west ROW of Dunlavy St.;

Then generally south along west ROW of Dunlavy St. to northeast corner of 0.4477 ac. lot (RES A BLK 1 WESTHEIMER REDUX R/P);

Then west along north boundary of said 0.4477 ac. lot to northwest corner of said lot;

Then south along west boundary of said 0.4477 ac. lot to northeast corner of 0.1148 ac. lot (LT 4 BLK 3 HYDE PARK HEIGHTS);

Then west along north boundary of said 0.1148 ac. lot to west ROW of Park St.;

Then south along west ROW of Park St. to northeast corner of 0.287 ac. lot (LTS 5 & 6 & TR 4 BLK 4 HYDE PARK HEIGHTS);

Then west along north boundary of said 0.287 ac. lot, across alleyway, to east boundary of 0.3409 ac. lot (LTS 4 5 & 6 BLK 1 PLAINVIEW SEC 1);

Then north along east boundary of said 0.3409 ac. lot to northeast corner of said lot;

Then west along north boundary of said 0.3409 ac. lot, across ROW of Elmen St., 0.3444 ac. lot (RES A BLK 1 ONE THOUSAND SEVEN HUNDRED FORTY WESTHEIMER R/P, 0.3444 ac. lot (LTS 4 5 & 6 BLK 2 PLAINVIEW SEC 1), across ROW of Woodhead St., 0.1148 ac. lot (LT 9 BLK 3 PLAINVIEW SEC 1) , 0.1148 ac. lot (LT 4 BLK 3 PLAINVIEW SEC 1), across ROW of Morse St., 0.3444 ac. lot (LTS 4 5 & 6 BLK 4 PLAINVIEW SEC 1), 0.1148 ac. lot (LT 11 BLK 20 PLAINVIEW SEC 2), across ROW of Driscoll St., 0.1722 ac. lot (LT 16 & TR 15 BLK 19 PLAINVIEW SEC 2), 0.1469 ac. tract (TRS 11 & 12A BLK 19 PLAINVIEW SEC 2) to east ROW of Hazard St.;

Then north along east ROW of Hazard St. to northwest corner of 0.1401 ac. lot (LT 10 & TR 11A BLK 19 PLAINVIEW SEC 2);

Then west across ROW of Hazard St. and along north boundary of +/- 0.0107 ac. lot (ROW-STREET WIDENING (DEDICATED PER PLAT) (NM) PLAINVIEW SEC 2 4TH PAR R/P), +/- 0.8031 ac. lot (RES A BLK 1 PLAINVIEW SEC 2 4TH PAR R/P) to northwest corner of said +/- 0.8031 ac. lot and east ROW of McDuffie St.;

Then north along east Row of McDuffie St. to a point east of northeast corner of 1.7183 ac. lot (RES A BLK 1 SHURGARD OF OAK FARMS);

Then west across ROW of McDuffie St. and along north boundary of said 1.7183 ac. lot to northwest corner of said lot and east ROW of Brun St.;

Then south along Brun St. to a point east of northeast corner of 0.3444 ac. tract (TR 5 ABST 696 O SMITH);

Then generally west southwest across Brun St. and along north boundary of said 0.3444 ac. tract, 0.2 ac. tract (TRS 3B & 4A ABST 696 O SMITH) to northwest corner of said 0.2 ac. tract and east ROW of Huldy St.;

Then north along east ROW of Huldy St. to north ROW of Hadoon St.;

Then west along north ROW of Hadoon St. to east ROW S. Shepherd Dr.;

Then north along east ROW of S. Shepherd Dr. to south ROW of W. Gray St.;

Then east along south ROW of W. Gray St. to west ROW of Gross St.;

Then south along west ROW of Gross St. to south ROW of Peden St.;

Then east along south ROW of Peden St. to east ROW of Woodhead St.;

Then north along east ROW of Woodhead St. to south ROW of W. Gray St.;

Then east along south ROW of W. Gray St. to west ROW of Dunlavy St. and point of beginning of +/- 190.8 acre Save and Except Tract 1;

Save and Except Tract 2 is +/- 54.3 acres with point of beginning being the south ROW of Nevada St. and west ROW of Commonwealth St.;

Then south southeast along west ROW of Commonwealth St. to north ROW of Fairview St.;

Then west southwest along north ROW of Fairview St. to east ROW of Yupon St.;

Then west northwest along east ROW of Yupon St. to north ROW of Indiana St.;

Then west southwest along north ROW of Indiana St. to west ROW of Windsor St.;

Then south southeast along south ROW of Windsor St. to north ROW of Fairview St.;

Then west southwest along north ROW of Fairview St. to east ROW of Dunlavy St.;

Then north along east ROW of Dunlavy St. to southwest corner 0.2319 ac. lot (LTS 16 & 17 BLK 45 MEINEKE SEC 1);

Then east north along south boundary of said 0.2319 ac. lot to southeast corner of said lot;

Then north northwest along east boundary of said 0.2319 ac. lot to northeast corner of said lot and south ROW of Indiana St.;

Then east northeast along south ROW of Indiana St. to northeast corner 0.0574 ac. lot (LT 2 BLK 1 VISTA AT INDIANA STREET);

Then north northwest across ROW of Indiana St. and along west boundary of 0.1148 ac. lot (LT 22 BLK 42 HYDE PARK MAIN SEC 2) to northwest corner of said lot;

Then east northeast along north boundary of said 0.1148 ac. lot to northeast corner of said lot and west boundary of 0.1148 ac. lot (LT 21 & TR 4B BLK 42 HYDE PARK MAIN SEC 2);

Then north northwest along west boundary of said 0.1148 ac. lot to northwest corner of said lot and southwest corner of 0.1722 ac. lot (LT 5 & TR 4 BLK 42 HYDE PARK MAIN SEC 2);

Then north along west boundary of said 0.1722 ac. lot, across ROW of Welch St. to north ROW of Welch St.;

Then west along north ROW of Welch St. to east ROW of Dunlavy St.;

Then north along east ROW of Dunlavy St. to south ROW of Peden St.;

Then east along south ROW of Peden St. to west Row of Ridgewood St.;

Then south along west ROW of Ridgewood St. to south ROW of Haddon St.;

Then east northeast along south ROW of Haddon St. to northwest corner of 0.0083 ac. tract (TR 3A & TR 8A BLK 3 LUCILE PLACE FRANKS);

Then generally south southeast along west boundary of 0.0083 ac. tract to southwest corner of said tract;

Then east northeast along south boundary of said 0.0083 ac. tract to southeast corner of said tract;

Then north northwest along east boundary of said 0.0083 ac. tract to southwest corner of 0.2854 ac. lot (LT 4 & TRS 3B & 5B FRANKS);

Then east northeast along south boundary of said 0.2854 ac. lot, 0.2296 ac. lot (LT 6 & TRS 5A & 7B FRANKS) to northeast corner of 0.1564 ac. tract (TR 9B BLK 3 & TRS 11A & 12 FRANKS LUCILE PLACE);

Then south southeast along east boundary of said 0.1564 ac. tract, across ROW of Nevada St. to south ROW of Nevada St.;

Then east northeast along south ROW of Nevada St. to west ROW of Commonwealth St. and point of beginning of +/- 54.3 acre Save and Except Tract 2;

Save and Except Tract 3 is +/- 36.7 acres with point of beginning being south ROW of Fairview St. and west ROW of Commonwealth St.;

Then south southeast along west ROW of Commonwealth St. to north ROW of California St.;

Then west southwest along north of ROW of California St. to west ROW of Yupon St.;

Then south southeast west ROW of Yupon St. to north ROW of California St.;

Then west southwest along north ROW of California St. to east ROW of Windsor St.;

Then north northwest along east ROW of Windsor St. to north ROW of Missouri St.;

Then west southwest along north ROW of Missouri St. to east ROW of Mandell St.;

Then north northwest along east ROW of Mandell St. to a point east northeast of 0.0552 ac. lot (LT 1 BLK 1 MANDELLINA);

Then west southwest across ROW of Mandell St. and along north boundary of said 0.0552 ac. lot, 0.0351 ac. lot (LT 7 BLK 1 MANDELLINA) to east boundary of 0.0362 ac. lot (LT 10 BLK 1 WATERHILL HOMES ON RALPH);

Then south southeast along east boundary of said 0.0362 ac. lot, 0.047 ac. lot (LT 11 BLK 1 WATERHILL HOMES ON RALPH) to southeast corner of said 0.047 ac. lot and north ROW of Missouri St.;

Then west along north ROW of Missouri St. to east ROW of Ralph St.;

Then north along east ROW of Ralph St. to a point east of southeast corner of 0.0482 ac. tract (TR 7 BLK 7 HYDE PARK HEIGHTS);

Then west across ROW of Ralph St., along north ROW of Missouri St. to east ROW of Dunlavy St.;

Then north along east ROW of Dunlavy St. to south ROW of Fairview St.;

Then east northeast along south ROW of Fairview St. to west ROW of Commonwealth St. and point of beginning of +/- 36.7 acre Save and Except Tract 3;

Save and Except Tract 4 is +/- 12.7 acres with point of beginning being the south ROW of Nevada St. and west ROW of Waugh Dr.;

Then south southeast along west ROW of Waugh Dr. to north ROW of Fairview St.;

Then west southwest along north ROW of Fairview St. to east ROW of Commonwealth St.;

Then north northwest along east ROW of Commonwealth St. to south ROW of Nevada St.;

Then east northeast along south ROW of Nevada St. to west ROW of Waugh Dr. and point of beginning of +/- 12.7 acre Save and Except Tract 4;

Save and Except Tract 5 is +/- 8.4 acres with point of beginning being the south ROW of Fairview St. and west ROW of Waugh Dr.;

Then south southeast along west ROW of Waugh Dr. to north ROW of California St.;

Then west southwest along north ROW of California St. to east ROW of Commonwealth St.;

Then north northwest along east ROW of Commonwealth St. to south ROW of Fairview St.;

Then east northeast along south ROW of Fairview St. to west ROW of Waugh Dr. and point of beginning of +/- 8.4 acre Save and Except Tract 5;

Save and Except Tract 6 is +/- 9.7 acre tract with point of beginning being south ROW of Fairview St. and northwest corner of 0.1423 ac. tract (TRS 7 & 8 BLK 12 HYDE PARK);

Then south along west boundary of said 0.1423 ac. tract, and 0.1443 ac. lot (LT 5 & TR 6A BLK 12 HYDE PARK) to north ROW of Hyde Park Blvd;

Then west along north ROW of Hyde Park Blvd to west ROW of Yoakum Blvd.;

Then south along west ROW of Yoakum Blvd. to north ROW of California St.;

Then west along north ROW of California to east ROW of Waugh Dr. (northbound);

Then northwest and north northwest along east ROW of Waugh Dr. (northbound) to south ROW of Fairview St.;

Then east along south ROW of Fairview St. to northwest corner of 0.1423 ac. tract (TRS 7 & 8 BLK 12 HYDE PARK) and point of beginning of +/- 9.7 acre Save and Except Tract 6;

Save and Except Tract 7 is +/- 54.5 acres with point of beginning being south ROW of W. Gray St. and northwest corner of 0.1194 ac. lot (LT 15 BLK 10 ROSEMONT HEIGHTS EXTN);

Then south along west boundary of said 0.1194 ac. lot, and 0.1458 ac. lot (LT 4 BLK 10 ROSEMONT HEIGHTS EXTN) to southwest corner of said 0.1458 ac. lot and north ROW of Peden St.;

Then east along north ROW of Peden St. to a point north of northwest corner of 0.0327 ac. lot (LT 6 BLK 1 RENAISSANCE ON MONTROSE);

Then south along west boundary of said 0.0327 ac. lot to southwest corner of said lot and north boundary of 0.0184 ac. lot (RES A BLK 1 (OPEN SPACE) RENAISSANCE ON MONTROSE);

Then east along north boundary of said 0.0184 ac. lot to northeast corner of said lot;

Then south along east boundary of said 0.0184 ac. lot, and west boundary of LTS 9-14 BLK 1 RENAISSANCE ON MONTROSE, across ROW of Bomar St., 0.1666 ac. lot (RES A BLK 1 HIGHTECH), 0.1666 ac. lot (RES A BLK 1 HIGHTECH), 0.1148 ac. lot (LT 21 ROSEDALE), 0.1722 ac. lot (LT 96 & TR 97A WESTOVER), 0.1722 ac. lot (LT 70 & TR 71A WESTOVER), 0.1722 ac. lot (LT 46 & TR 47A WESTOVER), across ROW of W. Drew St., 0.1722 ac. lot (LT 21 & TR 22A WESTOVER) to southwest corner of said 0.1722 ac. lot (LT 21 & TR 22A WESTOVER);

Then east along south boundary of said 0.1722 ac. lot to west ROW of Montrose Blvd;

Then south along west ROW of Montrose Blvd to northeast corner of 0.1366 ac. lot (LT 8 BLK 2 HYDE PARK EXTN);

Then west along north boundary of said 0.1336 ac. lot to northwest corner of said lot;

Then south along west boundary of said 0.1336 ac. lot to north ROW of Fairview St.;

Then west along north ROW of Fairview St. to east ROW of Waugh Dr.;

Then north northwest along east ROW of Waugh Dr. to south ROW of Peden St.;

Then east along south ROW of Peden St. to northeast corner of 0.0379 ac. lot (LT 8 BLK 1 STRATFORD PAR R/P);

Then north across ROW of Peden St. and along west boundary of 0.0368 ac. tract (TR 21 BLK 1 ROSEMONT), TR 21A, B & C BLK 1 ROSEMONT to northwest corner of 0.036 ac. tract (TR 21B BLK 1 ROSEMONT);

Then east along north boundary of said 0.036 ac. tract, 0.0505 ac. tract (TR 20C BLK 1 ROSEMONT .3333 INT IN TR 20 BLK 1) to northeast corner and coincident southwest corner of 0.1332 ac. lot (LT 8 BLK 1 ROSEMONT);

Then north along west boundary of said 0.1332 ac. lot to northwest corner of said lot and south ROW of W. Gray St.;

Then east along south ROW of W. Gray to northwest corner of 0.1194 ac. lot (LT 15 BLK 10 ROSEMONT HEIGHTS EXTN) and point of beginning of +/- 54.5 acre Save and Except Tract 7;

Save and Except Tract 8 is +/- 53.3 acres with point of beginning being the south ROW of W. Dallas St. and west ROW of Montrose Blvd.;

Then south along west ROW of Montrose Blvd. to southeast corner of 0.6039 ac. lot (LTS 1 2 3 & 6 & TRS 4 & 17 BLK 1 COLUMBUS) and north line of Alleyway;

Then west along south boundary of said 0.6039 ac. lot and north line of Alleyway to a point north of northwest corner of 0.0471 ac. lot (LT 7 BLK 1 MONTROSE TERRACE) and east line of Alleyway (southbound);

Then south along east line of Alleyway and west boundary of Lots 1-7 and Res A Blk 1 Montrose Terrace, and Tracts 23-27 Blk 1 Columbus to southwest corner of 0.1309 ac. tract (TRS 26 & 27 BLK 1 COLUMBUS) and north ROW of W. Clay St.;

Then west along north ROW of W. Clay St. to west ROW of Marconi St.;

Then south along west ROW of Marconi St. to north ROW of W. Gray St.;

Then west along north ROW of W. Gray St. to east ROW of Waugh Dr.;

Then north along east ROW of Waugh Dr. to south ROW of W. Dallas St.;

Then east along south ROW of W. Dallas St. to west ROW of Montrose Blvd. and point of beginning of +/- 53.3 acre Save and Except Tract 8;

Save and Except Tract 9 is +/- 51.2 acres with point of beginning being west ROW of Taft St. and southeast corner of 0.1297 ac. lot (LT 19 BLK 2 AVON PLACE);

Then south along west ROW of Taft St. to north ROW of Fargo St.;

Then west along north ROW of Fargo St. to west ROW of Morgan St.;

Then south along west ROW of Morgan St. to north ROW of Fairview St.;

Then west along north ROW of Fairview St. to east ROW of Crocker St.;

Then north along east ROW of Crocker St. to south ROW of W. Drew St.;

Then west along south ROW of W. Drew St. to east boundary of 0.275 ac. lot (LTS 28 & 29 BLK 4 HYDE PARK EXTN);

Then north along east boundary of said 0.275 ac. lot, 0.1579 ac. lot (LT 26 WESTOVER), and east ROW of Grant St., across ROW of Welch St., and along east boundary of 1.0239 ac. lot (LTS 23 24 25 & 26 & LTS 99 100 101 & 102 WESTOVER ROSEDALE), 0.1607 ac. tract (TR

103 ROSEDALE) to northeast corner of said 0.1607 ac. lot and coincident southeast corner of 0.1607 ac. tract (TR 104 ROSEDALE);

Then west along south boundary of said 0.1607 ac. tract, and 0.1148 ac. tract (TR 104 ROSEDALE) to southwest corner of said 0.1148 ac. lot;

Then north along west boundary of said 0.1148 ac. tract, across ROW of Bomar St., and west boundary of 0.1378 ac. lot (LT 101 & TR 102B ROSEDALE) to northwest corner of said 0.1378 ac. lot;

Then east along north boundary of said 0.1378 ac. lot, 0.0942 ac. tract (TR 102C ROSEDALE), 0.086 ac. lot (TRS 102 & 102A ROSEDALE), 0.0754 ac. lot (LT 1 & TR 1A DAMON COURT), LTS 2-6 DAMON COURT to west boundary of 0.2147 ac. tract (TR 13 ABST 696 O SMITH);

Then north along west boundary of said 0.2147 ac. tract to northwest corner of said tract;

Then east along north boundary of said 0.2147 ac. tract, 0.1148 ac. lot (TR 13D ABST 696 O SMITH), across ROW of Stanford St., and along north boundary of 0.161 ac. lot (RES A BLK 1 KOSKA VILLAS AT STANFORD) to northeast corner of said lot and west boundary of 0.0668 ac. lot (LT 8 BLK 1 AMEND MILLENNIUM HOMES ON BOMAR AVE);

Then north along west boundary of said 0.0668 ac. lot to northwest corner of said lot;

Then east along north boundary of said 0.0668 ac. lot, and LTS 9-16 BLK 1 AMEND MILLENNIUM HOMES ON BOMAR AVE to northeast corner of 0.0596 ac. lot (LT 16 BLK 1 AMEND MILLENNIUM HOMES ON BOMAR AVE);

Then south along east boundary of said 0.0596 ac. lot to northwest corner of 0.16 ac. tract (TR 1A BLK 1 QUIGLEY COURT SEC 1);

Then east along north boundary of said 0.16 ac. tract to west boundary of 0.0756 ac. tract (TR 1C BLK 1 QUIGLEY COURT SEC 1);

Then south southeast along west boundary of said 0.0756 ac. tract to southwest corner of said tract;

Then east along south boundary of said 0.0756 ac. tract to southeast corner of said tract and west boundary of 0.1355 ac. tract (TR 2B BLK 1 QUIGLEY COURT SEC 1);

Then north along west boundary of said 0.1355 ac. tract to northwest corner of said tract;

Then east along north boundary of said 0.1355 ac. tract, LTS 9-12 BLK 1 BALCONIES OF BOMAR, 0.0513 ac. tract (TR 10 MEYER), 0.4039 ac. lot (LTS 1 2 & 3 4 & TR 10A MEYER) to northeast corner of said 0.4039 ac. lot and southeast corner of 0.1297 ac. lot (LT 19 BLK 2 AVON PLACE) and west ROW of Taft St. and point of beginning of +/- 51.2 acre Save and Except Tract 9;

Save and Except Tract 10 is +/- 23.9 acres with point of beginning being the south ROW of Fairview St. and east ROW of Morgan St.;

Then south along east ROW of Morgan St. to south ROW of Hyde Park Blvd.;

Then east along south ROW of Hyde Park Blvd. to west ROW of Taft St.;

Then south along west ROW of Taft St. to north ROW of Pacific St.;

Then west along north ROW of Pacific St. to a point north of northeast corner of 0.1148 ac. lot (LT 1 BLK A MONTROSE);

Then south across ROW of Pacific St. and along east boundary of said 0.1148 ac. lot and west ROW of Taft St. to north ROW of Avondale St.;

Then west along north ROW of Avondale St. to east ROW of Crockett St.;

Then north along east ROW of Crockett St. to south ROW of Fairview St.;

Then east along south ROW of Fairview St. to east ROW of Morgan St. and point of beginning of 23.9 acre Save and Except Tract 10;

Save and Except Tract 11 is +/- 40.8 acre with point of beginning being west ROW Taft St., and south line of Alleyway at northeast corner of 0.04008 ac. tract (TR 14A BLK 11 MONTROSE);

Then south along west ROW Taft St., across ROW of Hawthorne St., along west line of Alleyway (southbound) and east boundary of TRS 1B & 2A-2 BLK 16 MONTROSE, CARVA T/H CONDO, TRS 3-8 BLK 16 MONTROSE, MANORS AT AUDUBON PLACE, TRS 10-23 BLK 16 MONTROSE to southeast corner of 0.1435 ac. tract (TR 23 BLK 16 MONTROSE) and north ROW of W. Alabama St.;

Then west along north ROW of W. Alabama St. to west ROW of Audubon Pl.;

Then north along west ROW of Audubon Pl. to northeast corner of 0.1307 ac. tract (TR 5 BLK 15 MONTROSE);

Then west along north boundary of said 0.1307 ac. tract, and 0.1727 ac. lot (LT 4 & TRS 5A & 6A BLK 15 MONTROSE), 0.1674 ac. tract (TR 6B BLK 15 MONTROSE), 0.206 ac. lot (RES A BLK 1 WEST ALABAMA 620), LOTS 8 & 9A, 9 & 14 BLK 15 MONTROSE, LOTS 8-14A BLK 17 MONTROSE, across ROW of Stanford St., LOTS 6-10 BLK 18 MONTROSE, across ROW of Roseland St., LOTS 12 & 13 BLK 31 MONTROSE, to east boundary of 0.1435 ac. lot (LT 11 BLK 31 MONTROSE);

Then south along east boundary of said 0.1435 ac. lot to north ROW of W. Alabama St.;

Then west along north ROW of W. Alabama St. to east ROW of Montrose Blvd.;

Then north along east ROW of Montrose Blvd. to south ROW of Marshall St.;

Then east along south ROW of Marshall St. to northwest corner of 0.1377 ac. tract (TRS 1 & 2 BLK 31 MONTROSE);

Then north across ROW of Marshall St., and along east line of alleyway and west boundary of 0.1626 ac. tract (TRS 12 & 13 BLK 30 MONTROSE), 0.1377 ac. tract (TRS 1 & 2 BLK 30 MONTROSE), across ROW of Kipling St., west boundary of 0.1378 ac. tract (TRS 12A & 13A

BLK 29 MONTROSE), 0.1378 ac. tract (TRS 1A & 2A BLK 29 MONTROSE) to northwest corner of said 0.1378 ac. tract and south ROW of Harold St.;

Then east along south ROW of Harold St. to east ROW of Roseland St.;

Then north along east ROW of Roseland St. to northwest corner of 0.1928 ac. lot (LT 5 & TR 6A BLK 24 MONTROSE) and south line of alleyway;

Then east along north boundary of said 0.1928 ac. lot, and south line of alleyway, north boundary of LBK 24 MONTROSE, across Row of Stanford St., BLK 10 MONTROSE, across ROW of Whitney St., BLKS 11 MONTROSE to northeast corner of 0.04008 ac. tract (TR 14A BLK 11 MONTROSE) and west ROW of Taft St. and point of beginning of +/- 40.8 acre Save and Except Tract 11;

Save and Except Tract 12 is +/- 15.9 acres with point of beginning being west ROW of Stanford St. and north ROW of Sul Ross St.;

Then south along west ROW of Stanford St. to northeast corner of 0.1722 ac. lot (LT 4 & TR 5 BLK 16 LOCKHART CONNOR & BARZIZA);

Then west along north boundary of said 0.1722 ac. lot to northwest corner of said lot and east boundary of 0.1182 ac. tract (TR 12 BLK 16 LOCKHART CONNOR & BARZIZA);

Then north along east boundary of said 0.1182 ac. tract to northeast corner of said lot;

Then east along north boundary of said 0.1182 ac. tract to northwest corner of said lot and east boundary of 0.1148 ac. lot (LT 8 BLK 16 LOCKHART CONNOR & BARZIZA);

Then north along east boundary of said 0.1148 ac. lot to northeast corner of said lot;

Then west along north boundary of said 0.1148 ac. lot, across ROW of Roseland St., 0.1033 ac. lot (LT 3 BLK 25 LOCKHART CONNOR & BARZIZA) to northwest corner of said 0.1033 ac. lot;

Then south along west boundary of said 0.1033 ac. lot, and 0.2071 ac. lot (LT 4 & TR 5B BLK 25 LOCKHART CONNOR & BARZIZA) to southwest corner of said 0.2071 ac. lot and north ROW of Richmond Ave.;

Then west along north ROW of Richmond Ave. to east ROW of Montrose Blvd.;

Then north along east ROW of Montrose Blvd. to southwest corner of 0.2066 ac. tract (TRS 3 & 4 BLK 34 MONTROSE);

Then east along south boundary of said 0.2066 ac. tract to southeast corner of said lot;

Then north along east boundary of said 0.2066 ac. tract to northeast corner of said lot and south ROW of Branard St.;

Then east along south ROW of Branard St. to a point south of southwest corner of 0.562 ac. lot (RES B BLK 2 BLVD THIRTY-EIGHT FIFTEEN MONTROSE);

Then north across ROW of Branard St. and along east line of alleyway and west boundary of TRS 1-6 & 6A-6L ROSELAND T/H LOCKHART CONNOR & BARZIZA, across ROW of Sul Ross St. to southwest corner of said 0.562 ac. lot;

Then east along south boundary of said 0.562 ac. lot and south ROW of Sul Ross St. to southeast corner of said lot and west ROW of Roseland St.;

Then north along west ROW of Roseland St. and east boundary of said 0.562 ac. lot to a point west of southwest corner of 0.7759 ac. lot (LTS 1 2 & 11 & TRS 3A 8B 9 & 10 BLK 20 LOCKHART CONNOR & BARZIZA);

Then east across ROW of Roseland St. and along south boundary of said 0.7759 ac. lot to southeast corner of said lot and west ROW of Stanford St.;

Then south along west ROW of Stanford St. to north ROW of Sul Ross St. and point of beginning of +/- 15.9 acre Save and Except Tract 12;

Save and Except Tract 13 is +/- 21.6 acres with point of beginning being the west ROW of Mandell St. and southeast corner of 0.2305 ac. lot (RES A BLK 1 WATERCOLOR ART SOCIETY-HOU RES);

Then south along west ROW of Mandell St. to north ROW of Richmond Ave.;

Then west along north ROW of Richmond Ave. to east ROW of Dunlavy St.;

Then north along east ROW of Dunlavy St. to southwest corner of 3.694 ac. tract (RES A BLK 1 LANCASTER SQUARE);

Then east along south boundary of said 3.694 ac. tract to southeast corner of said tract;

Then north along east boundary of said 3.694 ac. tract to southwest corner of 0.1818 ac. lot (LT 10 & TR 9 BLK 1 LANCASTER PLACE EXTN SEC 1);

Then east along south boundary of said 0.1818 ac. lot, and TRS 5-9A LANCASTER PLACE EXTN SEC 1, RES A BLK WEST ALABAMA TERRACE, TRS 2 & 3A BLK 1 LANCASTER PLACE EXTN SEC 1, and 0.2305 ac. lot (RES A BLK 1 WATERCOLOR ART SOCIETY-HOU RES) to southeast corner of said 0.2305 ac. lot and west ROW of Mandell St. and point of beginning of +/- 21.6 acre Save and Except Tract 13;

Save and Except Tract 14 is +/- 64.2 acre with point of beginning being south ROW of Hawthorne St. and west ROW of Mt. Vernon St.;

Then south along west ROW of Mt. Vernon St. to northeast corner of 0.1435 ac. lot (LT 3 & TRS 6A & 12A BLK 64 MONTROSE);

Then west along north boundary of said 0.1435 ac. lot to northwest corner of said lot;

Then south along west boundary of said 0.1435 ac. lot to southwest corner of said lot and northeast corner of 0.0575 ac. tract (TR 10E BLK 64 MONTROSE AMEND);

Then west along north boundary of said 0.0575 ac. tract, TR 10A, C & D BLK 64 MONTROSE AMEND, across ROW of Graustark St. to east boundary of 0.1366 ac. lot (LT 5 BLK 74 MONTROSE);

Then north along east boundary of said 0.1366 ac. lot to northeast corner of said lot;

Then west along north boundary of said 0.1366 ac. lot, LTS 1-4 BLK 74 MONTROSE, across ROW of Yupon St., LTS 1-10 BLK 75 MONTROSE, across ROW of Mulberry St., LTS 11-20 BLK 1 MANDELL PLACE, 0.1435 ac. lot (LT 2 BLK 10 WEST MANDELL PLACE), 0.4304 ac. lot (LTS 1 & 2 BLK 9 & LT 3 BLK 10 WEST MANDELL PLACE), 0.1865 ac. lot (LTS 3 & 4 BLK 9 WEST MANDELL PLACE) to east ROW of Dunlavy St.;

Then north along east ROW of Dunlavy St. to northwest corner of 0.18955 ac. tract (TRS 3 & 4 BLK 1 WEST MANDELL PLACE);

Then east along north boundary of said 0.18955 ac. tract, TRS 1-4 BLK 1 WEST MANDELL PLACE, TRS 1 & 2 BLK 2 WEST MANDELL PLACE, LTS 1-10 BLK 10 MANDELL PLACE to west ROW of Mandell St.;

Then south along west ROW of Mandell St. to south ROW of Hawthorne St.;

Then east along south ROW of Hawthorne St. to west ROW of Mulberry St.;

Then south along west ROW of Mulberry St. to north ROW of Harold St.;

Then east along north ROW of Harold St., and south boundary of 1.427 ac. tract (LTS 1 2 3 4 17 18 19 & 20 BLK 78 MONTROSE) to southeast corner of said 1.427 ac. tract;

Then north along east boundary of said 1.427 ac. tract to northeast corner of said tract and south ROW of Hawthorne St.;

Then east along south ROW of Hawthorne St. to west ROW of Mt. Vernon St. and point of beginning of +/- 64.2 acre Save and Except Tract 14;

Save and Except 1.2154 ac. tract (RES A BLK 1 CVS ROSSMOYNE);

Save and Except Tract 16 is +/- 1.6 acres with point of beginning being south ROW of Marshall St. and west ROW of Montrose Blvd.;

Then south along west ROW of Montrose Blvd. to north ROW of W. Alabama St.;

Then west along north ROW of W. Alabama St. to southwest corner of 0.4161 ac. lot (RES B CAMPUS ANNUNCIATION ORTHODOX SCHOOL);

Then north along east boundary of said 0.4161 ac. lot to northeast corner of said lot and south ROW of Marshall St.;

Then east along south ROW of Marshall St. to west ROW of Montrose Blvd. and point of beginning of +/- 1.6 acre Save and Except Tract 16;

Save and Except LOTS 1-12 and RES A (LANDSCAPE), BLK 1 MANORS ON LOVETT BOULEVARD R/P;

Save and Except LT 17 & TR 18A BLK 9 MONTROSE;

Save and Except LOVETT PLACE CONDO 4TH AMEND;

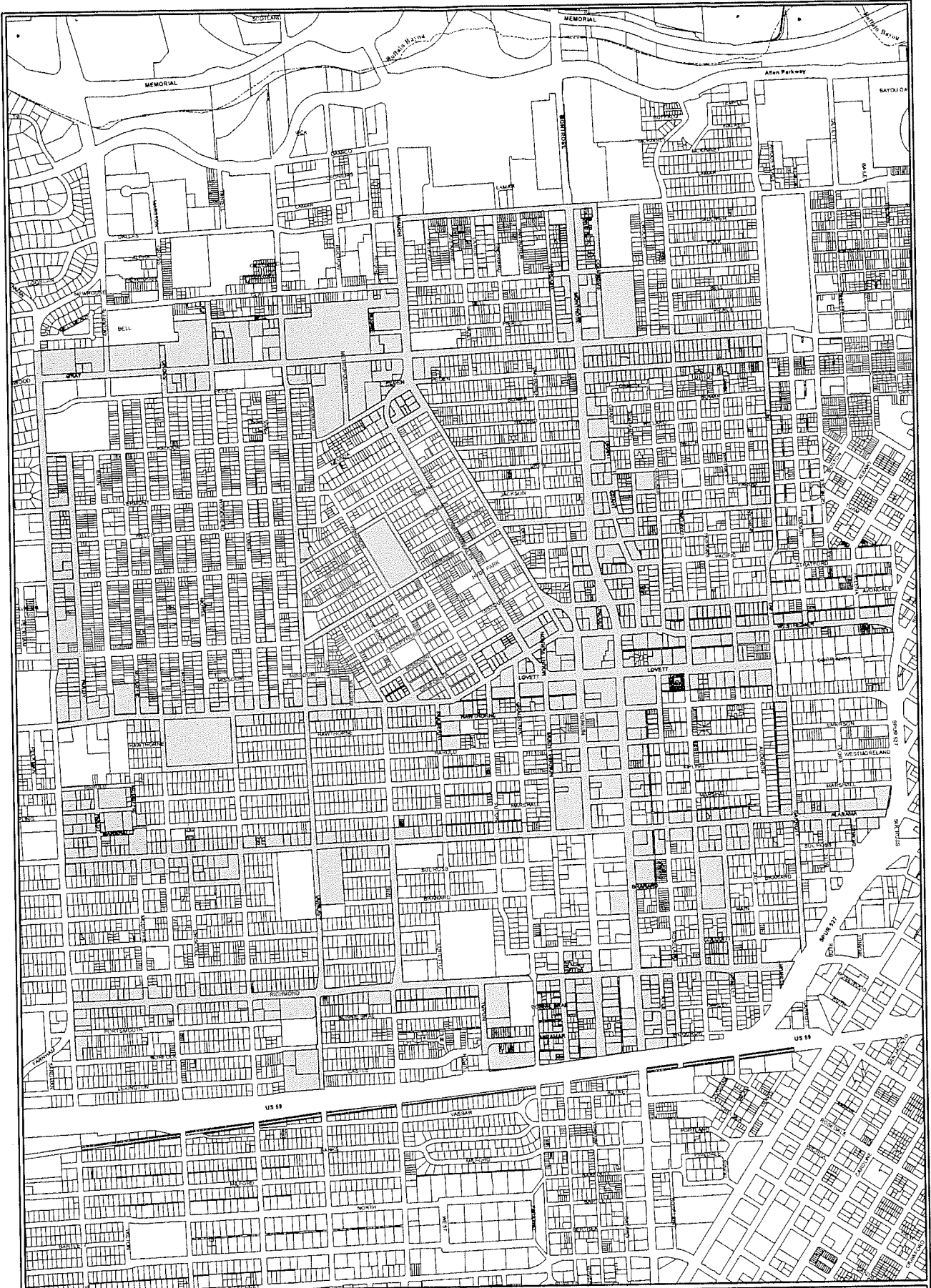
Save and Except ONE MONTROSE PLACE CONDO 2ND AMEND;

Save and Except METROPOLIS CONDOMINIUM AMEND.



EXHIBIT "B"

**Boundary Map
TIRZ No. 27 (Montrose Zone)
City of Houston, Harris County**

(see map immediately following this page)

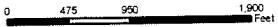


Legend

-  Waterway
-  Montrose TIRZ

**City of Houston
Montrose TIRZ #27**

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



Source: COHGIS Database
Date: November 2015
Reference: pj18552_Montrose



**PLANNING &
DEVELOPMENT
DEPARTMENT**