

**YOLANDA FORD**  
Chair  
**CHRIS PRESTON**  
Vice-Chair  
**VASHAUNDRA EDWARDS**  
Director  
**REGINALD PEARSON**  
Director  
**JEFFREY L. BONEY**  
Director



**ANTHONY G. MAROULIS**  
Director/Secretary  
**FLOYD EMERY**  
Director  
**ANTHONY SNIPES**  
General Manager  
**MARIA JACKSON**  
Assistant Secretary

## MISSOURI CITY DEVELOPMENT AUTHORITY MEETING AGENDA

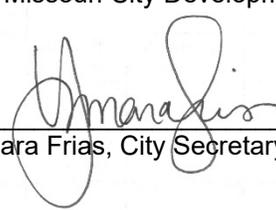
Notice is hereby given of a meeting of the Board of Directors of the Missouri City Development Authority to be held on **Monday, July 15, 2019, at 5:30 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Directors reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL
2. Consider approving the minutes of the meeting of July 1, 2019.
3. Public comments.
4. Discuss the update to the Public Improvement District No. 2 and 4 Assessment Plan.
5. Discuss the development agreement for the Missouri City Middle School gymnasium project.
6. **CLOSED EXECUTIVE SESSION**  
*The Board of Directors may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*
7. ADJOURN

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending Missouri City Development Authority meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8500.**

### CERTIFICATION

I certify that a copy of the July 15, 2019 agenda of items to be considered by the Missouri City Development Authority was posted on the City Hall bulletin board on July 11, 2019, at 4:00 p.m.

  
\_\_\_\_\_  
Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items for consideration by the Board of Directors was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

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## MISSOURI CITY DEVELOPMENT AUTHORITY MINUTES

The Board of Directors of the Missouri City Development Authority held a meeting on **Monday, July 1, 2019**, at **5:30 p.m.** in the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, to consider the following:

### 1. CALL TO ORDER

Chair Ford called the meeting to order at 5:37 p.m.

Those also present: Directors Pearson, Maroulis, and Emery; General Manager Snipes, Assistant Secretary Jackson, Assistant City Manager Atkinson, Director of Financial Services Portis, Director of Communications Walker, Director of Public Works Kumar, Assistant City Attorney Quintal, and Media Specialist III Sanders. Vice-Chair Preston arrived at 5:43 p.m. Director Boney arrived at 5:52 p.m. Absent: Director Edwards.

### 2. Consider approving the minutes of the meeting of February 4, 2019.

Director Pearson moved to approve the minutes of the February 4, 2019, meeting; and, the motion was seconded by Director Emery. **MOTION PASSED UNANIMOUSLY.**

### 3. Public comments.

There were no public comments.

### 4. Consider approving and authorizing the execution of an agreement with the City of Missouri City, Texas and Reinvestment Zone One, Missouri City, Texas for the following proposed projects that are consistent with the Zone's Second Amended Project Plan and Financing Plan:

- a. **The Veterans' Memorial Project; and**
- b. **The Parks Maintenance Facility Project.**

Assistant City Attorney Quintal stated that at the June 10, 2019, TIRZ One board meeting, there was a unanimous vote to participate in the development of the Veterans' Memorial Project and the Parks Maintenance Facility Project. The proposed resolution approves and authorizes the development agreement by and between the City, Reinvestment Zone One, and Missouri City Development Authority for development of these two projects. Chair Ford inquired about the TIRZ as a funding source and requested an updated list of funding sources for the Veterans' Memorial; and, a list for each of the TIRZ Board and their pending projects.

Director Maroulis asked if the TIRZ Board was aware of the redevelopment ideas and sources of funds. General Manager Snipes stated they have been made of aware of potential projects for redevelopment.

Chair Ford asked on how the City's facilities would be maintained. Snipes provided an update regarding last year's maintenance inventory plan.

Director Pearson moved to approve and authorize the execution of an agreement with the City of Missouri City, Texas and Reinvestment Zone One, Missouri City, Texas for the following proposed projects that were consistent with the Zone's Second Amended Project Plan and Financing Plan: the Veterans' Memorial Project; and the Parks Maintenance Facility Project. Director Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

**5. ADJOURN**

Without objection, Chair Ford adjourned the meeting at 5:55 p.m.

**BY:**

\_\_\_\_\_  
Yolanda Ford, Chair

**ATTEST:**

\_\_\_\_\_  
Anthony G. Maroulis, Secretary



## MISSOURI CITY DEVELOPMENT AUTHORITY AGENDA ITEM COVER MEMO

July 1, 2019

**To:** Board of Directors of the Missouri City Development Authority  
**Agenda Item:** 4 Update on PID 2 and PID 4 Assessments and Assessment Plans.  
**Submitted by:** Allena J. Portis, Director of Financial Services

### SYNOPSIS

This report provides an overview of the City's Public Improvement Districts in preparation for the future presentation of updated service & assessment plans and possible assessments for PID 2, which will require public hearings.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City

### BACKGROUND

Under Chapter 372 of the Texas Local Government Code (The Code), a Public Improvement District (PID) may be established within the city limits or the extraterritorial jurisdiction of a municipality for the reimbursement of expenses associated with improvement projects in the District. Currently, the City has two Public Improvement Districts, PID 2 and PID 4. PID 2 was created in 2001 to finance improvements in the Lake Shore Harbour subdivision. PID 4 was created in 2005 to finance improvements in the Creekmont subdivision.

#### **Assessments**

As required by the code, the cost of the improvements for each section are apportioned based on the special benefits accruing to the property because of the improvement. The cost of the improvement may be assessed equally per square foot or front foot, according to value or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. After the total costs are determined, the assessment roll is prepared, and after proper notice, adopted by the City Council. The code allows the assessment to be paid in installments with interest. Property owners are able to pay off their PID assessment at any time.

PID 2's assessment is a 30-year assessment with payments due annually. The cost of the improvements are allocated equally among the lots in each section. PID 4's assessment is also a 30-year assessment, but the cost is allocated based on the size of the lot (square foot). The payment of assessments for both PIDs begin upon issuance of a certificate of occupancy for the assessed lot.

PID 2			PID 4		
Section	Assessment Roll Approved	Lots	Section	Assessment Roll Approved	Lots
Section 1	5/3/2004	148	Sections 1 & 2	8/21/2006	206
Section 2	5/1/2006	86	Sections 3, 3A & 3B	12/29/2008	93
Section 3	6/4/2007	172			
Section 4	5/21/2012	91			
Section 5	9/3/2013	80			
Section 6	12/21/2015	6			
Section 8	9/17/2018	38			
	<b>Total Lots</b>	<b>621</b>		<b>Total Lots</b>	<b>299</b>

**Current Status**

Debt was issued in 2010 and 2018 for PID 2 with debt service payments scheduled through FY2038. To date, Vicksburg Estate, the developer for Lake Shore Harbour, has been paid a total of \$9,688,674.78. There is a remaining balance of \$246,278 for costs associated with Sections 4 and 5, which is scheduled to be reimbursed next fiscal year when funds become available.

Debt was issued in 2009 and refunded in 2016 for PID 4 with debt service payments scheduled through FY2038. Perry Homes, the developer for Creekmont, has been paid a total of \$5,415,500 for full and complete satisfaction of all obligation related to section 1, 2, 3, 3A and 3B.

**Future Update**

The Local Government Code requires that a service plan that covers a period of at least five years be prepared and reviewed & updated annually. Within the service plan, there must be an assessment plan. We have entered into a professional services agreement with Municap, LLC to review & update the service and assessment plans for both PIDs and recalculate the assessments to ensure that the City is collecting the appropriate amounts. If existing assessments should be higher (lower does not require a hearing) or there are new assessments, a public hearing will be required and notice will be published as required by the Local Government Code. It is anticipated that a public hearing will be required for properties located in PID 2 that have not yet been assessed.

**SUPPORTING MATERIALS**

1. PID 2 Service & Assessment Plan O-07-31
2. PID 4 Service & Assessment Plan O-06-37

**STAFF'S RECOMMENDATION**

No action is required on this item.

**Finance Director Approval:** Allena J. Portis, Director of Financial Services

**City Manager Approval:** Anthony J. Snipes, City Manager

## **ORDINANCE NO. O-07-31**

AN ORDINANCE OF THE CITY COUNCIL OF MISSOURI CITY, TEXAS,  
APPROVING THE SECOND UPDATED AND RESTATED SERVICE AND  
ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC  
IMPROVEMENT DISTRICT NO. TWO.

**WHEREAS**, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

**WHEREAS**, the City has received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Two (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

**WHEREAS**, the City passed Ordinance 0-04-14 approving the Service and Assessment Plan for the City of Missouri City Public Improvement District No. Two (the "PID") and Ordinance 0-06-23 approving the First Updated and Restated Service and Assessment Plan for the City of Missouri City Public Improvement District No. Two; and

**WHEREAS**, the City Council wishes to adopt a Second Updated and Restated Service and Assessment Plan with respect to the PID; **NOW THEREFORE**,

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

**Section 1.** The facts recited in the preamble hereto are found to be true and correct.

**Section 2.** The Service and Assessment Plan attached to this Ordinance is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

**Section 3.** It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED and APPROVED on first reading this 21<sup>st</sup> day of May, 2007.

PASSED, APPROVED and ADOPTED on second and final reading this 24<sup>th</sup>  
day of June, 2007.



\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**Second Updated and Restated  
Service and Assessment Plan  
Public Improvement District Number Two  
City of Missouri City, Fort Bend County, Texas**

**1. Introduction**

This Service and Assessment Plan (the “Plan”) is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code (the “Act”), and pursuant to Resolution No. 01-37 creating the Missouri City Public Improvement District Number Two (the “PID” or “PID No. 2” or the “District”), Missouri City (the “City”), Fort Bend County, Texas. The creation of the PID was initiated by a petition (the “Creation Petition”) submitted by property owners within the PID boundaries in compliance with the requirements of Section 372.005 of the Act. The Plan was initially approved in 2004 by Ordinance Number 0-04-14, and subsequently updated in 2006 by Ordinance 0-06-23. This Plan represents the Second Updated and Restated Service and Assessment Plan.

**2. Boundaries**

The boundaries of PID No. 2 are as indicated in the metes and bounds description attached as Exhibit A.

**3. Administration of the District**

Administration of the District is the responsibility of the Board of Directors of the Missouri City Development Authority (the “Board”), as created by the City Council of the City of Missouri, Texas.

**4. Public Improvements**

The Public Improvements to be financed and constructed hereby (the “Public Improvements”) serve to promote the construction of single-family units (“SFU”). The Public Improvements included in the Plan will confer a special benefit to properties within Public Improvement District No. 2 and will consist of the construction of site work, water lines, sanitary sewer lines, storm sewers, paving, landscaping, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The Public Improvements will be pre-funded by the developers of various residential subdivisions within the PID.

***A. Lake Shore Harbour - Generally***

Lake Shore Harbour Subdivision represents the first such subdivision development within

the PID, and is being developed by Vicksburg Estates, Ltd. Lake Shore Harbour will ultimately contain 640 single-family units within Public Improvement District No. 2, and will be constructed in multiple sections. This plan will be supplemented as the costs of subsequent sections are determined, and the benefited properties assessed accordingly. The Public Improvements authorized under this Plan for Lake Shore Harbour, and the estimated costs thereof, are described below:

**LAKE SHORE HARBOUR  
PID COSTS**

<b>PUBLIC IMPROVEMENT</b>	<b>ESTIMATED COST</b>
Water Lines	\$682,493.75
Sanitary Sewer Lines	\$2,445,525.00
Storm Sewer	\$2,178,900.00
Paving	\$3,065,113.60
Site Work	\$116,500.00
Engineering	\$1,018,623.88
Public Landscaping	\$600,000.00
Financing Cost	\$11,044,619.77
Administration & Legal Expenses	\$900,000.00
<b>TOTAL</b>	<b>\$22,051,776.00</b>

**LAKE SHORE HARBOUR  
PID COSTS  
*(Updated to Include Capital Recovery Fees)***

<b>PUBLIC IMPROVEMENT</b>	<b>ESTIMATED COST</b>
Water Lines	\$682,493.75
Sanitary Sewer Lines	\$2,445,525.00
Storm Sewer	\$2,178,900.00
Paving	\$3,065,113.60
Site Work	\$116,500.00
Engineering	\$1,018,623.88
Public Landscaping	\$600,000.00
<b>Capital Recovery Fees @ \$2,500/lot</b>	<b>\$1,600,000.00</b>
Financing Cost	\$12,908,299.77
Administration & Legal Expenses	\$900,000.00
<b>TOTAL</b>	<b>\$25,515,456.00</b>

**5. Construction of Public Improvements**

Design and construction of all Public Improvements will be performed to City specifications, and all construction shall be bid as required by the Authority. The budgets for

each section of Public Improvements will be submitted for approval to the Board, as contracts for the proposed Public Improvements are awarded. The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the budgets, expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purpose of establishing the installments for assessments for improvements based upon actual construction bids for Public Improvements made and the financial needs of the District.

## **6. Conveyance of Improvements to the City**

Upon completion of the improvements, and final inspection and acceptance of the Public Improvements by the City, the Developers will convey all rights to the improvements to the City, subject to the Developers' rights of reimbursement described in a Public Improvement District Development and Financing Agreement executed among the Developers, the Board and the City.

## **7. Authorized Improvements**

The area within the PID that is covered by this Service and Assessment Plan is anticipated to be developed as single family residential. This Plan designates the Public Improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary Public Improvements, while allowing for sufficient flexibility to meet the needs of the PID over the life of the development of residential properties within the PID.

The developers contemplate multiple phases of construction, portions of which may be constructed concurrently. The construction of the Public Improvements authorized herein began in calendar year 2003. The proposed phasing is estimated and may vary. The cost estimates provided above are expressed in calendar year 2003 dollars and shall be determined in accordance with the then current value of such amount pursuant to the consumer price index for urban areas applicable to Missouri City. The actual costs of the Public Improvements will be determined subject to final costs pursuant to the guidelines of the Authority.

## **9. Advance Financing by Developer**

The Developers will advance the funds for construction of the Public Improvements for the account of the City and will be entitled to repayment pursuant to Public Improvement District Development and Financing Agreements (the "Development Agreements"), executed among the Board, the City and the Developers. Although the Public Improvements are required for the growth and development of the PID, it is not necessary for them to be built simultaneously. In addition, it is intended that portions of the PID not benefiting from a particular phase of the improvements not be assessed for such improvements. It is anticipated that one or more series of PID bonds will be issued to acquire the Public Improvements, provided that assessments may be used to pay costs of Public Improvements directly if no such assessment revenues are anticipated to be required for the payment of PID bonds. Any such bonds issued will be payable solely from

the PID assessments levied and collected, which shall be sufficient to pay principal and interest on the applicable series of bonds. Such bonds will not be a general obligation of the City in any way and bondholders will not have a lien on any revenues of the City other than the PID assessments.

**10. Apportionment of Costs**

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

**11. Levy of Assessments**

The plan of assessment contemplates that the assessment will be levied in phases, as Public Improvements are constructed within each Phase. The assessment year shall be concurrent with the City’s tax year. The assessments against property may be paid in annual installments based on an amortization of not more than thirty (30) years plus the period between the effective date of the assessment ordinance and the date of the first installment. For planning purposes the assumed interest rate is 6.00%. The final interest rate on financed assessments will be calculated in accordance with the provisions of the Development Agreement, subject to the maximum rate established by Chapter 372 of the Local Government Code.

The assessments shall be based upon the actual cost of the Public Improvements plus those related costs as deemed reimbursable by the City. The assessment will be allocated on a per lot basis or per square foot basis, as determined by City Council to best reflect the apportionment of benefit. The cost of the Public Improvements will consist of the costs to construct storm sewers, water lines, sanitary sewers, paving, and public landscaping for each development phase, related professional design and engineering fees, administrative and legal services and interest payable to the Developers pursuant to the Public Improvement District Development and Financing Agreements.

***A. Lake Shore Harbour***

The Plan estimates the following approximate assessments in each Phase based on a total lot count of 640 for Lake Shore Harbour, with the actual assessment to be determined at the time of the assessment levy by reference to the area of the benefited property and the cost of the Public Improvements.

Section One	Total Assessment of \$15,809.32 per lot (Assessment Principal)	Annual Payment of \$1,148.53 (Financed Assessment)
Section Two	Total Assessment of \$15,809.32 per lot (Assessment Principal)	Annual Payment of \$1,148.53 (Financed Assessment)
<b>Section Three</b>	<b>Total Assessment of \$18,292.43 per lot (Assessment Principal)</b>	<b>Annual Payment of \$1,328.93 (Financed Assessment)</b>
<b>Section Four</b>	<b>Total Assessment of \$18,292.43 per lot (Assessment Principal)</b>	<b>Annual Payment of \$1,328.93 (Financed Assessment)</b>

<b>Section Five</b>	<b>Total Assessment of \$18,292.43 per lot (Assessment Principal)</b>	<b>Annual Payment of \$1,328.93 (Financed Assessment)</b>
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Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and payable to the City. Financed assessments shall bear interest at six percent (6.00%) per annum if no bonds have been issued for the applicable Public Improvements, or one half of one percent (½%) higher than the actual interest rate on any PID bonds or notes used to finance the Public Improvements. However, in no event will the interest rate exceed eight percent (8%) percent.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the earlier of: (i) the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the District, or (ii) the third anniversary of the date such assessment was levied. The City will invoice each owner of property for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner of each succeeding calendar year until the assessment together with interest as provided herein has been paid in full. The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility of for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the City's property taxes in the year following the assessment installment. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment lien shall be effective only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment.

EXHIBIT "A"

PUBLIC IMPROVEMENT DISTRICT NUMBER TWO  
MISSOURI CITY, FORT BEND COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

**Beginning at a point** which is a northeast corner of the City of Missouri City corporate limits, said point also being in the southern boundary of the Trammel-Fresno Road right-of-way, said point also being the northeast corner of a 31.818 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R142852 and FBCAD parcel account number 0086-00-000-6005-907;

THENCE, in a southerly direction for a distance of approximately 4,440 feet along the eastern boundary of the City of Missouri City corporate limits, said limits running for approximately the first 1,900 feet along the eastern boundary of said parcel account number 0086-00-000-6005-907 to that parcel's southeast corner, then continuing approximately 2,540 feet along the eastern boundary of said parcel 0086-86-015-0400-907 to a point for corner, said point being the southeast corner of parcel account number 0086-86-015-0400-907, and also being a point in the northeast boundary of the State Highway 6 right-of-way, more particularly in the northeast boundary of a 30.974 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R143912 and FBCAD parcel account number 0086-00-000-0004-907, said parcel number 0086-00-000-0004-907 being right-of-way of State Highway 6;

THENCE, in a southeasterly direction for a distance of approximately 2,850 feet along the northeast boundary of the State Highway 6 right-of-way, more particularly in the northeast boundary of said parcel number 0086-00-000-0004-907, said boundary also being the eastern corporate limits of the City of Missouri City to a point, said point being the southeast corner of a 0.008 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166631 and FBCAD parcel account number 0086-00-000-9005-907, said point being in the western right-of-way of Westenfield Road and in the northern right-of-way of State Highway 6, said point also being in the northern boundary of said parcel number 0086-00-000-0004-907;

THENCE, continuing in a southeasterly direction for a distance of approximately 20 feet along the northeast boundary of the State Highway 6 right-of-way, said boundary also being the eastern corporate limits of the City of Missouri City to a point for corner, said point being the northeast corner of said parcel number 0086-00-000-0004-907, said point being near the center of the right-of-way of Westenfield Road;

THENCE, in a southerly direction for a distance of approximately 70 feet across the State Highway 6 right-of-way and along the eastern boundary of said parcel number 0086-00-000-0004-907, also being the eastern boundary of the City of Missouri City corporate limits, to a point, said point being the southeast corner of said parcel number 0086-00-000-0004-907, and also being the northeast corner of a 1.244 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166653 and FBCAD parcel account number 0086-86-022-0305-907, said parcel number 0086-86-022-0305-907 being right-of-way of State Highway 6;

THENCE, continuing in a southerly direction for a distance of approximately 120 feet across the State Highway 6 right-of-way and along the eastern boundary of said parcel number 0086-86-022-0305-907,

also being the eastern boundary of the City of Missouri City corporate limits, to a point, said point being the southeast corner of said parcel number 0086-86-022-0305-907, and also being the northeast corner of a 4.549 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R251575 and FBCAD parcel account number 0086-86-022-0309-907, said point also being in the southern right-of-way boundary of State Highway 6;

THENCE, continuing in a southerly, then southwesterly direction for a distance of approximately 490 feet along the eastern boundary of said parcel number 0086-86-022-0309-907, also being the eastern boundary of the City of Missouri City corporate limits, to a point for corner, said point being the southernmost southeast corner of said parcel number 0086-86-022-0309-907, said point also being in the northern boundary of Newpoint Estates subdivision Section 1;

THENCE, in a westerly direction for a distance of approximately 1,680 feet along southern boundary of the City of Missouri City corporate limits, and along the northern boundary of Newpoint Estates subdivision Section 1, to a point, said point being the northernmost northwest corner of Newpoint Estates subdivision Section 1, said point also being in the western boundary of Longpoint Creek, and also being the southernmost southwest corner of a 5.582 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149674 and FBCAD parcel account number 0086-86-021-0502-907, said point also being the northernmost northeast corner of Newpoint Estates subdivision Section 3, said point also being an interior southeastern corner of the boundary of the City of Missouri City corporate limits;

THENCE, in a westerly direction for a distance of approximately 4,530 feet, leaving the boundary of the City of Missouri City corporate limits, and following the northern boundary of Newpoint Estates subdivision Section 3 to a point for corner, said point being the northwest corner of said Newpoint Estates subdivision Section 3, said point being more specifically the northwest corner of Reserve "B" of Newpoint Estates subdivision Section 3, and also being the northeast corner of a 16.097 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124172 and FBCAD parcel account number 0086-00-000-0510-907;

THENCE, in a southeasterly direction for a distance of approximately 750 feet along the eastern boundary of said parcel account number 0086-00-000-0510-907 to a point for corner, said point being the southeast corner of said parcel account number 0086-00-000-0510-907 and also lying in the southern boundary line of the City of Missouri City city limits;

THENCE, in a westerly direction for a distance of approximately 200 feet along southern boundary of the City of Missouri City corporate limits, and along the southern boundary of said parcel account number 0086-00-000-0510-907, to a point for corner, said point being the northeast corner of a 2.188 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R127397 and FBCAD parcel account number 0007-00-000-0611-907;

THENCE, in a southwesterly direction for a distance of approximately 620 feet along southeastern boundary of the City of Missouri City corporate limits, and along the southeastern boundary of said parcel account number 0007-00-000-0611-907 to a point for corner, said point being the southern corner of said parcel account number 0007-00-000-0611-907;

THENCE, leaving the City of Missouri City corporate limits in a northwesterly direction for a distance of approximately 480 feet along the southwestern boundary of said parcel account number 0007-00-000-0611-907 to a point, said point being the northwestern corner of said parcel account number 0007-00-000-0611-907, said point also being the southernmost southwest corner of a 16.097 acre parcel, said

parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124172 and FBCAD parcel account number 0086-00-000-0510-907;

THENCE, in a northwesterly then west northwesterly direction for a distance of approximately 400 feet along southwestern boundary of said parcel account number 0086-00-000-0510-907 to a point, said point being the westernmost southwest corner of said parcel account number 0086-00-000-0510-907, said point also being the southeast corner of a 12.805 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130956 and FBCAD parcel account number 0086-00-000-0515-907;

THENCE, continuing in a west northwesterly, then westerly direction for a distance of approximately 4,230 feet along southwestern boundary of said parcel account number 0086-00-000-0515-907 to a point for corner, said point being the southwest corner of said parcel account number 0086-00-000-0515-907;

THENCE, in a northeasterly direction for a distance of approximately 102 feet along the western boundary of said parcel number 0086-00-000-0515-907 to a point for corner, said point being the northwest corner of said parcel number 0086-00-000-0515-907;

THENCE, in an easterly direction for a distance of approximately 2,040 feet along the northern boundary of said parcel number 0086-00-000-0515-907 to a point for corner, said point being the southwest corner of a 18.231 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149599 and FBCAD parcel account number 0086-86-005-0513-907;

THENCE, in a northeasterly direction approximately 1,804 feet along the northwestern boundary of said parcel number 0086-86-005-0513-907 to a point for corner, said point being the northern corner of said parcel number 0086-86-005-0513-907, said point also being in the western right-of-way boundary of a not yet constructed portion of public right-of-way for Knight Road;

THENCE, in a northerly direction approximately 257 feet along the western boundary of said Knight Road right-of-way to a point for corner, said point being the southeast corner of a 17.897 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149605 and FBCAD parcel account number 0086-86-005-0511-907;

THENCE, in a southwesterly direction approximately 950 feet along the southern property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the more eastern of the two southwest corners of said parcel number 0086-86-005-0511-907;

THENCE, in a westerly direction approximately 41 feet along the southern property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the more western of the two southwest corners of said parcel number 0086-86-005-0511-907;

THENCE, in a northerly direction approximately 1,283 feet along the western property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the northwest corner of said parcel number 0086-86-005-0511-907, said point also being the southwest corner of a 9.643 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149609 and FBCAD parcel account number 0086-86-004-0300-907;

THENCE, continuing in a northerly direction for a distance of approximately 539 feet along the western property line of said parcel number 0086-86-004-0300-907 to a point, said point being the northwest corner of said parcel number 0086-86-004-0300-907, said point also being the southwest corner of a

4.504 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149685 and FBCAD parcel account number 0086-86-004-0400-907;

THENCE, continuing in a northerly direction for a distance of approximately 472 feet along the western property line of said parcel number 0086-86-004-0400-907 to a point for corner, said point being the northwest corner of said parcel number 0086-86-004-0400-907, said point also being in the southern right-of-way boundary of Watts Plantation Road;

THENCE, in an easterly direction for a distance of approximately 454 feet along the northern property line of said parcel number 0086-86-004-0400-907, and along the southern right-of-way boundary of Watts Plantation Road to a point, said point being the northeast corner of said parcel number 0086-86-004-0400-907, said point also being the northwest corner of a 2.014 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149682 and FBCAD parcel account number 0086-86-004-0401-907;

THENCE, continuing in an easterly direction for a distance of approximately 325 feet along the northern property line of said parcel number 0086-86-004-0401-907, and along the southern right-of-way boundary of Watts Plantation Road to a point for corner, said point being the northeast corner of said parcel number 0086-86-004-0401-907

THENCE, in a northerly direction for a distance of approximately 60 feet to a point for corner, said point being in the northern right-of-way line of Watts Plantation Road, said point also being in the southeast corner of a 1.138 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39365 and FBCAD parcel account number 0086-00-000-2900-907;

THENCE, in a northerly direction for a distance of approximately 1,045 feet along the western right-of-way boundary of Knight Road to a point for corner, said point being the southeast corner of a 21.251 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39392 and FBCAD parcel account number 0086-00-000-4300-907, said point also being in the western right-of-way boundary of Knight Road;

THENCE, in a westerly direction for a distance of approximately 1,070 feet along the southern boundary of said parcel account number 0086-00-000-4300-907 to a point, said point being the southwest corner of said parcel and also the southeast corner of a 13.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39394 and FBCAD parcel account number 0086-00-000-4400-907;

THENCE, in a westerly direction for a distance of approximately 313 feet along the southern boundary of said parcel account number 0086-00-000-4400-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4400-907 and also the southeast corner of a 35.294 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160599 and FBCAD parcel account number 0086-00-000-4606-907;

THENCE, in a westerly direction for a distance of approximately 1,286 feet along the southern boundary of said parcel account number 0086-00-000-4606-907 to a point for corner, said point being the southwest corner of said parcel;

THENCE, in a northerly direction for a distance of approximately 1,916 feet along the western boundary of said parcel account number 0086-00-000-4606-907 to a point for corner, said point being

approximately 70 feet south of the northwest corner of said parcel and also 70 feet south of the southern right-of-way boundary of State Highway 6, said point also being the southeast corner of a 0.892 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39402 and FBCAD parcel account number 0086-00-000-4708-907;

THENCE, in a westerly direction for a distance of approximately 345.00 feet along the southern boundary of said parcel account number 0086-00-000-4708-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4708-907 and also lying in the eastern right-of-way boundary of Oakwick Forest Drive;

THENCE, in a westerly direction for a distance of approximately 30 feet to a point for corner, said point lying in the center of the right-of-way of Oakwick Forest Drive;

THENCE, in a northerly direction for a distance of approximately 50 feet along the center of the right-of-way of Oakwick Forest Drive to a point for corner, said point lying approximately 30 feet in an easterly direction from the southeast corner of a 1.135 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39403 and FBCAD parcel account number 0086-00-000-4710-907;

THENCE, in a westerly direction for a distance of approximately 30 feet to a point, said point being the southeast corner of said parcel account number 0086-00-000-4710-907;

THENCE, in a westerly direction for a distance of approximately 317 feet along the southern boundary of said parcel account number 0086-00-000-4710-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4710-907 and also being the southeast corner of a 3.9567 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39401 and FBCAD parcel account number 0086-00-000-4705-907;

THENCE, in a westerly direction for a distance of approximately 609 feet along the southern boundary of said parcel account number 0086-00-000-4705-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4705-907 and also the southeast corner of a 3.5 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39400 and FBCAD parcel account number 0086-00-000-4702-907;

THENCE, in a westerly direction for a distance of approximately 412 feet along the southern boundary of said parcel account number 0086-00-000-4702-907 to a point for corner, said point being the southwest corner of said parcel;

THENCE, in a northerly direction for a distance of approximately 340 feet along the western boundary of said parcel account number 0086-00-000-4702-907 to a point for corner, said point being the northwest corner of said parcel account number 0086-00-000-4702-907 and also lying in the southern right-of-way boundary of Trammel-Fresno Road and also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39468 and FBCAD parcel account number 0086-00-000-4775-907;

THENCE, in a westerly direction for a distance of approximately 131 feet along the northern boundary of said parcel account number 0086-00-000-4775-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39469 and FBCAD parcel account number 0086-00-000-4776-907;

THENCE, continuing in a westerly direction for a distance of approximately 135 feet along the northern boundary of said parcel account number 0086-00-000-4776-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39470 and FBCAD parcel account number 0086-00-000-4777-907;

THENCE, continuing in a westerly direction for a distance of approximately 140 feet along the northern boundary of said parcel account number 0086-00-000-4777-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39471 and FBCAD parcel account number 0086-00-000-4778-907;

THENCE, continuing in a westerly direction for a distance of approximately 142 feet along the northern boundary of said parcel account number 0086-00-000-4778-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39472 and FBCAD parcel account number 0086-00-000-4779-907;

THENCE, continuing in a westerly direction for a distance of approximately 40 feet along the northern boundary of said parcel account number 0086-00-000-4779-907 to a point for corner, said point being in the northern boundary of said parcel, said point also being in the southern right-of-way boundary of Trammel-Fresno Road and also being directly south of the southwest corner of a 2.474 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38018 and FBCAD parcel account number 0077-00-000-0400-907;

THENCE, directly north for a distance of approximately 70 feet crossing the Trammel-Fresno Road right-of-way to a point, said point being in the northern boundary line of the Trammel-Fresno Road right-of-way and also being the southwest corner of said parcel account number 0077-00-000-0400-907;

THENCE, in a northerly direction for a distance of approximately 308 feet along the western boundary of said parcel account number 0077-00-000-0400-907 to a point for corner, said point being the northwest corner of said parcel account number 0077-00-000-0400-907, said point also being in the southern right-of-way boundary of State Highway 6, and also being in the south boundary line of a 25.76 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R143911 and FBCAD parcel account number 0077-00-000-0001-907, said parcel account number 0077-00-000-0001-907 being right-of-way of State Highway 6;

THENCE, in a northwesterly direction for a distance of approximately 135 feet crossing a portion of the State Highway 6 right-of-way to a point for corner, said point being within the State Highway 6 right-of-way, said point also being the southwest corner of a 1.815 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165491 and FBCAD parcel account number 0077-00-000-0393-907, said parcel account number 0077-00-000-0393-907 being right-of-way of State Highway 6;

THENCE, in a northeasterly direction for a distance of approximately 170 feet crossing the State Highway 6 right-of-way to a point, said point being in the northern boundary line of the State Highway 6 right-of-way and also being the northwest corner of said parcel account number 0077-00-000-0393-907 and also being the westernmost corner of a former 27.338 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135429 and FBCAD parcel

account number 0077-00-000-0331-907 for Tax Year 2000, said parcel having been split into a portion of the subdivision named Venetian Village Section 1, said subdivision having FBCAD subdivision number 8495-01, said point also being the southernmost southwest corner of a 14.439 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38002 and FBCAD parcel account number 0077-00-000-0305-907, said parcel number 0077-00-000-0305-907 being a drainage easement owned by Fort Bend MUDs No. 47 and 48;

THENCE, in a west northwesterly direction for a distance of approximately 300 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0077-00-000-0305-907;

THENCE, in a northeasterly direction for a distance of approximately 1,342 feet to a point for corner, said point being the point of intersection of the boundary lines of three certain parcels, the first being said parcel number 0077-00-000-0305-907, the second being a 6.1794 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160571 and FBCAD parcel account number 0077-00-000-0369-907 and the third parcel being a 211.7247 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37998 and FBCAD parcel account number 0077-00-000-0300-907, said point of intersection also lying in the boundary line of the City of Missouri City city limits;

THENCE, in a northeasterly direction for a distance of approximately 260.24 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northwesterly direction for a distance of approximately 497.00 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northeasterly direction for a distance of approximately 635.62 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northwesterly direction for a distance of approximately 494.84 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more north-northwesterly direction for a distance of approximately 783.89 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a west-northwesterly direction for a distance of approximately 583.65 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northwesterly direction for a distance of approximately 578.18 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northwesterly direction for a distance of approximately 416.76 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more north-northwesterly direction for a distance of approximately 716.18 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the westernmost point of said parcel;

THENCE, in a north and slightly northeasterly direction for a distance of approximately 117.45 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northeasterly direction for a distance of approximately 227.43 feet along the northwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more northern northeasterly direction for a distance of approximately 1,212.08 feet along the northwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the northernmost northwest corner of said parcel;

THENCE, in an easterly direction for a distance of approximately 990.81 feet along the northern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the northernmost-northeast corner of a 211.7247 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37998 and FBCAD parcel account number 0077-00-000-0300-907;

THENCE, in a southerly, then southeasterly direction for a distance of approximately 1,480 feet along the northeast boundary of said parcel number 0077-00-000-0300-907, said line also being the southwest boundary of a 10.36 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R122281 and FBCAD parcel account number 0077-00-000-0318-907, to a point for corner, said point being the southernmost corner of said parcel number 0077-00-000-0318-907;

THENCE, in a northeasterly direction for a distance of approximately 342.43 feet along the southeast boundary of said parcel number 0077-00-000-0318-907, also being a portion of the northeast boundary of said parcel number 0077-00-000-0300-907, to a point for corner, said point being the southeast corner of said parcel number 0077-00-000-0318-907;

THENCE, in a southeasterly direction for a distance of approximately 70 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southwesterly direction for a distance of approximately 270 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southeasterly direction for a distance of approximately 340.0 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southerly direction for a distance of approximately 103.36 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southwesterly direction for a distance of approximately 172.26 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southeasterly direction for a distance of approximately 955.97 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point, said point also being the westernmost northwest corner of Vicksburg Village of Cumberland subdivision, and also being the northeast corner of a 6.184 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126051 and FBCAD parcel account number 0077-00-000-0324-907;

THENCE, in a south-southeasterly, then southerly direction for a distance of approximately 1,610 feet along the eastern boundary of said parcel number 0077-00-000-0324-907, also being the western boundary of Vicksburg Village of Cumberland subdivision, to a point, said point being the southeast corner of said parcel number 0077-00-000-0324-907, said corner also being the northeast corner of a

1.596 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141436 and FBCAD parcel account number 0077-00-000-0342-907;

THENCE, in a southerly direction for a distance of approximately 670 feet along the eastern boundary of said parcel number 0077-00-000-0342-907, also being the western boundary of Vicksburg Village of Cumberland subdivision, to a point for corner, said point being the southeast corner of said parcel number 0077-00-000-0342-907, said point also being the northeast corner of the aforementioned parcel number 0077-00-000-0305-907, said parcel number 0077-00-000-0305-907 being a drainage easement owned by Fort Bend MUD No. 47;

THENCE, in a southerly direction for a distance of approximately 175 feet along the eastern boundary line of said parcel number 0077-00-000-0305-907 to a point, said point being the southeast corner of said parcel number 0077-00-000-0305-907 and also being the northwest corner of a 1.074 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165899 and FBCAD parcel account number 0077-00-000-9003-907, said parcel number 0077-00-000-9003-907 being a drainage easement owned by Fort Bend MUD No. 48;

THENCE, in a southerly direction for a distance of approximately 110 feet along the western boundary line of said parcel number 0077-00-000-9003-907 to a point for corner, said point being the southwest corner of said parcel number 0077-00-000-9003-907 and also being in the northern boundary line of the aforementioned 27.338 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135429 and FBCAD parcel account number 0077-00-000-0331-907;

THENCE, in an easterly direction approximately 370 feet along the northern boundary of said parcel number 0077-00-000-0331-907 to a point, said point being the northeast corner of said parcel number 0077-00-000-0331-907, said point also being the northwest corner of a former 4.715 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135432 and FBCAD parcel account number 0077-00-000-0332-907 for Tax Year 2000, said parcel having been split into a portion of the subdivision named Venetian Village Section 1, said subdivision having FBCAD subdivision number 8495-01;

THENCE, in an easterly direction approximately 400 feet along the northern boundary of said former parcel number 0077-00-000-0332-907 to a point for corner, said point being the northeast corner of said former parcel number 0077-00-000-0332-907, said point also being in the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue);

THENCE, in a south, southwesterly direction for a distance of approximately 570 feet along the eastern boundary of said former parcel number 0077-00-000-0332-907, and along the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue), to a point for corner, said point being the southeast corner of said former parcel number 0077-00-000-0332-907, said point also being the northwest intersection of the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue) with the northern right-of-way boundary of Lake Shore Harbour Boulevard (formerly Vicksburg Drive);

THENCE, in an easterly direction for a distance of approximately 100 feet, crossing the Vicksburg Boulevard (formerly Hillcroft Avenue) right-of-way, to a point, said point being the southwest corner of a 10.06 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135431 and FBCAD parcel account number 0077-00-000-0336-907;

THENCE, in a southeasterly direction for a distance of approximately 600 feet along the south boundary line of said parcel account number 0077-00-000-0336-907, also being the northern right-of-way boundary of the future extension of Lake Shore Harbour Boulevard (formerly Vicksburg Drive) to a point for corner, said point being the southeast corner of said parcel account number 0077-00-000-0336-907, said point also being the southwest corner of a 63.369 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141435 and FBCAD parcel account number 0077-00-000-0341-907;

THENCE, in a northeasterly then northerly direction for a distance of approximately 938.05 feet along the western boundary of said parcel account number 0077-00-000-0341-907 to a point for corner, said point being the northwest corner of said parcel, said point also being in the southern boundary of a 9.282 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38003 and FBCAD parcel account number 0077-00-000-0306-907 which contains a portion of the 190 foot wide drainage easement owned by Fort Bend MUD No. 48 which borders the south side of Vicksburg Village of Shiloh subdivision;

THENCE, in an easterly direction for a distance of approximately 2,140 feet along the northern boundary of said parcel account number 0077-00-000-0341-907 to a point, said point being the northernmost northeast corner of said parcel and also the northwest corner of a 1.836 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38004 and FBCAD parcel account number 0077-00-000-0307-907;

THENCE, in an easterly direction for a distance of approximately 200.0 feet along the northern boundary of said parcel account number 0077-00-000-0307-907 to a point for corner, said point being the northeast corner of said parcel and also the southeast corner of a 19.7056 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141437 and FBCAD parcel account number 0077-00-000-0391-907 and containing a portion of the 190 and 150 foot wide drainage easement owned by Fort Bend MUD No. 48 which borders the south and east sides of Vicksburg Village of Shiloh subdivision, said point also being in the western boundary line of a 90.7294 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38016 and FBCAD parcel account number 0077-00-000-0390-907;

THENCE, in a southerly direction for a distance of approximately 1,200 feet along the western boundary of said parcel number 0077-00-000-0390-907 to a point for corner, said point being the southwest corner of said parcel number 0077-00-000-0390-907, and also being in the north right-of-way boundary of Trammel Fresno Road;

THENCE, in an easterly direction for a distance of approximately 1,715 feet along the north right-of-way boundary of Trammel Fresno Road, said north right-of-way line also being the southern boundary line of said parcel number 0077-00-000-0390-907 to a point, said point being the southeast corner of said parcel number 0077-00-000-0390-907, and also being in the north right-of-way boundary of Trammel Fresno Road, said point also being the southwest corner of a 80.43 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38017 and FBCAD parcel account number 0077-00-000-0395-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0395-907 for a distance of approximately 129.70 feet to a point, said point being the southwest corner of a 6.269 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37997 and FBCAD parcel account number 0077-00-000-0200-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0200-907 for a distance of approximately 80 feet to a point, said point being the southeast corner said parcel account number 0077-00-000-0200-907, said point also being in the southern boundary of the aforementioned parcel account number 0077-00-000-0395-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0395-907 for a distance of approximately 175 feet to a point for corner, said point being directly north of the intersection of the south right-of-way boundary of Trammel-Fresno Road with the west right-of-way line of Hurricane Lane (formerly Summer Breeze Drive);

THENCE, directly south for a distance of approximately 70 feet across Trammel-Fresno Road to a point in said western right-of-way boundary of Hurricane Lane (formerly Summer Breeze Drive), said point also being in the southern right-of-way boundary of Trammel-Fresno Road;

THENCE, in a southwesterly direction for a distance of approximately 1950 feet along the west right-of-way line of Hurricane Lane, said west right-of-way line also being the southeast boundary of a 69.646 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39306 and FBCAD parcel account number 0086-00-000-2130-907, to a point for corner, said point being directly opposite Hurricane Lane from the northwest corner of a 1.755 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212016 and FBCAD parcel account number 0086-00-000-1002-907;

THENCE, perpendicularly across Hurricane Lane to the northwest corner of said parcel account number 0086-00-000-1002-907;

THENCE, in a southeasterly direction for a distance of approximately 155.61 feet along the north boundary of said parcel account number 0086-00-000-1002-907 to the northeast corner of said parcel, said point also being the northwest corner of a 7.50 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149700 and FBCAD parcel account number 0086-86-010-0100-907;

THENCE, continuing in a southeasterly direction for a distance of approximately 610 feet along the north boundary of said parcel account number 0086-86-010-0100-907 to a point for corner, said point being the northeast corner of said parcel;

THENCE, in a southerly direction for a distance of approximately 320 feet along the eastern boundary of said parcel account number 0086-86-010-0100-907 to the southeast corner of said parcel, said point also being the northwest corner of a 78.534 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149655 and FBCAD parcel account number 0086-86-015-0400-907;

THENCE, in an easterly direction for a distance of approximately 1,690 feet along the north boundary of said parcel account number 0086-86-015-0400-907, passing at 1618.0 feet the southeast corner of the FBISD Hightower High School drainage and detention pond, to a point for corner, said point being where the boundary line of said parcel 0086-86-015-0400-907 turns northerly;

THENCE, in a northerly direction for a distance of approximately 560 feet along the western boundary of said parcel 0086-86-015-0400-907 to a point, said point being both the northernmost northwest corner of said parcel, and the southwest corner of a 31.818 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R142852 and FBCAD parcel account number 0086-00-000-6005-907;

THENCE, continuing in a northerly direction for a distance of approximately 1,895.96 feet along the western boundary of said parcel account number 0086-00-000-6005-907 to a point for corner, said point being the northwest corner of said parcel and also being on the southern boundary of the Trammel-Fresno Road right-of-way;

THENCE, in an easterly direction for a distance of approximately 700 feet along the northern boundary of said parcel account number 0086-00-000-6005-907 and the southern boundary of the Trammel-Fresno Road right-of-way to the **POINT OF BEGINNING**.

**ORDINANCE NO. O-06-37**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. FOUR.

\* \* \* \* \*

**WHEREAS**, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

**WHEREAS**, the City has received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Four (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

**WHEREAS**, the city council wishes to adopt a Service and Assessment Plan with respect to the PID; **NOW THEREFORE**,

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

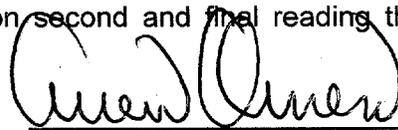
**Section 1.** The facts recited in the preamble hereto are found to be true and correct.

**Section 2.** The Service and Assessment Plan is hereby attached to this Ordinance as Exhibit "A" and is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

**Section 3.** It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED on first reading this 7<sup>th</sup> day of August, 2006.

PASSED, APPROVED and ADOPTED on second and final reading this 21<sup>st</sup> day of August, 2006.



Mayor

ATTEST:

  
City Secretary

APPROVED AS TO FORM:

  
City Attorney

## **Exhibit "A"**

# **Service and Assessment Plan Public Improvement District Number Four City of Missouri City, Fort Bend County, Texas**

### **1. Introduction**

This Service and Assessment Plan (the "Plan") is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code (the "Act"), and pursuant to Resolution No. R-05-22 creating the Missouri City Public Improvement District Number Four (the "PID" or "PID No. 4" or the "District"), Missouri City (the "City"), Fort Bend County, Texas. The creation of the PID was initiated by a petition (the "Creation Petition") submitted by property owners within the PID boundaries in compliance with the requirements of Section 372.005 of the Act.

### **2. Boundaries**

The boundaries of PID No. 4 are as indicated in the map description attached as Exhibit A.

### **3. Administration of the District**

Administration of the District is the responsibility of the Board of Directors of the Missouri City Development Authority (the "Board"), as created by the City Council of the City of Missouri, Texas.

### **4. Public Improvements**

The Public Improvements to be financed and constructed hereby (the "Public Improvements") serve to promote the construction of single-family units ("SFU"). The Public Improvements included in the Plan will confer a special benefit to properties within Public Improvement District No. 4 and will consist of the construction of site work, water lines, sanitary sewer lines, storm sewers, paving, landscaping, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The Public Improvements will be pre-funded by the developers of residential subdivisions within the PID.

#### **A. Creekmont - Generally**

Creekmont Subdivision represents the first such subdivision development within the PID, and is being developed by Perry Homes. Creekmont will ultimately contain 527 single-family units within Public Improvement District No. 4, and will be constructed in multiple sections. This plan will be supplemented as the costs of subsequent sections are determined, and the

benefited properties assessed accordingly. The Public Improvements authorized under this Plan for Creekmont, and the estimated costs thereof, are described below:

**CREEKMONT  
PID COSTS**

<b>Public Improvements</b>	<b>Estimated Cost</b>
Off-site Force Main	\$377,795
Lift Station	\$200,364
Water - Section 1	\$137,398
Water - Section 2	\$214,702
Water - Section 3	\$51,000
Sanitary - Trunk Line (Sec. 1 plat)	\$29,176
Sanitary - Section 1 (non-shared)	\$155,648
Sanitary - 9.16 Ac & Connection N. Hwy. 6 (Sec. 2 plat)	\$30,434
Sanitary - Section 2 (non-shared)	\$333,503
Sanitary - Section 3 (non-shared)	\$143,086
Storm - Trunk Line Sec. 1	\$59,451
Storm - Section 1 (non-shared)	\$104,472
Storm - Trunk Line Sec. 2 & South Creekmont (Sec. 2)	\$284,824
Storm - Section 2 (non-shared)	\$281,717
Storm - Section 3 (non-shared)	\$123,093
Detention & Channel Improvements	\$488,832
SWPPP - South Hwy. 6	\$15,978
Water - North Hwy. 6	\$392,023
Sanitary - North Hwy. 6 (shared)	\$56,189
Sanitary - North Hwy. 6 (non-shared)	\$454,606
Storm - North Hwy. 6 (shared)	\$288,611
Storm - North Hwy. 6 (non-shared)	\$408,765
SWPPP - North Hwy. 6	\$20,676
Paving - Sec. 1, 2, & 3	\$1,050,000
Paving - Sec. 4 & 5	\$895,387
Engineering (15%)	\$989,659
Water/Sewer Impact Fees - North (\$3,000/lot)	\$687,000
Water/Sewer Impact Fees - South (\$3,000/lot)	\$897,000
<b>SUB-TOTAL</b>	<b>\$9,171,389</b>
<b>Financing Cost</b>	<b>\$10,817,354</b>
<b>Administration and Legal</b>	<b>\$1,087,257</b>
<b>TOTAL</b>	<b>\$21,076,000</b>

**5. Construction of Public Improvements**

Design and construction of all Public Improvements will be performed to City specifications, and all construction shall be bid as required by the Authority. The budgets for each section of Public Improvements will be submitted for approval to the Board, as contracts for

the proposed Public Improvements are awarded. The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the budgets, expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purpose of establishing the installments for assessments for improvements based upon actual construction bids for Public Improvements made and the financial needs of the District.

## **6. Conveyance of Improvements to the City**

Upon completion of the improvements, and final inspection and acceptance of the Public Improvements by the City, the Developers will convey all rights to the improvements to the City, subject to the Developers' rights of reimbursement described in a Public Improvement District Development and Financing Agreement executed among the Developers, the Board and the City.

## **7. Authorized Improvements**

The area within the PID that is covered by this Service and Assessment Plan is anticipated to be developed as single family residential. This Plan designates the Public Improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary Public Improvements, while allowing for sufficient flexibility to meet the needs of the PID over the life of the development of residential properties within the PID.

The developers contemplate multiple phases of construction, portions of which may be constructed concurrently. The construction of the Public Improvements authorized herein began in calendar year 2005. The proposed phasing is estimated and may vary. The cost estimates provided above are expressed in calendar year 2005 dollars and shall be determined in accordance with the then current value of such amount pursuant to the consumer price index for urban areas applicable to Missouri City. The actual costs of the Public Improvements will be determined subject to final costs pursuant to the guidelines of the Authority.

## **9. Advance Financing by Developer**

The Developers will advance the funds for construction of the Public Improvements for the account of the City and will be entitled to repayment pursuant to Public Improvement District Development and Financing Agreements (the "Development Agreements"), executed among the Board, the City and the Developers. Although the Public Improvements are required for the growth and development of the PID, it is not necessary for them to be built simultaneously. In addition, it is intended that portions of the PID not benefiting from a particular phase of the improvements not be assessed for such improvements. It is anticipated that one or more series of PID bonds will be issued to acquire the Public Improvements, provided that assessments may be used to pay costs of Public Improvements directly if no such assessment revenues are anticipated to be required for the payment of PID bonds. Any such bonds issued will be payable solely from the PID assessments levied and collected, which shall be sufficient to pay principal and interest

on the applicable series of bonds. Such bonds will not be a general obligation of the City in any way and bondholders will not have a lien on any revenues of the City other than the PID assessments.

**10. Apportionment of Costs**

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

**11. Levy of Assessments**

The plan of assessment contemplates that the assessment will be levied in phases, as Public Improvements are constructed within each Phase. The assessment year shall be concurrent with the City's tax year. The assessments against property may be paid in annual installments based on an amortization of not more than thirty (30) years plus the period between the effective date of the assessment ordinance and the date of the first installment. For planning purposes the assumed interest rate is 6.5%. The final interest rate on financed assessments will be calculated in accordance with the provisions of the Development Agreement, subject to the maximum rate established by Chapter 372 of the Local Government Code.

The assessments shall be based upon the actual cost of the Public Improvements plus those related costs as deemed reimbursable by the City. The assessment will be allocated on a per lot basis or per square foot basis, as determined by City Council to best reflect the apportionment of benefit. The cost of the Public Improvements will consist of the costs to construct storm sewers, water lines, sanitary sewers, paving, and public landscaping for each development phase, related professional design and engineering fees, administrative and legal services and interest payable to the Developers pursuant to the Public Improvement District Development and Financing Agreements.

**A. Creekmont**

The Plan estimates the following approximate assessments in each Phase based on a total lot count of 527 for Creekmont, with the actual assessment to be determined at the time of the assessment levy by reference to the area of the benefited property and the cost of the Public Improvements.

Section One	Total Assessment of \$2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of \$0.18 per square foot of Residential Property (Financed Assessment)
Section Two	Total Assessment of \$2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of \$0.18 per square foot of Residential Property (Financed Assessment)
Section Three	Total Assessment of \$2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of \$0.18 per square foot of Residential Property (Financed Assessment)

Section Four	Total Assessment of \$2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of \$0.18 per square foot of Residential Property (Financed Assessment)
Section Five	Total Assessment of \$2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of \$0.18 per square foot of Residential Property (Financed Assessment)

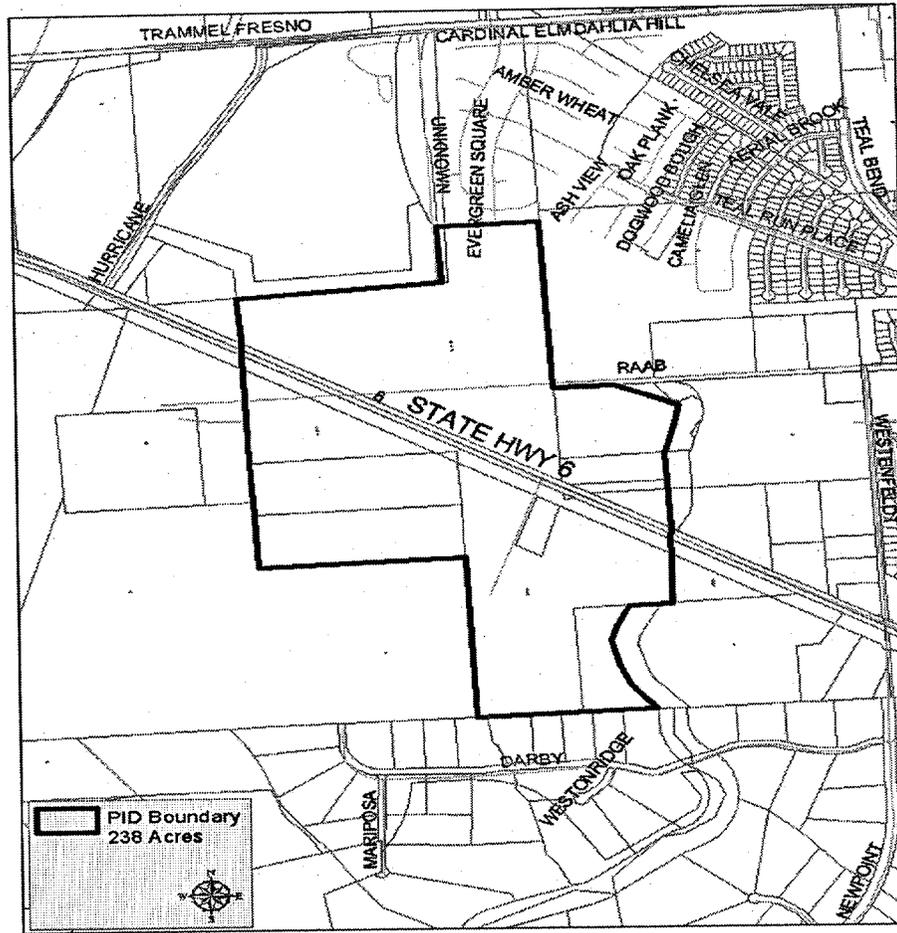
Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and payable to the City. Financed assessments shall bear interest at six and ½ percent (6.5%) per annum if no bonds have been issued for the applicable Public Improvements, or one half of one percent (½%) higher than the actual interest rate on any PID bonds or notes used to finance the Public Improvements. However, in no event will the interest rate exceed eight percent (8%) percent.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the earlier of: (i) the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the District, or (ii) the third anniversary of the date such assessment was levied. The City will invoice each owner of property for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner of each succeeding calendar year until the assessment together with interest as provided herein has been paid in full. The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility of for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the City's property taxes in the year following the assessment installment. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment lien shall be effective only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment.

# EXHIBIT "A"





## MISSOURI CITY DEVELOPMENT AUTHORITY AGENDA ITEM COVER MEMO

July 15, 2019

**To:** Board of Directors of the Missouri City Development Authority  
**Agenda Item:** 5 Consider a resolution approving and authorizing a development agreement between Reinvestment Zone Number One, City of Missouri City, the Missouri City Development Authority and Fort Bend County, Texas for the construction and rehabilitation of the historic Missouri City Gymnasium Project.  
**Submitted by:** Anthony Snipes, City Manager

### SYNOPSIS

City Council passed and approved Ordinance No. O-10-17 approving the second amended project plan and reinvestment zone financing plan for TIRZ One. Pursuant to TIRZ One's second amended plan, the construction of public infrastructure and improvements for public facilities are projects for which a developer may seek reimbursement from the TIRZ. On its July 10, 2019 board meeting, TIRZ One unanimously voted to participate with Fort Bend County in the development of the City's Historic Middle School Gymnasium Project. The proposed resolution approves and authorizes the development agreement by and between TIRZ One, MCDA and Fort Bend County for development of this project.

### STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

### BACKGROUND

- The current condition of the historic gymnasium requires a total refurbishment in order to preserve the facility and update its functionality.
- This project enhances opportunity for economic development and growth within TIRZ One.
- TIRZ One voted unanimously to participate with Fort Bend County and enter into an agreement with the County for the development of the proposed project.
- TIRZ One's participation is authorized pursuant to its Second Amended Project Plan and reinvestment Zone Financing Plan, which was approved by City Council in Ordinance No. O-10-17.

### BUDGET ANALYSIS

The TIRZ Board approved reimbursement amounts to Fort Bend County as follows:

- The Historic Missouri City Middle School Gymnasium Project      \$1,000,000

In connection with the construction of this project, Fort Bend County is responsible for providing the funds (developer advances) to pay all project costs including the costs of design, engineering, materials, labor, construction and inspection as they become due. Interest on each advance will accrue at a stated rate for a period not to exceed two years. Upon project completion, an independent auditor will audit the costs including calculating interest due, which will then be submitted for reimbursement to the TIRZ Board, MCDA Board and City Council for approval.



RESOLUTION NO. R-19-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MISSOURI CITY, TEXAS, REINVESTMENT ZONE NUMBER ONE, FORT BEND COUNTY, TEXAS, AND THE MISSOURI CITY DEVELOPMENT AUTHORITY, PERTAINING TO THE DEVELOPMENT, CONSTRUCTION AND REHABILITATION OF THE HISTORIC MISSOURI CITY MIDDLE SCHOOL GYMNASIUM PROJECT.

\* \* \* \* \*

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the Mayor of the City of Missouri City, Texas, be, and is authorized to execute for and on behalf of the City of Missouri City, Texas, and the City Secretary be, and is hereby, authorized to attest an economic development agreement by and between the Fort Bend County, Texas, Reinvestment Zone Number One, City of Missouri City and the Missouri City Development Authority, pertaining to the development, construction and rehabilitation of the historic Missouri City Middle School Gymnasium. A copy of such economic development agreement is attached hereto and made a part hereof for all purposes.

PASSED, APPROVED and ADOPTED this 15<sup>th</sup> day of July, 2019.

\_\_\_\_\_  
Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Maria Jackson  
City Secretary

\_\_\_\_\_  
Jamilah Way  
First Assistant City Attorney

**DEVELOPMENT AGREEMENT  
FOR THE MISSOURI CITY MIDDLE SCHOOL GYMNASIUM PROJECT**

This Development Agreement (the "Agreement") is made this the \_\_\_\_ day of \_\_\_\_\_, 2019, by and among **Reinvestment Zone Number One, City of Missouri City**, a tax increment reinvestment zone created by the City of Missouri City, Texas, pursuant to Chapter 311, Texas Tax Code, (the "Zone"), the **Missouri City Development Authority**, a Texas non-profit local government corporation formed by and on behalf of the City of Missouri City, Texas (the "Authority"), and the **Fort Bend County, Texas**, a political subdivision of the State of Texas, acting by and through its Commissioners Court (the "Developer").

**RECITALS**

Whereas, pursuant to Chapter 311 of the Texas Tax Code, the City Council of the City of Missouri City by ordinance created the Zone in the City of Missouri City; and

Whereas, the Board of Directors of the Zone (the "Zone Board") adopted a Project and Financing Plan (as defined below in Section 1.01) which provides that the Zone will undertake to make certain acquisitions and improvements in the Zone, and such Project and Financing Plan, as amended was approved by the City Council of the City of Missouri City by Ordinance No. O-10-17 on May 3, 2017; and

Whereas, the Texas Tax Code provides that the Zone may enter into agreements as the Zone Board considers necessary or convenient to implement the Project and Financing Plan and achieve its purposes; and

Whereas, the City of Missouri City and the Zone have contracted with the Authority, a nonprofit Texas local government corporation pursuant to the provisions of Chapter 431, Subchapter D, Texas Transportation Code, to carry out the purposes of the Zone, including administration, supervision, construction, financing and

other duties, and committed the revenues of the Zone to the Authority for such purposes, all as more particularly set forth in the Agreement between the City of Missouri City, the Zone and the Authority, dated as of January 16, 2001 (the "Tri-Party Agreement"); and

Whereas, the Developer is the owner of certain property within the Zone, and wishes to finance and construct certain Zone projects; and

Whereas, the Authority and the Zone have determined that each can best carry out their functions pursuant to the Tri-Party Agreement and the Project and Financing Plan by contracting with the Developer to provide for the efficient and effective implementation of certain aspects of the Project and Financing Plan, and the Authority and the Developer desire to enter into this Agreement to enable the development and financing of certain projects in connection with the Developer's development of property within the Zone and the reimbursement of the Developer as provided herein; now, therefore,

## **AGREEMENT**

For and in consideration of the mutual promises, covenants, obligations, and benefits of this Agreement, the Zone, the Authority and the Developer contract and agree as follows:

### **ARTICLE 1 GENERAL TERMS**

1.01 Definitions. The terms "Agreement," "Authority," "Developer," "Zone," "Tri-Party Agreement" and "Zone Board" have the meanings set forth in the preamble hereof, and the following capitalized terms shall have the meanings provided below, unless otherwise defined or the context clearly requires otherwise. For

purposes of this Agreement the words “shall” and “will” are mandatory and the word “may” is permissive.

*Act* shall mean the Increment Financing Act, Chapter 311, Texas Tax Code, as the same may be amended.

*Authority Bonds* shall mean any bond, note or other obligation issued or incurred in one or more series pursuant to Article 5 hereof, secured by Tax Increment or funds deposited in the TIRZ Revenue Fund, including refunding bonds.

*County* shall mean Fort Bend County, Texas.

*Developer Advances* shall mean any funds advanced by Developer pursuant to Section 5.01, and shall include any interest accrued and payable thereon.

*Net Tax Increment* shall mean the annual collections of the Tax Increment, less any amounts reasonably required or anticipated to be required for the administration and operation of the Zone, including a reasonable operating reserve.

*Parties* or *Party* shall mean the Authority, the Zone and the Developer as parties to this Agreement.

*Project* shall mean the development within the Zone described in Exhibit B attached hereto.

*Project and Financing Plan* shall mean the Second Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number One, City of Missouri City, as approved by City Council, and attached hereto as Exhibit A.

*Tax Increment* shall mean funds deposited in the TIRZ Revenue Fund by the City pursuant to the Tri-Party Agreement, composed of funds received pursuant to that certain Interlocal Agreement or similar agreement between the City, the County and the Zone.

*TIRZ Revenue Fund* shall mean the special fund established by the Authority and funded with Tax Increment payments made by the City pursuant to the Tri-Party Agreement (which payments are attributable to incremental ad valorem real property taxes paid on properties in the Zone).

*Taxing Unit* shall mean individually and collectively the City and the County.

*Zone Board* shall mean the Board of Directors of the Zone.

1.02 Singular and plural; gender. Words used herein in the singular shall also include the plural of such words, where the context so permits, and vice versa. The definitions of words in the singular shall also apply to the plural of such words where the context so permits and vice versa. Any gender reference shall include the opposite gender and the neutral.

## **ARTICLE 2 REPRESENTATIONS**

- 2.01 Representations of Authority. The Authority hereby represents as follows:
- (A) It is duly authorized, created and existing in good standing under the laws of the State of Texas and is duly qualified and authorized to carry on the governmental functions and operations as contemplated by this Agreement.
  
  - (B) It has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) have

been duly authorized, (ii) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation and (iii) do not constitute a default under, or result in, the creation of any lien, charge, encumbrance or security interest upon any assets of the Authority under any agreement or instrument to which the Authority is a party or by which the Authority or its assets may be bound or affected.

(C) This Agreement has been duly authorized, executed and delivered by the Authority and constitutes a legal, valid and binding obligation of the Authority, enforceable in accordance with its terms.

(D) The execution, delivery and performance of this Agreement by the Authority do not require the consent or approval of any person which has not been obtained.

2.02 Representations of the Developer. The Developer hereby represents as follows:

(A) The Developer is duly authorized, created and existing under the laws of the State of Texas, is qualified to do business in the State of Texas and is duly qualified to do business wherever necessary to carry on the operations contemplated by this Agreement.

(B) The Developer has the power, authority and legal right to enter into and perform its obligations as set forth in this Agreement and the execution, delivery and performance hereof (i) have been duly authorized, (ii) will not, to the best of its knowledge, violate any judgment, order, law or regulation applicable to the Developer or any provision of any of Developer's agreements or governing documents and (iii) do not constitute a default under, or result in, the creation of any lien, charge, encumbrance or security interest upon any assets of the Developer under any agreement or

instrument to which the Developer is a party or by which the Developer or its assets may be bound or affected.

(C) This Agreement has been duly authorized, executed and delivered by the Developer and constitutes a legal, valid and binding obligation of the Developer, enforceable in accordance with its terms.

(D) The execution, delivery and performance of this Agreement by the Developer do not require the consent or approval of any person which has not been obtained.

2.03. Representations of the Zone. The Zone hereby represents as follows:

(A) The Zone is duly authorized, created and existing under the laws of the State of Texas and is duly qualified and authorized to carry out the governmental functions and operations as contemplated by this Agreement.

(B) The Zone has the power, authority and legal right to enter into and perform this Agreement and the execution, delivery and performance hereof (i) have been duly authorized, (ii) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation and (iii) do not constitute a default under, or result in, the creation of any lien, charge, encumbrance or security interest upon any assets of the Zone under any agreement or instrument to which the Zone is a party or by which the Zone or its assets may be bound or affected.

(C) This Agreement has been duly authorized, executed and delivered by the Zone and constitutes a legal, valid and binding obligation of the Zone, enforceable in accordance with its terms.

(D) The execution, delivery and performance of this Agreement by the Zone do not require the consent or approval of any person which has not been obtained.

### **ARTICLE 3 THE PROJECT**

3.01 The Project. The Project will enhance the proposed implementation of development within the Zone and is authorized in the Project and Financing Plan.

3.02 Project description. The Project, as generally described in the Project and Financing Plan and as more fully and particularly described in Exhibit B, consists of acquisition, development, construction, demolition, alteration, remodeling, and repair of the public infrastructure and improvements within the portion of the Zone comprising the Project. The Project shall include all engineering, legal and other consultant fees and expenses related to such Project.

3.03 Additional Projects. This Agreement does not apply to any projects not specifically defined herein unless this Agreement is amended to provide for the design and construction of such additional projects.

### **ARTICLE 4 DUTIES AND RESPONSIBILITIES OF THE DEVELOPER**

4.01 Construction manager. The Developer agrees to construct the Project and to provide and furnish, or cause to be provided and furnished, all materials and services as and when required in connection with the construction of the Project. The Developer will obtain all necessary permits and approvals from the City and all other governmental officials and agencies having jurisdiction, provide supervision of all phases of construction of the Project, provide regular reports of such construction to the Authority and the Zone, provide additional reports upon

request, and cause the construction to be performed in accordance with the Project and Financing Plan.

4.02 Design of the Project. The Developer shall prepare or cause to be prepared the plans and specifications for the Project and make appropriate recommendations to the Zone. Prior to the commencement of construction or implementation of the Project, the plans and specifications must be approved by the Authority. If there are any material changes to the plans and specifications, the Developer shall submit such changes to the Authority for approval. The Project shall be designed in accordance with City standards applicable to similar public improvements within the City.

4.03 Construction contracts. The Developer shall promulgate form contract and bid documents that are acceptable to the Developer, the Authority, and the Zone for use in connection with TIRZ Improvement projects. The Developer shall prepare the Project construction contract documents to ensure that the contract documents are in accordance with the approved plans and specifications and the agreed-upon forms. The Developer shall advertise, receive, open, award and manage all contracts for the Project in compliance with all laws and regulations regarding the bidding and construction of public improvements applicable to similar facilities constructed by the City, including without limitation any applicable requirement relating to payment bonds, performance bonds and maintenance bonds.

4.04 Construction and implementation of the Project. The Developer shall be responsible for the inspection and supervision of the construction and implementation of the Project.

(A) The Developer shall commence construction and diligently pursue completion of the Project in a timely fashion to coincide with the development of the Project as set forth in Exhibit B.

(B) Upon completion of a contract for the construction of the Project, the Developer shall provide the Authority with a final summary of all costs associated with such contract and show that all amounts owing to contractors and subcontractors have been paid in full, evidenced by customary affidavits executed by such contractors. Following completion of a construction contract, the Developer will call for inspection of the applicable Project by the City and upon approval thereof as being in compliance with City standards and other applicable standards relating thereto.

4.05 Conveyance of easements. If necessary, the Developer shall grant the City all required temporary construction and access easements necessary to install and maintain the Project.

4.06 Employment of undocumented workers. Developer certifies that Developer, or a branch, division, or department of Developer, does not and will not knowingly employ an undocumented worker in relation to the Project. Developer agrees that if, after receiving a public subsidy, Developer, or a branch, division, or department of Developer, is convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the amount of the reimbursement paid under section 5.02 with interest, at the rate set forth in section 5.01(B) not later than the 120th day after the date the Zone or the Authority notifies Developer of the violation.

The Zone or the Authority may bring a civil action to recover any amounts owed to the Zone or the Authority under this chapter. The Zone or the Authority, as applicable, shall recover court costs and reasonable attorneys fees incurred in an action brought under this section. Developer is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of Developer, or by a person with whom Developer contracts.

**ARTICLE 5**  
**PROJECT FINANCING AND FUNDING**

5.01 The Developer Advances.

(A) In connection with the construction of the Project, the Developer agrees to provide sufficient funds as such become due for all costs thereof, constituting "project costs" as defined in the Act, including costs of design, engineering, materials, labor, construction and inspection fees arising in connection with the Project; all payments arising under any contract entered into pursuant to this Agreement; all costs incurred in connection with obtaining governmental approvals, certificates or permits required as a part of any contract entered into in accordance with this Agreement; and all related legal fees and out-of-pocket expenses incurred on behalf of the Developer in connection therewith.

(B) Interest on each Developer Advance shall accrue at a rate equal to the prime commercial lending rate of Chase Manhattan Bank, National Association, or any successor to its commercial banking activities, plus one-half of one percent per annum, for a period not to exceed two years, whether such costs, fees, or expenses are paid or incurred before or after the effective date of this Agreement. Interest shall be calculated on the basis of a year of 360 days and the actual days elapsed (including the first day but excluding the last day occurring in the period for which such interest is payable, unless such calculation would result in an usurious rate, in which case interest shall be calculated on the per annum basis of a year of 365 or 366 days, as applicable, and the actual days elapsed (including the first day but excluding the last day. Interest on Developer Advances shall not begin to accrue until 90 days after the date Developer notifies the Authority in writing: 1) that the Project is completed; and 2) makes a request for

repayment of Developer Advances, supported by all the documents and records of the Developer that are required in Section 5.02 (C) below.

5.02 Repayment of Developer Advances.

(A) In consideration of the development and construction of the Project, the Authority shall begin repaying the Developer Advances and shall continue such repayment until repaid in full, on the earliest date that funds are available from any of the following sources, and solely from the Net Tax Increment, subject to the limitations set forth in subsection (B).

(B) The Zone shall reimburse the Developer for Developer Advances, plus accrued interest, from Tax Increment accumulated in the TIRZ Revenue Fund and available in accordance with the priorities described in Section 5.03, below.

(C) At such time as Developer notifies the Authority that the Project is completed, the Authority shall hire a certified public accountant to calculate the amount due the Developer and prepare and submit a report (the "Agreed Upon Procedures") to the Authority certifying the amount due the Developer for the Developer Advances being repaid with interest calculated thereon. Such report shall be approved by the Authority at the earliest practicable time, but not later than 90 days after submission by the Developer of the records required therefor.

(D) The Authority shall provide to the Developer, upon the written request of the Developer, and on the earliest date such information is available after the date of such request, certified copies of all statements of revenue and the sources of such revenue of the Zone and Authority, the intended use of which is to verify the availability of funds for repayment of the Developer Advances, if applicable, under this section.

(E) Notwithstanding anything contained herein to the contrary, the total maximum amount of Developer Advances payable to Developer pursuant to this agreement shall not exceed One-Million and NO/100 DOLLARS (\$1,000,000.00) plus interest thereon.

5.03 Priorities. Amounts deposited in the TIRZ Revenue Fund shall be applied in the following order of priority (i) amounts pledged or required for the payment of outstanding Authority Bonds, including Authority Bonds in the process of issuance and refunding Authority Bonds; (ii) administrative costs of the Zone or the Authority; and (iii) payments to other developers pursuant to agreements between such developers, the Zone, and the Authority entered into before the effective date of this Agreement (iv) payments to the Developer pursuant to Section 5.02, above.

## **ARTICLE 6 DEFAULT**

### 6.01 Default.

(A) If the Zone or the Authority does not perform its obligations hereunder in substantial compliance with this Agreement, in addition to the other rights given the Developer in this Agreement, the Developer may seek specific performance of this Agreement only.

(B) If the Developer fails to commence or complete the Project or the Project in accordance with the terms of this Agreement, including the failure to fund Developer Advances, the Zone and/or the Authority may terminate this Agreement and shall be relieved of any obligation to reimburse the Developer.

(C) The Party alleging default shall provide written notice to the other Party of such default, and the defaulting Party shall have sixty (60) days to remedy the default prior to the declaration of any default hereunder.

## ARTICLE 7

### GENERAL

7.01 Inspections, audits. The Developer shall keep such operating records with respect to the Project and other activities contemplated by this Agreement and all costs associated therewith as may be required by the Authority, the Zone or by State or federal law or regulation. The Developer shall allow the Authority access to, and the Authority shall have a right at all reasonable times to audit, all documents and records in the Developer's possession, custody or control relating to the Project that the Authority deems necessary to assist the Authority in determining the Developer's compliance with this Agreement.

7.02 Developer operations and employees. All personnel supplied or used by the Developer in performance of this Agreement shall be deemed contractors or subcontractors of the Developer and will not be considered employees, agents, contractors or subcontractors of the Zone, the Authority, or the City for any purpose whatsoever. The Developer shall be solely responsible for the compensation of all such contractors and subcontractors.

7.03 Personal liability of public officials, legal relations. To the extent permitted by State law, no director, officer, employee or agent of the Zone or the Authority shall be personally responsible for any liability arising under or growing out of this Agreement.

7.04 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, sent by electronic transmission confirmed by mailing written confirmation at substantially the same time as such

electronic transmission or personally delivered to an officer of the receiving party at the following addresses:

Missouri City Development Authority  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: President

Reinvestment Zone Number One, City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: TIRZ Manager

Fort Bend County, Texas  
301 Jackson Street  
Richmond, Texas 77469  
Attn: County Judge

City of Missouri City, Texas  
1522 Texas Parkway  
Missouri City, Texas 77489  
Attn: Mayor Yolanda Ford

Each Party may change its address by written notice in accordance with this section. Any communication addressed and mailed in accordance with this section shall be deemed to be given when so mailed, any notice so sent by electronic transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for or by the Authority, the Zone or the Developer, as the case may be.

7.05 Amendments and waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Zone, the Authority and the Developer. No course of dealing on the part of the Parties, nor any failure or delay by one or more of the Parties, with respect to exercising any right, power or privilege under this Agreement shall operate as a waiver thereof, except as otherwise provided in this section.

7.06 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

7.07 Successors and assigns. All covenants and agreements contained in this Agreement by or on behalf of a Party shall bind its successors and assigns and shall inure to the benefit of the other Parties, their successors and assigns. The Parties may assign their rights and obligations under this Agreement or any interest herein only with the prior written consent of the other Parties and any assignment without such prior written consent, including an assignment by operation of law, is void and of no effect. This section shall not be construed to prevent the Developer from selling all or a portion of the property within the Zone in the normal course of business; provided that any such purchaser or assignee must specifically assume all of the obligations of the Developer hereunder. If such assignment of the obligations by the Developer hereunder is effective, the Developer shall be deemed released from such obligations. If any assignment of the obligations by the Developer hereunder is deemed ineffective or invalid, the Developer shall remain liable hereunder.

7.08 Exhibits; titles of article, sections and subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the Agreement between the Parties hereto. Any reference herein to a section of subsection shall be considered a reference to such section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

7.09 Construction. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the State of Texas, except conflict of laws provisions, as such laws are now in effect. Venue for any action or suit related to this Agreement shall be in Fort Bend County, Texas.

7.10 Entire Agreement. This written Agreement represents the final agreement among the Parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

7.11 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the earlier of 1) the date that the Developer Advances have been repaid in full; 2) January 1<sup>st</sup> of the year following the expiration of the Zone; or 3) as otherwise terminated as provided for in this Agreement.

7.12 Time of the essence. Time is of the essence with respect to the obligations of the Parties to this Agreement.

7.13 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably conditioned, withheld or delayed.

7.14 Counterparts. This Agreement may be executed in multiple counterparts, each of which when so executed and delivered shall be deemed an original but such counterparts together shall constitute but one and the same instrument.

7.15 Further assurances. Each Party hereby agrees that it will take all actions and execute all documents necessary to fully carry out the purposes and intent of this Agreement.

7.16 Effect of the Tri-Party Agreement. The obligations of the Parties hereunder are specifically conditioned upon the approval, execution and effectiveness of the Tri-Party Agreement.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed in multiple originals, effective the date first set forth above.

**REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY**

  
\_\_\_\_\_  
Eunice Reiter, Chairperson

Attest:

  
\_\_\_\_\_  
Tonya Eugene, Secretary

**MISSOURI CITY DEVELOPMENT AUTHORITY**

\_\_\_\_\_  
Yolanda Ford, President

Attest:

\_\_\_\_\_  
Anthony Maroulis, Secretary

**FORT BEND COUNTY, TEXAS**

By: \_\_\_\_\_  
K. P. George, County Judge

Date: \_\_\_\_\_

ATTEST/SEAL:

By: \_\_\_\_\_  
Laura Richard, County Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_

**EXHIBIT A**  
**The TIRZ One Zone**  
**SECOND AMENDED PROJECT PLAN AND REFINANCING PLAN**

**ORDINANCE NO. O-10-17**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY; AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Missouri City ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number One, City of Missouri City (the "Zone") by Ordinance No. O-99-42, adopted on August 2, 1999; and

**WHEREAS**, the Board of Directors of the Zone adopted and recommended and the City approved the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. O-99-48, adopted on August 16, 1999; and

**WHEREAS**, the City enlarged the Zone by Resolution No. R-00-34, adopted on December 18, 2000; and

**WHEREAS**, by Ordinance No. O-01-06, adopted on February 5, 2001, the City Council approved the First Amended and Restated Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Amended Plan") that reflected the enlargement of the Zone; and

**WHEREAS**, the Board of Directors of the Zone considered and adopted the Second Amended Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Second Amended Plan") that reflects the enlargement of the Zone, and recommended the Second Amended Plan for approval by City Council; and

**WHEREAS**, the City enlarged the Zone, pursuant to Sec. 311.007, Texas Tax Code, a second time by Resolution No. R-10-07, adopted on April 19, 2010;

**WHEREAS**, after public notice thereof was given in accordance with the law, the City Council conducted a public hearing on April 19, 2010, on the Second Amended Plan, at which property owners and other interested persons were allowed to speak; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the Second Amended Plan;

**WHEREAS**, Chapter 311 of the Texas Tax Code authorizes the enlargement of the Zone and amendments to the Plan; and

**WHEREAS**, the City now desired to amend the Plan by the adoption of the Second Amended Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS THAT:

**Section 1.** 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.

**Section 2.** The Plan is hereby amended to reflect the Second Amended Plan shown as Exhibit A attached hereto. The Second Amended Plan is determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Second Amended Plan.

**Section 3.** The City Secretary is directed to provide copies of the Second Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** All ordinances and resolutions or parts of ordinances and resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

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

**Section 6.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was

discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

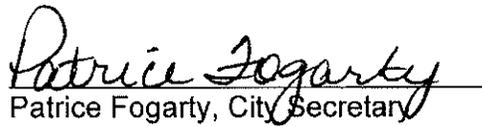
PASSED and APPROVED on first reading this 19th day of April, 2010.

PASSED, APPROVED and ADOPTED on second and final reading this 3<sup>rd</sup> day of May, 2010.



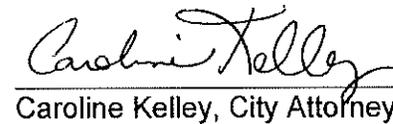
Allen Owen, Mayor

ATTEST:



Patrice Fogarty, City Secretary

APPROVED AS TO FORM:



Caroline Kelley, City Attorney

**REINVESTMENT ZONE NUMBER ONE,  
CITY OF MISSOURI CITY**

**SECOND AMENDED  
PROJECT PLAN AND  
FINANCING PLAN**

February 22, 2010

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### 4. Appendix

Boundary Description

## 1. OVERVIEW

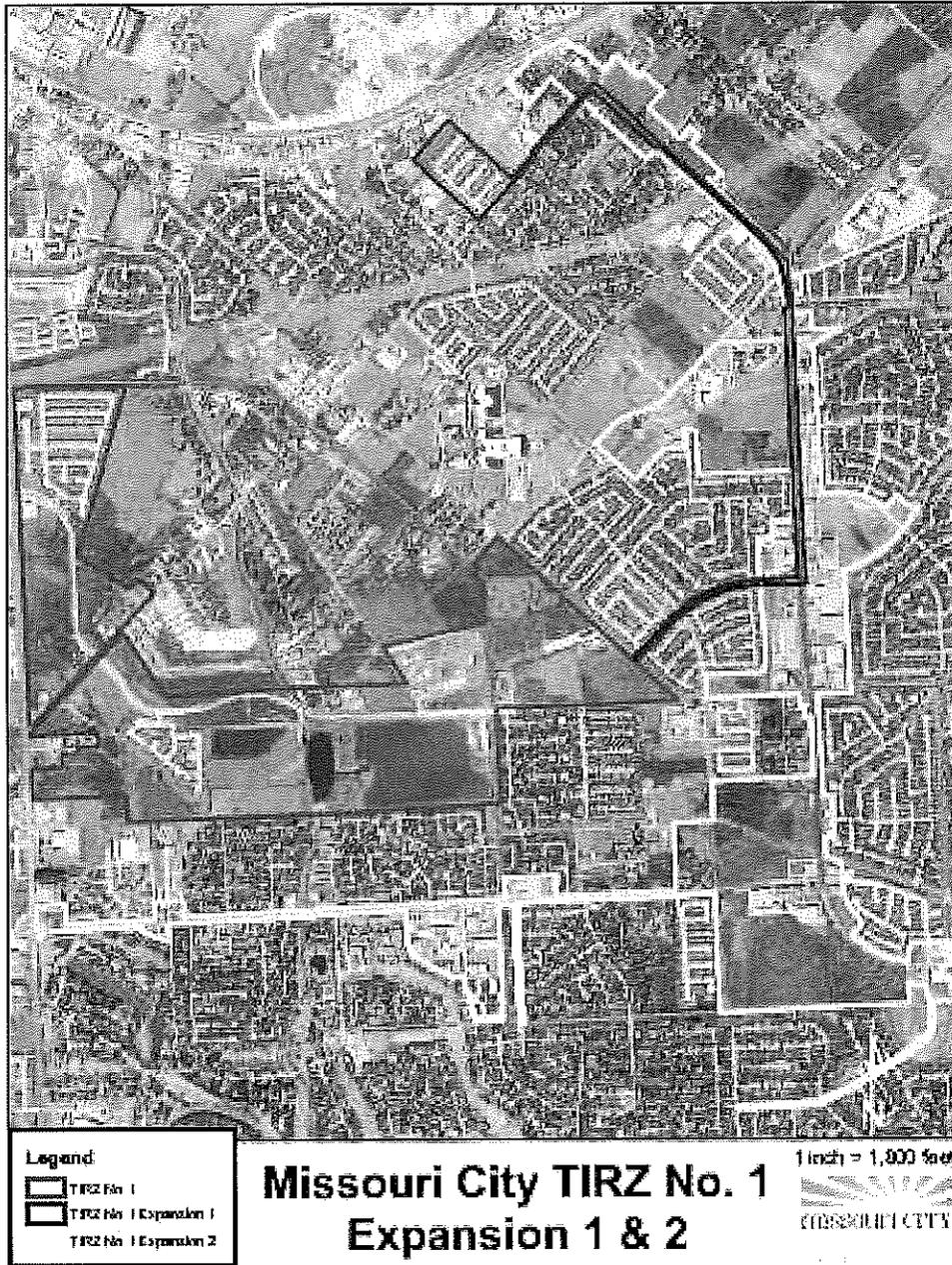
The City of Missouri City created Reinvestment Zone Number One, City of Missouri City, (the "Zone") on August 2, 1999. The Project Plan and Reinvestment Zone Financing Plan (the "Plan") was adopted on August 16, 1999. The First Amended Project Plan and Reinvestment Zone Financing Plan (the "First Amended Plan") was adopted on February 5, 2001. This document constitutes the Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amended Plan".)

This Second Amended Plan supports the original purpose of the Zone which was to provide for the design and construction of water, wastewater, and drainage facilities; for transportation and access improvements and other specific project costs in order to facilitate the development of new residential and commercial properties; and the redevelopment of public facilities and commercial properties where infrastructure was absent and where residential and commercial development and redevelopment would not occur "but for" the creation of such a Zone.

This Second Amended Plan will facilitate the expansion of the Zone boundaries to include an additional 277.1 acres and to include approximately \$21 million in new Eligible Project Costs in the expanded area of the Zone.

Map 1 on the following page depicts the original boundaries of the Zone, the area included as an expansion of the Zone in the First Amended Plan and the area included as an expansion in this Second Amended Plan.

# MAP 1



## **2. SECOND AMENDED PROJECT PLAN**

### **Existing Conditions and Proposed Improvements and Uses [311.011(b)(1)]**

The expansion area of the Second Amended Plan is located south of the northern city limit line, between Murphy Road on the west and along Texas Parkway on the east, and north of and along Cartwright Road.

Map 2 shows the existing land uses within the expansion area for the Second Amended Plan, a mixture of civic, open space, commercial and low and high density residential.

Map 3 shows the planned location of proposed improvements in the expansion area which include new and rehabilitated sidewalks, drainage, landscape and new trails.

Map 4 shows areas within the expansion area targeted for development as facilitated by the proposed improvements. This new development will be comprised of new commercial and residential uses on several large vacant tracts within the expansion area. These areas targeted for new development are as proposed in the Texas Parkway / Cartwright Redevelopment Plan, by George E. Johnson and Civic-Design Associates.

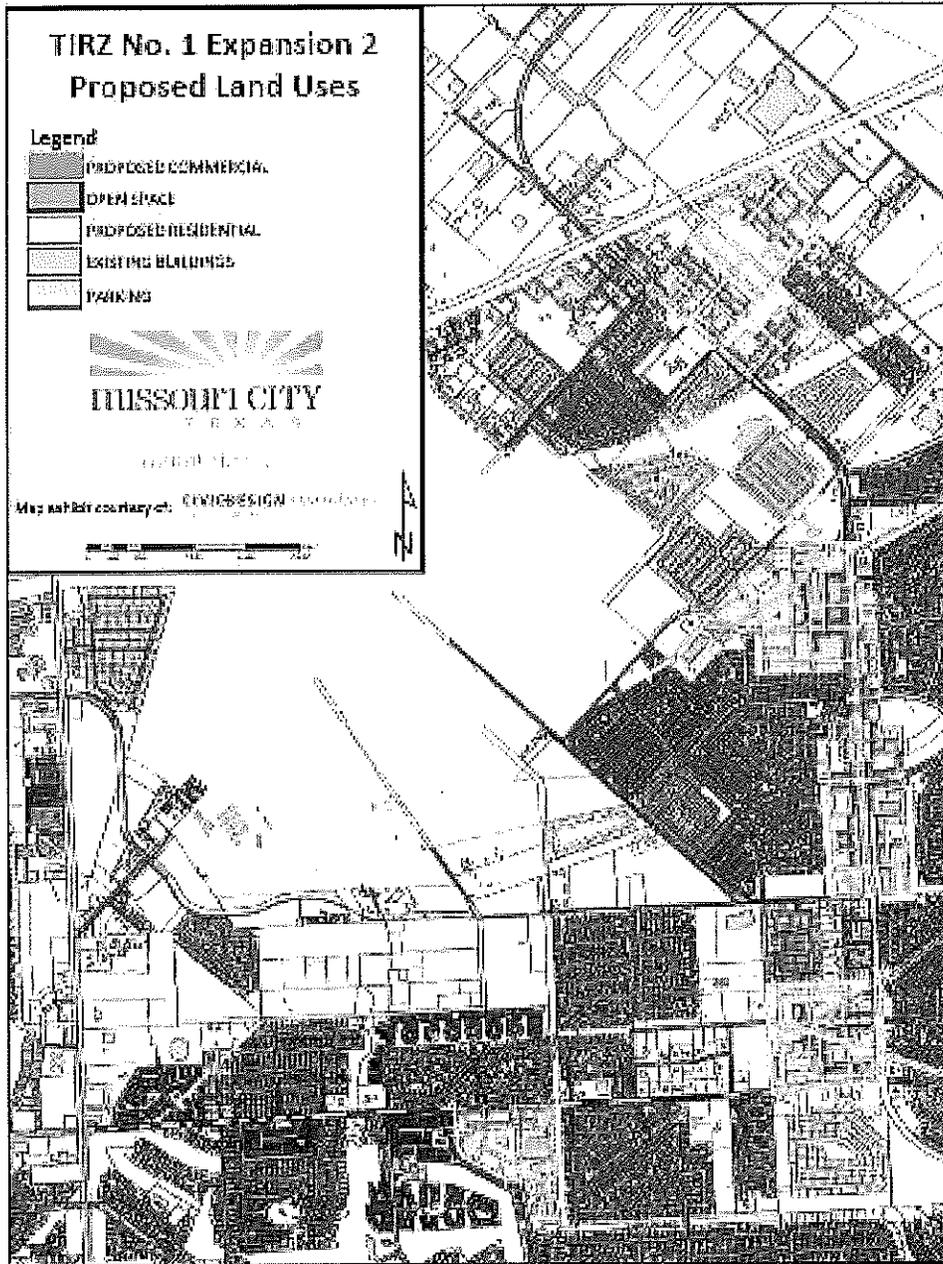
### MAP 2



### MAP 3



### MAP 4



**Municipal Ordinances [311.011(b)(2)]**

All construction will be done in conformance with the most current existing building code regulations of the City. There are no proposed changes to any city ordinance, master plan or building codes.

**Estimated Non-Project Costs [311.011(b)(3)]**

Zone non-project costs include those development costs or investments that will result from the proposed improvements and for which no tax increment reimbursement is expected. It is estimated that non-project investments in the expansion are may range from \$700 to \$765 million.

**Method of Relocation [311.011(b)(4)]**

Relocation is not currently contemplated; however, should redevelopment require relocation it may be considered an Eligible Project Cost.

### 3. SECOND AMENDED REINVESTMENT ZONE FINANCING PLAN

#### Estimated Project Costs [311.011(c)(1)]

Estimates of Projects Costs are listed in the table below.

Project Items	Estimated Cost
<b>Public Infrastructure to Support Business Development</b>	
Water, Wastewater and Drainage	\$ 683,000
Paving and Sidewalks	701,000
Street Lighting	28,000
Landscape/Streetscape	80,000
Related Improvements	324,000
Engineering Design & Contingencies	548,000
<b>Subtotal</b>	<b>\$ 2,364,000</b>
<b>Public Infrastructure to Support Residential Development</b>	
Water, Wastewater and Drainage	\$ 4,700,000
<b>Subtotal</b>	<b>\$ 4,700,000</b>
<b>Fifth Street (FM 1092 to City Limits)</b>	
Water, Wastewater and Drainage	\$ 272,000
Paving and Sidewalks	325,000
Related Improvements	78,000
Engineering Design & Contingencies	169,000
<b>Subtotal</b>	<b>\$ 844,000</b>
<b>Independence Boulevard</b>	
Phase I	\$ 3,539,000
Phase II	4,156,000
<b>Subtotal</b>	<b>\$ 7,543,000</b>
<b>Hike and Bike Trail</b>	
<b>Subtotal</b>	<b>\$ 851,000</b>
<b>Independence Park</b>	
Phase I	\$ 388,000
Phase II	2,217,000
Phase III	2,409,000
Phase IV	1,574,000
<b>Subtotal</b>	<b>\$ 6,588,000</b>
<b>Texas Parkway/Cartwright Road Redevelopment (Second Amended Plan)</b>	
Streetscape Texas Parkway & Cartwright Road	\$ 2,500,000
Texas Parkway sidewalks	\$ 1,500,000
Texas Parkway median and intersection improvements	\$ 3,000,000
Public infrastructure and improvements for public facilities	\$ 5,000,000
Grants and assistance to support business development	\$ 9,000,000
<b>Subtotal</b>	<b>\$ 21,000,000</b>
<b>Other Project Costs</b>	
Financing Costs	\$ 27,290,000

Creation and Administration Costs for the life of the Zone	162,000
<b>Subtotal</b>	<b>\$ 27,452,000</b>
<b>Total</b>	<b>\$ 71,342,000</b>

**Kind, Number and Location of Proposed Improvements [311.011(c)(2)]**

- Business Park Road (FM 1092 600' north of Lexington/Independence) to run east and west. Includes esplanade, road paving, street lights and landscaping.
- Business Park Road (North from new Independence Blvd. 500' east of intersection of FM 1092). Includes esplanade, road paving, street lights and landscaping.
- Independence 100' ROW from FM 1092 to Fifth Street.
- Fifth Street (FM 1092 to City Limits). Includes utilities, paving, sidewalks, landscaping and engineering.
- Silvestri collector road south. Includes esplanade entrance, street paving, landscaping and one-acre parkland.
- Water, wastewater and drainage facilities to support residential development within the Zone.
- Independence Blvd. from Silvestri to Staffordshire. Includes 100' ROW, landscaping and streetlights.
- Collector through residential area next to Staffordshire north of Court Street. Includes esplanade entrance, street paving, landscaping, 1.5-acre parkland and work on siphon at canal.
- Collector for commercial area northwest of Staffordshire and Court intersection. Includes esplanade entrance, street paving, landscaping and streetlights.
- 14,000 linear feet hike and bike trail from Staffordshire to southeast corner of Independence Park, west to FM 1092.
- Implementation of Independence Park Master Plan.
- Texas Parkway/Cartwright Road Redevelopment. Streetscape for Texas Parkway and Cartwright Road; Texas Parkway sidewalks; Texas Parkway medians and intersection improvements; Public infrastructure and improvements for public facilities; and demolition assistance, façade and access improvements to support business development.
- Financing and relocation costs.
- Establishment, administration, and operation of one or more economic development programs for the public purposes of developing and diversifying the economy of the Zone and developing or expanding transportation, business, and commercial activities in the Zone ("Economic Development Programs"). The authorized Economic Development Programs include making grants and loans from the tax increment fund for public infrastructure improvements, parking facilities, façade improvements, demolition assistance, access improvements, financing and relocation costs and the establishment or promotion of public or private facilities that demonstrate public benefit and enhance the economic development of the Zone through increased business and commerce. Pursuant to Section 311.010(h), Texas Tax Code, the Zone Board of Directors will develop and submit for approval its Economic Development Programs.

### **Economic Feasibility Study [311.011(c)(3)]**

The firms of George E. Johnson Development and Civic-Design Associates were authorized to produce the Texas Parkway / Cartwright Road Corridors Redevelopment Plan (the "Study".) The Study identified a number of constraints inhibiting the redevelopment of the two corridors including fragmented ownership, a perceived lack of positive area image, and relatively low land values. The Study also identified a number of opportunities including several large vacant tracts, the emergence of US Highway 90A as a growing employment center, and a strong interest in the area by the community at large. The Study's a number of issues that needed to be addressed for revitalization goals to be met. Among those issues are: aging structures and infrastructure, lack of visual appeal, low expectations of property owners, and fragmented ownership. The Study concluded that inclusion of the area in the Zone would provide public/private partnership opportunities critical to any revitalization effort's success.

### **Estimate of Bonded Indebtedness [311.011(c)(4)]**

The estimated bonded indebtedness to be incurred is an amount sufficient to yield proceeds to reimburse or pay for the TIRZ project costs currently estimated at \$71,342,000.

### **Time When Monetary Obligations are Incurred [311.011(c)(5)]**

Monetary obligations will be incurred as the stream of tax increment revenues allow. Developer partners will be reimbursed only after completion, inspection and acceptance by the City of the eligible public improvements or as detailed in the agreements to be executed between the TIRZ, the Missouri City Development Authority (the "Authority") and the City.

### **Method of Financing, Sources of Revenue and Percent Participation [311.011(c)(6)]**

#### **- Method of Financing**

In accordance with Section 311.015, Texas Tax Code, [Tax Increment Financing Act (the "Act")], the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the Zone. The Authority is authorized to incur debt and issue debt or obligations to satisfy developer reimbursements for eligible project costs. If such bonds are issued, bond proceeds shall be used to provide for the project-related costs outlined in this Plan. When appropriate, developers will advance project-related costs and be reimbursed through the issuance of tax increment bonds or from increment revenues of the Zone.

It is anticipated that developers and the City will advance funds for the public infrastructure improvements and will be reimbursed as provided in separate agreements

and other documentation between the developers, the Authority and the Zone. It is anticipated that the City and County will advance funds for public facility improvements and will be reimbursed through separate agreements between the City, the Authority and the Zone and/or between the County, the Authority and the Zone.

No bonds will be issued until adequate tax increment has been created in the Zone to support bond debt service. Tax increment revenues will be applied to pay or reimburse all debt service on the Zone's bonds. This approach protects the City and other taxing jurisdictions from development financing risks.

**- Sources of Revenue**

It is estimated that development projects identified in this Second Amended Plan will result in approximately \$765 million in new property value. The sources of revenue will be the tax increments from the participants in the Zone, the City and Fort Bend County. Exhibit A, on page 15, shows the projected increase in value per year and sources of revenue expected to be derived from that value by jurisdiction.

**- Percent of Participation**

<b>Taxing Unit</b>	<b>2009 Tax Rate</b>	<b>% of Participation</b>
Missouri City	\$0.52840/\$100 valuation	100%
Fort Bend County	\$0.47900/\$100 valuation	100%

**Current Appraised Value of Taxable Real Property [311.011(c)(7)]**

The current appraised value of taxable real property in the area of expansion in the Second Amended Plan is \$59,657,173, based on 2009 certified values of the Ft. Bend County Appraisal District. Tax year 2010 will be the base year value for the expansion area.

**Estimated Future Captured Appraised Value of Real Property [311.011(c)(8)]**

See Exhibit A, page 15.

**Duration of Zone [311.011(c)(9)]**

The Zone took effect upon creation by City Council on August 2, 1999 and termination of the operation of the Zone shall occur on December 31, 2029. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

**Exhibit A**

City of Missouri City  
TIRZ 1  
2nd Amendmended Project Plan

Value and Revenue Projections  
Proposed Annexation Area

Tax Year	Ad Valorem Value			Missouri City Revenue		Fort Bend County Revenue		Total Revenue	
	Base Value (1)	Annual (New)	Cumulative	Annual (2)	Cumulative	Annual (3)	Cumulative	Annual	Cumulative
1 2010	59,657,173	-	-	-	-	-	-	-	-
2 2011		-	-	-	-	-	-	-	-
3 2012		-	-	-	-	-	-	-	-
4 2013		-	-	-	-	-	-	-	-
5 2014		2,480,000	2,480,000	12,449	12,449	11,285	11,285	23,734	23,734
6 2015		14,927,500	17,407,500	74,933	87,382	67,928	79,213	142,861	166,595
7 2016		14,927,500	32,335,000	74,933	162,315	67,928	147,140	142,861	309,456
8 2017		6,758,667	39,093,667	33,927	196,242	30,755	177,896	64,682	374,138
9 2018		23,386,167	62,479,833	117,394	313,636	106,419	284,314	223,813	597,951
10 2019		48,901,167	111,381,000	245,474	559,110	222,525	506,839	467,999	1,065,950
11 2020		101,200,875	212,581,875	508,008	1,067,118	460,515	967,354	968,523	2,034,472
12 2021		61,486,875	274,068,750	308,652	1,375,770	279,796	1,247,150	588,448	2,622,920
13 2022		109,375,000	383,443,750	549,041	1,924,811	497,711	1,744,861	1,046,752	3,669,672
14 2023		109,375,000	492,818,750	549,041	2,473,852	497,711	2,242,572	1,046,752	4,716,423
15 2024		51,375,000	544,193,750	257,892	2,731,744	233,782	2,476,354	491,674	5,208,097
16 2025		51,375,000	595,568,750	257,892	2,989,636	233,782	2,710,136	491,674	5,699,772
17 2026		54,171,875	649,740,625	271,932	3,261,568	246,509	2,956,645	518,441	6,218,213
18 2027		85,210,625	734,951,250	427,740	3,689,308	387,751	3,344,396	815,491	7,033,704
19 2028		31,038,750	765,990,000	155,808	3,845,117	141,242	3,485,637	297,050	7,330,754
20 2029		-	765,990,000	-	3,845,117	-	3,485,637	-	7,330,754
		765,990,000		28,535,176		25,867,429		54,402,605	

**Notes:**

- 1 Base Value based on Fort Bend Central Appraisal District January 1, 2009 Certified Values as supplied by City of Missouri City.
- 2 New Annual Revenue projection based on City of Missouri City 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate. Value projections based on redevelopment plan prepared by Civic Design Associates and George E. Johnson Development.
- 3 New Annual Revenue projection based on Fort Bend County 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate.

**APPENDIX**  
**BOUNDARY DESCRIPTION**

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

**Beginning at a point** which is the northwest corner of a 2.35 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36809 and FBCAD parcel account number 0064-00-000-3105-907 according to the FBCAD Tax Year 2000 Roll, said point being in the east right-of-way boundary of F.M. 1092 and the north boundary of the City of Missouri City city limits;

THENCE, in an easterly direction along said City of Missouri City city limit line, for a distance of approximately 1,696.94 feet to a point for corner, said point being the northeast corner of the City of Missouri City corporate limits, also being the northeast corner of a 90.4863 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36807 and FBCAD parcel account number 0064-00-000-3100-907;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, for a distance of approximately 2,650 feet to a point for corner, said point being the northwest corner of a 2.961 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36848 and FBCAD parcel account number 0064-00-000-3600-907;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 932.12 feet to a point for corner, said point being the northeast corner of a 2.0 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification numbers R36854 and R36855 and FBCAD parcel account numbers 0064-00-000-3698-907 and 0064-00-000-3699-907;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 200 feet to a point for corner, said point being the northwest corner of the Bowen Street right-of-way;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 325 feet to a point for corner, said point being the northeast corner of the Bowen Street right-of-way, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, said city limit line also being the northern right-of-way boundary of Fifth Street, for a distance of approximately 780 feet to a point for corner, said point being at or near the southwest corner a 1.953 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36872 and FBCAD parcel account number 0064-00-000-3860-907, said point being where the City of Missouri City city limit line turns in a southeasterly direction across Fifth Street;

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

THENCE, in a southeasterly direction along said City of Missouri City city limit line, crossing the Fifth Street right-of-way, for a distance of approximately 70 feet to a point, said point being the northwest corner a 0.421 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R203458 and FBCAD parcel account number 0064-00-000-2804-907 said point also being in the southern right-of-way boundary of Fifth Street;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 579.77 feet to a point for corner, said point being the northwest corner a 14.634 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36693 and FBCAD parcel account number 0064-00-000-2000-907;

THENCE, in an easterly direction along said City of Missouri City city limit line, crossing the Packer Road and Moore Road rights-of-way, for a distance of approximately 3,670 feet to a point for corner, said point being in the western boundary line of a 12.667 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36475 and FBCAD parcel account number 0064-00-000-0555-907, said point also being in the eastern right-of-way boundary of Moore Road;

THENCE, in a northwesterly direction along said City of Missouri City city limit line, said city limit line also being the eastern right-of-way boundary of Moore Road, for a distance of approximately 710 feet to a point for corner, said point being the northwest corner a 14.54 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36473 and FBCAD parcel account number 0064-00-000-0550-907;

THENCE, in an east, northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 1,658 feet to a point for corner, said point being the southwest corner a 1.520 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180779 and FBCAD parcel account number 0064-00-000-0602-907, said parcel number 0064-00-000-0602-907 being a portion of the American Canal right-of-way;

THENCE, in a northerly, then curving northwesterly, direction along said City of Missouri City city limit line, and along the western boundary of the American Canal right-of-way, for a distance of approximately 870 feet to a point for corner, said point being the northwest corner a 0.563 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180778 and FBCAD parcel account number 0064-00-000-0702-907, said parcel number 0064-00-000-0702-907 being a portion of the American Canal right-of-way;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, crossing the American Canal right-of-way, for a distance of approximately 100 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0702-907, said point also being in the eastern boundary of American Canal right-of-

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

way, said point also being the southwest corner of a 1.51 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36482 and FBCAD parcel account number 0064-00-000-0820-907;

THENCE, in a northwesterly direction, along the City of Missouri City city limit line, and along the eastern boundary of the American Canal right-of-way, for a distance of approximately 117.39 feet to a point for corner, said point being the northwest corner of said parcel number 0064-00-000-0820-907

THENCE, in a northeasterly direction, along the City of Missouri City city limit line, and along the northern boundary of said parcel number 0064-00-000-0820-907, for a distance of approximately 550.00 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0820-907, said point also being in the western boundary line of the Staffordshire Road right-of-way;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 2,882 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 60 feet to a point, said point being the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,800 feet to a point for corner, said point being the northwest corner of the intersection of the northern right-of-way boundary of Independence Boulevard with the western right-of-way boundary of Texas Parkway (FM 2234);

THENCE, in a northerly direction along the western right-of-way boundary of Texas Parkway, for a distance of approximately 4,065 feet to a point for corner, said point being the northeast corner of a 17.964 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907, said point also being in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in an easterly direction along said mutual city boundary line, for a distance of approximately 70 feet to a point for corner, said point being within the Texas Parkway right-of-way;

THENCE, in a northerly, then northwesterly, direction along said mutual city boundary line and within the Texas Parkway right-of-way, for a distance of approximately 3,710 feet to a point for corner, said point being approximately 50 feet in a perpendicular direction from the southwest corner of the intersection of the western right-of-way of

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
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Texas Parkway with the southern right-of-way of Adams Street (labeled on tax map # Z-71 as Heifer Lane);

THENCE, in a westerly direction along said mutual city boundary line and across the Texas Parkway right-of-way, for a distance of approximately 50 feet, to a point for corner, said point being said southwest corner of the intersection of the western right-of-way of Texas Parkway with the southern right-of-way of Adams Street, said point also being the southeast corner of a 1.415 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169127 and FBCAD parcel account number 0118-00-000-0013-907;

THENCE, in a northerly direction along the western boundary of the Texas Parkway right-of-way, for a distance of approximately 1,360 feet to a point for corner, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Fifth Street, for a distance of approximately 3,920 feet to a point for corner, said point being located in the northwest corner of Lot 1 of Block 9 of Woodland West Section 3 subdivision, said point also being located in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in a northwesterly direction following said mutual city limits across the Fifth Street right-of-way for a distance of approximately 40 feet to a point for corner said point being inside the Fifth Street right-of-way;

THENCE, in a southwesterly direction following said mutual city limits along and inside the Fifth Street right-of-way, for a distance of approximately 23 feet to a point for corner said point being inside the Fifth Street right-of-way, and in a perpendicular direction across the Fifth Street right-of-way from the southwest corner of a 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41406 and FBCAD parcel account number 0118-00-000-3500-907;

THENCE, in a northwesterly direction across the Fifth Street right-of-way, for a distance of approximately 30 feet to a point, said point being the southwest corner of a said parcel number 0118-00-000-3500-907, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a northwesterly direction along the western boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 1,295.83 feet to a point for corner, said point being the northwest corner of a said parcel number 0118-00-000-3500-907;

THENCE, in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 407.51 feet to a point, said point

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

being the northeast corner of a said parcel number 0118-00-000-3500-907, said point also being the northwest corner of a second 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41407 and FBCAD parcel account number 0118-00-000-3600-907;

THENCE, continuing in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3600-907, for a distance of approximately 407.51 feet to a point for corner, said point being the northeast corner of a said parcel number 0118-00-000-3600-907, said point also being the westernmost northwest corner of the boundary of the Martin Lane right-of-way;

THENCE, in a southeasterly direction along the western boundary of the Martin Lane right-of-way, for a distance of approximately 1,299.81 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Martin Lane with the northern right-of-way boundary of Fifth Street;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Fifth Street, for a distance of approximately 3,130 feet to a point, said point being the northwest corner of the intersection of the northern right-of-way boundary of Fifth Street with the western right-of-way boundary of Texas Parkway;

THENCE, in an easterly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 80 feet to a point for corner, said point being the northeast corner of the intersection of the northern right-of-way boundary of Fifth Street with the eastern right-of-way boundary of Texas Parkway;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, for a distance of approximately 8,790 feet to a point for corner, said point being the southeast corner of the intersection of the eastern right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a westerly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 120 feet to a point, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,840 feet to a point for corner, said point being the southeast corner of the intersection of the southern right-of-way boundary of Independence Boulevard with the eastern right-of-way boundary of Staffordshire Road;

THENCE, in a southwesterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the southwest corner of the

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
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Independence Boulevard right-of-way boundary, said point being in the western right-of-way boundary of Staffordshire Road;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 860 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road;

THENCE, in a southerly direction crossing the Court Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Court Road from said northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road, said point being in the southern right-of-way boundary of Court Road;

THENCE, in a westerly direction along the said southern right-of-way boundary of Court Road, for a distance of approximately 2,740 feet to a point for corner, said point being the northwest corner Lot 1 of Block 13 of Meadowcreek Section 3, said point also lying in the eastern boundary of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said parcel number 0013-00-000-9006-907 being a portion of the American Canal right-of-way;

THENCE, in a southerly direction along the said eastern right-of-way boundary of the American Canal right-of-way, for a distance of approximately 1,330 feet to a point for corner, said point lying directly east of the southeast corner of a 24.824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31309 and FBCAD parcel account number 0013-00-000-3510-907;

THENCE, directly west crossing the American Canal right-of-way, for a distance of approximately 110 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-3510-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-3510-907, for a distance of approximately 937.90 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3510-907, said point also being the southeast corner of a 4.21 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31325 and FBCAD parcel account number 0013-00-000-3702-907, said parcel number 0013-00-000-3702-907 being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3702-907, for a distance of approximately 3,383.59 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3702-907, said point also being the southeast corner of a 1.900 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31332 and

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
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FBCAD parcel account number 0013-00-000-3851-907, said parcel number 0013-00-000-3851-907 also being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3851-907, for a distance of approximately 1,278.08 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-3851-907, said point also lying in the eastern boundary line of a 3.943 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R207213 and FBCAD parcel account number 0013-00-000-4302-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 4 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-4302-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 427.42 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-4302-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 411.37 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4302-907, said point also being the northeast corner of a 9.39 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31340 and FBCAD parcel account number 0013-00-000-4300-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4300-907, for a distance of approximately 994.31 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4300-907, said point also being the southwest corner of a 18.614 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31341 and FBCAD parcel account number 0013-00-000-4400-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 455 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0013-00-000-4400-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 370.38 feet to a point, said point being in the northern boundary of said parcel number 0013-00-000-4400-907, said point also being the westernmost northwest corner of a 4.024 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R211001 and FBCAD parcel account number 0013-00-000-4453-907;

THENCE, in an easterly, then northerly, then easterly, then northerly, then easterly direction along the northern and western boundary boundary of said parcel number 0013-

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
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00-000-4453-907, for a distance of approximately 968.64 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4453-907, said point also being the southeast corner of a 1.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136432 and FBCAD parcel account number 0013-00-000-4499-907, said parcel number 0013-00-000-4499-907 containing a water tower owned by the Quail Valley Utility District;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 216.00 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4499-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 210.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4499-907, said point also being the northeast corner of a 1.966 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R213745 and FBCAD parcel account number 0013-00-000-4454-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4454-907, for a distance of approximately 418.86 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4454-907, said point also being the northeast corner of a 1.841 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31343 and FBCAD parcel account number 0013-00-000-4451-907;

THENCE, continuing in a westerly direction along the northern boundary of said parcel number 0013-00-000-4451-907, for a distance of approximately 400.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4451-907, said point also being the southwest corner of a 0.716 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36799 and FBCAD parcel account number 0064-00-000-2995-907, said point also being in the eastern right-of-way boundary of F.M. 1092 (Murphy Road);

THENCE, in a northerly direction along said eastern right-of-way boundary of F.M. 1092, for a distance of approximately 5,225 feet to the **POINT OF BEGINNING**, and containing a total of approximately 595.54 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 1  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southwest corner of a 3.73 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907, said point being the northwest corner of a 1.8759 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76588 and FBCAD parcel account number 4180-00-000-0010-907, at the intersection of the easterly extension of the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, with the easterly right-of-way line Texas Parkway having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, said point being also an exterior corner of the existing boundary of TIRZ No. 1;

THENCE, in a northerly direction along east right-of-way boundary of Texas Parkway, for a distance of approximately 4172 feet to a point for corner, said point being the northwest corner a 0.650 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44973 and FBCAD parcel account number 0264-00-000-0195907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0264-00000-0195-907, for a distance of approximately 302 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0195-907, also being the northwest corner of a 4.499 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R68318 and FBCAD parcel account number 3725-00-000-0010907;

THENCE, in a southerly direction along the western boundary of said parcel number 3725-00000-0010-907, for a distance of approximately 348 feet a point, said point being the southwest corner of said parcel number 3725-00-000-0010-907, also being in the northern boundary of a 2.461 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44974 and FBCAD parcel account number 0264-00-000-0196907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0196-907, for a distance of approximately 466 feet to a point corner, said point being the east corner of a 0.6339 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R255688 and FBCAD parcel account number 0264-00-000-0100-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 0264-00-000-0100-907, for a distance of approximately 568 feet to a point, said point being the northeast corner of a 1.4679 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73082 and FBCAD parcel account number 3853-00-000-0010-907;

THENCE, in a southeasterly direction along the eastern boundary of said parcel number 385300-000-0010-907, for a distance of approximately 96 feet to a point, said point being in the eastern boundary of said parcel number 3853-00-000-0010-907, also being the northwest corner Lot 5 of Block 1 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71271 and FBCAD parcel account number 3850-01-001-0500-907;

THENCE, in a southerly direction along the western boundary line of Hunters Glen Section 1, for a distance of approximately 708 feet to a point, said point being the southwest corner Lot 4 of Block 5 of

Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71372 and FBCAD parcel account number 3850-01-005-0400-907, and being an interior corner in the eastern boundary of a 1.550 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212421 and FBCAD parcel account number 0264-00-000-0125-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 126 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0125-907, also being an angle point in the southern boundary of Lot 5 of Block 5 Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71373 and FBCAD parcel account number 3850-01-005-0500-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0125-907, for a distance of approximately 98 feet to a point, said point being the northeast corner a 1.914 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44967 and FBCAD parcel account number 0264-00-0000120-907;

THENCE, in a southerly direction along the western boundary of said Hunters Glen Section 1 Subdivision, crossing Lexington Boulevard and continuing in a southerly direction along western boundary of Block 1, Hunters Point Estates Subdivision, for a distance of 1,348 feet to a point, said point being the southeast corner of Reserve "C" of Block 1 of Grand Park Center, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66789 and FBCAD parcel account number 3522-00-000-0030-907, being in the northern right-of-way boundary of Grand Park Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44962 and FBCAD parcel account number 0264-00-000-0050-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Grand Park Drive, for a distance of approximately 1,029 feet to a point, said point being the southwest corner of a 1.528 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R281899 and FBCAD parcel account number 0264-00-000-0145907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 265 feet to a point for corner, said point being the most northerly corner of said parcel number 0264-00-000-0145-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 364 feet to the northeast corner of said parcel number 0264-00-000-0145-907, being in the northwesterly right-of-way boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907;

THENCE, in a southwesterly direction along the northwesterly right-of-way boundary of said Independence Boulevard, for a distance of approximately 1,405 feet to a point, said point being in the southern boundary of a 3.9787 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R317738 and FBCAD parcel account number 3859-01-000-0065-907, also being in said northerly right-of-way boundary of Independence Boulevard;

THENCE, in a southerly direction, crossing said Independence Boulevard, and continue for a total distance of approximately 220 feet to a point for corner, said point being the westernmost southwest corner of a 1.638 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R72053 and FBCAD parcel account number 3850-03-000-0010-907, also

being in the northern boundary of a 8.945 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44961 and FBCAD parcel account number 0264-00-000-0040-907;

THENCE, in a westerly direction along the northern right-of-way boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 58 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0040-907, also being the southwest corner of a 0.1 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132579 and FBCAD parcel account number 4180-00-000-0022-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0264-00000-0040-907, for a distance of approximately 1,660 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0040-907, also being the southeast corner of a 2.473 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76589 and FBCAD parcel account number 4180-00-0000020-907, being in the northern boundary of a 1.738 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R189487 and FBCAD parcel account number 5862-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 5862-01000-0020-907, for a distance of approximately 516 feet to a point for corner, said point being in the eastern right-of-way boundary of Texas Parkway, said point also being the southwest corner of a 2.5266 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126162 and FBCAD parcel account number 4180-00-000-0045907;

THENCE, in a southerly direction along eastern right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique account number 1111-09-070013-00-0, for a distance of approximately 1,541 feet to a point, said point being the northwest corner of a 0.517 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89171 and FBCAD parcel account number 5295-00-0000010-907, said point also being the southwest corner of Lot 43, Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95240 and FBCAD parcel account number 5862-01-003-0430907;

THENCE, in an easterly direction along the northern right-of-way boundary said parcel number 5295-00-000-0010-907, for a distance of approximately 150 feet to a point for corner, said point being the northeast corner said parcel number 5295-00-000-0010-907, said point also being the northwest corner of Lot 46 Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95243 and FBCAD parcel account number 5862-01-003-0460-907

THENCE, in a southerly direction along the eastern boundary of said parcel number 5295-00000-0010-907 and it's southerly extension, crossing Greendale drive, and continuing, in all for a distance of approximately 627 feet to a point, said point being the southeast corner of a 0.4212 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95354 and FBCAD parcel account number 5862-02-000-0010-907, said point also being the northeast corner of Lot 11, Block 5 of the Quail Green Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95478 and FBCAD parcel account number 5862-02-005-0110-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5862-02000-0010-907, for a distance of approximately 154 feet to a point, said point being the southwest corner of said

parcel number 5862-02-000-0010-907, said point also being northeast corner of said Lot 11, Block 5 of the Quail Green Section 2 subdivision, being said parcel number 586202-005-0110-907 in the easterly right-of-way boundary of Texas Parkway, being parcel number 1111-09-07-0013-00-8;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, being said parcel number 1111-09-07-0013-00-8, and it's southerly projection, for a distance of approximately 295 feet to a point, said point being the northwest corner of a 1.262 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R151741 and FBCAD parcel account number 0013-00-000-2101-907;

THENCE, in an southeasterly direction along the northwestern boundary of said parcel number 0013-00-000-2101-907, for a distance of approximately 283 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-2101-907, said point also being the northwest corner of Lot 3, Block 1 of the Quail Green South Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R278881 and FBCAD parcel account number 5864-02-001-0030-907;

THENCE, in a southeasterly direction along the western boundary of the Quail Green South Section 2 subdivision, for a distance of approximately 1,010 feet to a point for corner, said point being the southeast corner of a 2.1488 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31252 and FBCAD parcel account number 0013-00-000-2100-907, also being in the north boundary of Lot 20, Block 3 of the Quail Green South Section 3 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246134 and FBCAD parcel account number 5864-01-003-0200-907;

THENCE, in a southwesterly direction along the southern boundary of said parcel number 001300-000-2100-907, for a distance of approximately 219 feet to a point, said point being the southern corner of said parcel number 0013-00-000-2100-907, also being in the northeasterly right-of-way boundary of Texas Parkway, same being parcel number 1111-09-07-0013-00-0;

THENCE, in a southeasterly direction along the northeastern right-of-way boundary Texas Parkway, being said parcel number 1111-09-07-0013-00-0, for a distance of approximately 943 feet to a point, said point being the southwest corner of a 0.14 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245497 and FBCAD parcel account number 5864-01-000-0030-907;

THENCE, in a northerly direction along the northwestern boundary of said parcel number 586401-000-0030-907, at approximately 26 feet pass the southwest corner of a 1.457 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245303 and FBCAD parcel account number 5864-01-000-0100-907, and continue, in all for a distance of approximately 272 feet to a point for corner, said point being the northwest corner of said parcel number 5864-01-000-0100-907, said point also being the northeast corner of Lot 5, Block 3 of the Quail Green South Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246119 and FBCAD parcel account number 5864-01-003-0050-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5864-01000-0100-907 crossing Turtle Creek Drive, and continue, in all for a distance of approximately 599 feet to a point for corner, said point being the northeast corner of a 1.785 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245304 and FBCAD parcel account number 5864-01-000-0200-907, said point also being the southeast corner of a 1.0661 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification

number R245382 and FBCAD parcel account number 5864-01-000-0090-907, in the existing easterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southerly direction along the existing easterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 895 feet to a point for corner, said point being the southeast corner of a 0.675 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102488 and FBCAD parcel account number 5922-01-000-0041-907, said point also being the northeast corner of a 9.83 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136433 and FBCAD parcel account number 5922-00-000-0010-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0041-907, for a distance of approximately 296 feet to a point for corner, said point being the southwest corner of said parcel number 5922-01-000-0041-907, said point also being the northeast corner of the right-of-way boundary of Turtle Creek Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167277 and FBCAD parcel account number 5922-00-000-0016-907;

THENCE, in a southwesterly direction along the southeastern right-of-way boundary of said Turtle Creek Drive, said parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the east right-of-way boundary of Hilton Head Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167248 and FBCAD parcel account number 5922-00-000-0001-907;

THENCE, in a northwesterly direction along the northeastern right-of-way boundary of said Hilton Head Drive, said parcel account number 5922-00-000-0001-907, for a distance of approximately 60 feet to a point for corner, said point being the intersection of the east right-of-way boundary of Hilton Head Drive with the northwest right-of-way boundary of said Turtle Creek Drive, said parcel number 5922-00-000-0016-907;

THENCE, in a northeasterly direction along the northwestern right-of-way boundary of said Turtle Creek Drive, being parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the southeast corner of a 1.718 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102491 and FBCAD parcel account number 5922-01-000-0050-907;

THENCE, in a northerly direction along the west right-of-way boundary of Turtle Creek Drive, being said parcel number 1111-09-07-0013-00-0, being also the east boundary line of said parcel number 5922-01-000-0050-907, for a distance of approximately 258 feet to a point, said point also being the northeast corner of said parcel number 5922-01-000-0050-907, said point also being the southeast corner of a 0.517 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102493 and FBCAD parcel account number 5922-01-000-0052-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0052-907, for a distance of approximately 275 feet to a point, said point being the southwesterly corner of said parcel number 5922-01-000-0052-907, said point also being the eastern boundary of a 0.758 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R375120 and FBCAD parcel account number 0013-00-000-2121-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00000-2121-907, for a distance of approximately 310 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-2121-907, said point also being the southwest corner of said parcel

number 5922-01-000-0050-907, said point also being in the north boundary line of a 9.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136434 and FBCAD parcel account number 5922-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,170 feet to a point, said point being the southwest corner of a 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907, said point also being the southeast corner of a 15.792 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,725 feet to a point, said point being the southwest corner of said parcel number 5726-01-000-0020-907, said point also being the southeast corner of a 1.197 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136429 and FBCAD parcel account number 0013-00-000-0020-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 572601-000-0020-907, for a distance of approximately 1464 feet to a point, said point being the northwest corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of a 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 001300-000-2000-907, for a distance of approximately 357 feet to a point, said point being the northwest corner of said parcel number 0013-00-000-2000-907, said point also being in the southerly boundary line of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 001300-000-2000-907, same being the southerly boundary line of said Cartwright Road, for a distance of approximately 44 feet to a point, said point being the northeast corner of said parcel number 0013-00-000-2000-907, said point also being the northwest corner of a 2.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31251 and FBCAD parcel account number 0013-00-000-2080-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 001300-000-2000-907, same being the westerly boundary of said parcel number 0013-00-000-2080 907, for a distance of approximately 356 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-2000-907, said point also being in the northerly boundary line of said 15.792 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 572601-000-0020-907, same being the southerly boundary of said parcel number 0013-00-000-2080907, for a distance of approximately 161 feet to a point, said point being the northeast corner of said parcel number 5726-01-000-0020-907, said point also being the northwest corner of said 0.05 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308813 and FBCAD parcel account number 5726-01-000-0040-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 572601-000-0020-907, same being the westerly boundary line of Park Gate Section One subdivision, for a distance of approximately 1234 feet to a point, said point being an interior corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of said 13.7765 acre parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5726-01000-0020-907, for a distance of approximately 1,495 feet to a point, said point being the easternmost northeasterly corner of said parcel number 5726-01-000-0020-907, also being in the western boundary of said 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00000-2120-907, for a distance of approximately 737 feet to a point, said point being the southernmost corner of a 1.455 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110896 and FBCAD parcel account number 7130-00-000-0040-907, said point also being in the western boundary of a 2 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R382126 and FBCAD parcel account number 0013-00-000-2122-907;

THENCE, in a northwesterly direction along southwestern boundary of said parcel number 7130-00-000-0040-907, for a distance of approximately 718 feet to a point, said point being an interior corner on the southern boundary of a 10.3363 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110898 and FBCAD parcel account number 7130-00-000-0060-907, said point also being the northeast corner of Lot 73, Block 1 of the Park Gate Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308858 and FBCAD parcel account number 5726-01-001-0730-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 7130-00000-0060-907 and it's westerly projection, for a distance of approximately 806 feet to a point for corner, said point being the southwest corner of a 1.1209 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R188672 and FBCAD parcel account number 7130-00-000-0063-907, said point also being in the eastern right-of-way boundary of Summer Lane, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308802 and FBCAD parcel account number 5726-01-0000001-907;

THENCE, in a northerly direction along the eastern right-of-way boundary of Summer Lane, being said parcel number 5726-01-000-0001-907, for a distance of approximately 377 feet to a point, said point being the northernmost northwesterly corner of said parcel number 7130-00000-0063-907, said point also being the intersection of the eastern right-of-way boundary of said Summer Lane with the southern right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 419 feet to a point, said point being the northwest corner of said 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907, said point also being the northeast corner of a 0.123 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120135 and FBCAD parcel account number 9560-00-000-0030907;

THENCE, in a southerly direction along the western boundary of said parcel number 0013-00000-2000-907, and the easterly boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 25 feet to a point, said point being the southeast corner of said parcel number 9560-00-000-0030-907, said point also being the northeast corner of Lot 81, Block 4 in The Woods subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120611 and FBCAD parcel account number 9560-00-0040810-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 9560-00000-0030-907, for a distance of approximately 540 feet to the intersection of the eastern right-of-way boundary of Hawks Road, being said parcel number 9560-00-000-0008-907, with the south right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 2,442 feet to a point, said point being the intersection of the southern right-of-way boundary of said Cartwright Road with the eastern right-of-way boundary of Quail Valley East Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166333 and FBCAD parcel account number 5910-01-000-0001-907;

THENCE, in a southerly direction along the eastern right-of-way boundary of Quail Valley East Drive parcel number 5910-01-000-0001-907, for a distance of approximately 1,805 feet to a point for corner, said point being the southwest corner of a 1.712 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99383 and FBCAD parcel account number 5910-01-000-2600-907, said point also being in the northern boundary of the American Canal easement and 2.784 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168322 and FBCAD parcel account number 5910-02-000-0010-907;

THENCE, in a westerly direction along the said northern boundary of the American Canal easement, being said parcel number 5910-02-000-0010-907, crossing Quail Valley East Drive for a distance of approximately 60 feet to a point for corner, said point being the southeast corner of a 0.615 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99382 and FBCAD parcel account number 5910-01-000-2400907;

THENCE, in a northerly direction along the western right-of-way boundary of Quail Valley East Drive, being said parcel number 5910-01-000-0001-907, for a distance of approximately 1,806 feet to a point, said point being the intersection of the western right-of-way boundary of Quail Valley East Drive with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, said point being the northeast corner of Lot 1, Block 5 of the Quail Valley East Section 1 Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99502 and FBCAD parcel account number 5910-01-005-0100-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 226 feet to a point, said point being the northeast corner of a 0.0206 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136421 and FBCAD parcel account number 5904-00-000-0199-907, said point also being the northwest corner of the American Canal easement parcel number 1111-09-07-0013-00-0;

THENCE, in a southerly direction along said western right-of-way boundary of the American Canal easement parcel number 1111-09-07-0013-00-0, for a distance of approximately 1,753 feet to a point for corner, said point being the southeast corner of a 4.294 acre parcel, said parcel having Fort Bend Central

Appraisal District (FBCAD) unique parcel identification number R98412 and FBCAD parcel account number 5904-00-000-2003-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5904-00000-2003-907, for a distance of approximately 435 feet to a point for corner, said point being the southwest corner of said parcel number 5904-00-000-2003-907, also being the northwest corner of a 0.7649 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98413 and FBCAD parcel account number 5904-00-000-2006907, also being in the eastern right-of-way boundary of Cypress Point Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167563 and FBCAD parcel account number 5904-00-000-0011-907;

THENCE, in a northerly direction along said east right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 406 feet to a point, said point being the northwest corner of said parcel number 5904-00-000-2003-907;

THENCE, in a northwesterly direction crossing Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 84 feet to a point, said point being the southeast corner of Lot 18 of the Quail Valley Patio Homes Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98381 and FBCAD parcel account number 5903-02-000-1800-907, said point also being in the western right-of-way boundary of said Cypress Point Drive, parcel number 5904-00-000-0011907;

THENCE, in a northerly direction along said western right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 185 feet to a point, said point being the intersection of the western right-of-way boundary of said Cypress Point Drive with the southern right-of-way boundary of Kingsbrook Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169307 and FBCAD parcel account number 5903-02-000-0001-907;

THENCE, in a northwesterly direction along said southern right-of-way boundary of Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, for a distance of approximately 1,670 feet to a point, said point being the intersection of the western right-of-way boundary of said Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, with the southern right-ofway boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 3,540 feet to a point, said point being the northeast corner of a 0.027 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R144047 and FBCAD parcel account number 5902-00-000-1011-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road with the western right-of-way boundary of Bermuda Dunes Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167360 and FBCAD parcel account number 5902-00-000-0018907;

THENCE, in a southerly direction along said western right-of-way boundary of Bermuda Dunes Drive, same being parcel number 5902-00-000-0018-907, for a distance of approximately 228 feet to a point for corner, said point being the most easterly southeast corner of a 0.923 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97772 and FBCAD parcel account number 5902-00-000-1010-907, said point also being the intersection of the western right-of-way boundary of Bermuda Dunes Drive with northern right-of-way boundary of Palm Desert Lane,

said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167358 and FBCAD parcel account number 5902-00-000-0017-907;

THENCE, in a northwesterly direction along said northern right-of-way boundary of Palm Desert Lane, same being parcel number 5902-00-000-0017-907, for a distance of approximately 531 feet to a point, said point being the northwest corner of a 0.587 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97771 and FBCAD parcel account number 5902-00-000-1000-907, said point also being the intersection of the southern right-of-way of Cartwright Road parcel number 0013-00-000-3333907 with eastern right-of-way of said Palm Desert Lane, being parcel number 5902-00-0000017-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 1,597 feet to a point for corner, said point being the most westerly northwest corner of an 8.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97753 and FBCAD parcel account number 5902-00-000-0100-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, with the eastern right-of-way boundary of Murphy Road, being parcel number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along said eastern right-of-way boundary of Murphy Road, being said parcel number 0013-00-000-3333-907, crossing Cartwright Road, for a distance of approximately 445 feet to a point for corner, said point being the northwest corner of a 1.9515 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31334 and FBCAD parcel account number 0013-00-000-4001-907, said point also being the southwest corner of a 3.443 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31338 and FBCAD parcel account number 0013-00-000-4120-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-4001-907, for a distance of approximately 418 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4001-907, said point also being in the western boundary of a 6.94 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167596 and FBCAD parcel account number 5960-02-000-0000-907;

THENCE, in a southerly direction along said western boundary of said parcel number 5960-02000-0000-907, for a distance of approximately 311 feet to a point, said point being the southwest corner of said parcel number 5960-02-000-0000-907, said point also being the southeast corner of a 0.627 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31335 and FBCAD parcel account number 0013-00-000-4010907, in the northern right-of-way boundary of Cartwright Road, being said parcel number 001300-000-3333-907;

THENCE, in an easterly direction along said northern right-of-way boundary of Cartwright Road, being said parcel number 013-00-000-3333-907, for a distance of approximately 1,358 feet to a point, said point being the southeast corner of a 5.995 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167595 and FBCAD parcel account number 5960-00-000-0000-907, said point also being the southwest corner of a 0.042 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R231814 and FBCAD parcel account number 5550-00-0000001-907;

THENCE, in a northerly direction along said eastern right-of-way boundary of said parcel number 5960-00-000-0000-907, for a distance of approximately 268 feet to a point for corner, said point being the northwest corner of a 0.6980 acre parcel, said parcel having Fort Bend Central Appraisal District

(FBCAD) unique parcel identification number R89682 and FBCAD parcel account number 5550-00-000-0020-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5550-00000-0020-907, and it's easterly projection, crossing Bermuda Dunes Drive, an continuing, in all for a distance of approximately 436 feet to a point for corner, said point being the northeast corner of a 0.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R318636 and FBCAD parcel account number 1537-01-0000010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 1537-01000-0010-907, and it's southerly projection, for a distance of approximately 244 feet to a point, said point being the southeast corner of a 0.886 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R103289 and FBCAD parcel account number 6025-00-000-0010-907, said point also being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 4,910 feet to the southwest corner of a 0.280 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82589 and FBCAD parcel account number 4960-02-000-0020-907, said point being also the southeast corner of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said point also being in the north right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00000-9006-907, for a distance of approximately 296 feet to a point for corner, said point being the northwest corner of a 0.078 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376870 and FBCAD parcel account number 4960-02-000-0022-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 4960-02000-0022-907, crossing Quail Valley East Drive and continuing, in all for a distance of approximately 808 feet to a point, said point being the northeast corner of a 3.659 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82587 and FBCAD parcel account number 4960-02-000-0010-907, said point also being the northwest corner of Lot 4, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82605 and FBCAD parcel account number 4960-02-011-0040-907;

THENCE, in a southerly direction along said eastern boundary of said parcel number 4960-02000-0010-907, for a distance of approximately 310 feet to a point, said point being the southeast corner of said parcel number 4960-02-000-0010-907, said point also being the southwest corner of Lot 1, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82602 and FBCAD parcel account number 4960-02-011-0010-907, being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907 ;

THENCE, in an easterly direction along the north right-of-way boundary of Cartwright Road, same being parcel number 0013-00-000-3333-907, for a distance of approximately 1,777 feet to a point, said point being the intersection of said northern right-of-way boundary of Cartwright Road, being parcel number 0013-00-000-3333-907, with the western right-of-way boundary of Hawkes Road, having Fort Bend

Central Appraisal District (FBCAD) unique parcel identification number R165985 and FBCAD parcel account number 0013-00-000-9004-907;

THENCE, in a northerly direction along the western right-of-way boundary of Hawkes Road, same being parcel number 0013-00-000-9004-907, for a distance of approximately 989 feet to a point, said point being the intersection of the western right-of-way boundary of Hawkes Road and the southern right-of-way boundary of Evans Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165987 and FBCAD parcel account number 0013-00-000-9002-907;

THENCE, in an easterly direction along the southern right-of-way boundary of Evans Road, same being parcel number 0013-00-000-9002-907, for a distance of approximately 574 feet to a point, said point being the northeast corner of a 10.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R206012 and FBCAD parcel account number 0013-00-000-3101-907, also being in the western right-of-way boundary of Columbia Blue Drive;

THENCE, in a northeasterly direction across Columbia Blue Drive, for a distance of approximately 84 feet to a point, said point being the southwest corner of a 2.482 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31259 and FBCAD parcel account number 0013-00-000-2421-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in a northerly direction along the eastern right-of way boundary of Columbia Blue Drive, for a distance of approximately 589 feet to a point for corner, said point being the northwest corner of a 7.4391 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31256 and FBCAD parcel account number 0013-00-000-2400-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-2400-907, for a distance of approximately 1,564 feet to a point, said point being the original southeast corner of Lot 5, Block 4 of Fieldcrest subdivision, said point also being in the western right-of-way boundary of Texas Parkway, before widening, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel account number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along the western boundary of said Texas Parkway parcel number 1111-09-07-0013-00-0, for a distance of approximately 910 feet to a point, said point being the southeast corner of Lot 6, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64486 and FBCAD parcel account number 3050-00-001-0600-907, said point also being the intersection of the western right-of-way boundary of Texas Parkway with the northern right-of-way boundary of Flicker Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166187 and FBCAD parcel account number 3050-00-000-0001-907;

THENCE, in a westerly direction along the northern right-of-way boundary of Flicker Drive, being said parcel number 3050-00-000-0001-907, for a distance of approximately 74 feet to a point for corner, said point being the southwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, being said parcel number 3050-00-001-0600-907, said point also being the southeast corner of Lot 7, Block 1 of the Fieldcrest Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64487 and FBCAD parcel account number 3050-00-001-0700-907 ;

THENCE, in a northerly direction along the western boundary of said Lot 6, Block 1 of the Fieldcrest subdivision, for a distance of approximately 142 feet to a point, said point being the northwest corner of

said Lot 6, Block 1 of the Fieldcrest subdivision, said point also being in the southern boundary of Lot 5, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64485 and FBCAD parcel account number 3050-00-001-0500-907;

THENCE, in a westerly direction along the rear lot line of said Block 1 of the Fieldcrest subdivision, for a distance of approximately 148 feet to a point for corner, said point being the southwest corner of Lot 3, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64483 and FBCAD parcel account number 3050-00-001-0300-907;

THENCE, in a northerly direction along the western boundary of said Lot 3, Block 1 of the Fieldcrest subdivision crossing Court Road, for a distance of approximately 205 feet to a point for corner, said point being in the northern boundary of a 0.1093 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53649 and FBCAD parcel account number 1800-00-000-0030-907, also being in the southern boundary of said 2.033 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53645 and FBCAD parcel account number 1800-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 1800-00000-0030-907, for a distance of approximately 322 feet to a point, said point being the northwest corner of said parcel number 1800-00-000-0030-907, said point being also in the east boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020907;

THENCE, in a southerly direction along the easterly boundary of said parcel number 0264-00000-0020-907, for a distance of approximately 10 feet to a point, said point being the southeast corner of said parcel number 0264-00-000-0020-907, said point being also in the north right-of-way boundary of Court Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44958 and FBCAD parcel account number 0264-00-0000010-907;

THENCE, in a westerly direction along the north right-of-way boundary of said Court Road, said parcel number 0264-00-000-0010-907, for a distance of approximately 1000 feet to a point, said point being the most southerly southwest corner of a 6.69 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R96095 and FBCAD parcel account number 5863-02-000-0010-907, said point being in the east right-of-way boundary of Columbia Blue Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167219 and FBCAD parcel account number 5863-02-000-0005-907;

THENCE, in a northerly direction along the east right-of-way boundary of said Columbia Blue Drive, being the west boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 368 feet to a point, said point being the northwest corner of said parcel number 5863-02-000-0010-907;

THENCE, in an easterly direction along the north boundary of said parcel number 5863-02-0000010-907, for a distance of approximately 896 feet to a point, said point being the northeast corner of said parcel number 5863-02-000-0010-907, in the west boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a northerly direction along the west boundary of said parcel number 0264-00-0000020-907, for a distance of approximately 1336 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0020-907, in the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD

parcel account number 1800-00-000-0035-907, said point being also in the existing south boundary of TIRZ No. 1;

THENCE, in an easterly direction along the south right-of-way boundary of said Independence Boulevard parcel number 1800-00-000-0035-907 and the existing south boundary of TIRZ No. 1, for a distance of approximately 704 feet to the **POINT OF BEGINNING**, and containing a total of approximately 360.04 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 2  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southeast corner of a 0.5580 acre Lot 3 of Fuqua Ridge Subdivision, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66057 and FBCAD parcel account number 3425-00-000-0030-907, said point being in the western right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-0000030-907, at it's intersection with the northern boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136345 and FBCAD parcel account number 3425-00-000-0000-907, being in the existing boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a westerly direction along said northern right-of-way boundary of Independence Boulevard, and the existing north boundary line of the City of Missouri City TIRZ No. 1, for a distance of approximately 583 feet to a point for corner, said point being the southwest corner of a 4.245 acre Lot 1 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66055 and FBCAD parcel account number 3425-00-000-0010-907;

THENCE, in a northerly direction along said western boundary of said parcel number 3425-00000-0010-907, for a distance of approximately 608 feet to a point for corner, said point being the northwest corner of a 3.369 acre Lot 2 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66056 and FBCAD parcel account number 3425-00-000-0020-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 3425-00000-0020-907, for a distance of approximately 245 feet to a point, said point being the southwest corner of 2.1592 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R133007 and FBCAD parcel account number 0264-00-0000598-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 276 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0598-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 337 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0598-907, also being in the western right-of-way boundary of said Texas Parkway, and being the existing westerly boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing westerly boundary line of the City of Missouri City TIRZ No., for a distance of approximately 75 feet to the **POINT OF BEGINNING**, and containing a total of approximately 10.331 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 3  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northeast corner of a 17.873 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-0000210-907, said point also being the southeast corner of a 0.303 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44982 and FBCAD parcel account number 0264-00-000-0710-910, said point being in the west right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030907, and said point also being in the existing west boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing west boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1,962 feet to a point for corner, said point being the southeast corner of a 19.795 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44978 and FBCAD parcel account number 0264-00-000-0300-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 1,442 feet to a point, said point being the southwest corner of said parcel number 0264-00-000-0300-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 672 feet to a point, said point being the southeast corner of a 7.478 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44979 and FBCAD parcel account number 0264-00-0000500-907;

THENCE, in a northwesterly direction along the southwestern boundary of said parcel number 0264-00-000-0500-907, for a distance of approximately 191 feet to a point, said point being on the northeasterly boundary of a 10.774 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R117389 and FBCAD parcel account number 0264-00-000-0501-907, being the northwest corner of the right-of-way boundary of Freshmeadow Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166886 and FBCAD parcel account number 5863-01-000-0004-907;

THENCE, in a southerly direction along the western right-of-way boundary of Freshmeadow Drive, for a distance of approximately 185 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0501-907, also being the northeast corner of a 0.809 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95577 and FBCAD parcel account number 5863-01-000-0020907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0501-907, for a distance of approximately 136 feet to a point, said point being the interior angle point said parcel number 0264-00-000-0501-907, also being the northwest corner of a said parcel number 5863-01-000-0020-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 026400-000-0501-907, for a distance of approximately 857 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0501-907, also being the westerly corner of Lot 14 of Block 3

Quail Green West Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95633 and FBCAD parcel account number 5863-01-003-0140-907;

THENCE, in a northwesterly direction along said southwestern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 813 feet to a point for corner, said point being the west corner of a 4.9186 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41379 and FBCAD parcel account number 0118-00-000-0102-907, also being in the southern right-of-way boundary of Scanlin Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R293538 and FBCAD parcel account number 0118-00-000-0120-907;

THENCE, in a northeasterly direction along the southeastern right-of-way boundaries of Scanlin Road, parcel identification numbers R293538, R300115, R346238, R346360, and R293736, for a distance of approximately 2,431 feet to a point for corner, said point being the northwest corner of a 17.873 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210907; also being the southwest corner of a 8.6543 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44980 and FBCAD parcel account number 0264-00-000-0700-910;

THENCE, in an easterly direction, along the city limit line of the City of Missouri City, and along the northern boundary of said parcel number 0264-00-000-0210-907, for a distance of approximately 1,041 feet to the **POINT OF BEGINNING**, and containing a total of approximately 83.81 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 4  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northwest corner of a 1.0711 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73440 and FBCAD parcel account number 3860-01-0000010-907, said point being in the south right-of-way boundary of Buffalo Run, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160679 and FBCAD parcel account number 0626-00-000-9003-907, said point also being in the east right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169175 and FBCAD parcel account number 0626-00-000-0007-907, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said northern boundary of said parcel number 386001-000-0010-907, for a distance of approximately 189 feet to a point, said point being the northeast corner of said parcel number 3860-01-000-0010-907, also being the northwest corner of a 0.1642 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73444 and FBCAD parcel account number 3860-01-001-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 3860-01000-0010-907, for a distance of approximately 289 feet to a point, said point being the southeast corner of said parcel number 3860-01-000-0010-907, also being the southwest corner of a 0.1762 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73448 and FBCAD parcel account number 3860-01-001-0050-907, said point being in the northern right-of-way boundary of Mimosa Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167528 and FBCAD parcel account number 3860-01-000-0008-907;

THENCE, in a westerly direction along the northern boundary of Mimosa Road, for a distance of approximately 135 feet to a point, said point being the southwest corner of said parcel number 3860-01-000-0010-907, also being the southeast corner of a 0.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130229 and FBCAD parcel account number 3860-01-000-0011-907;

THENCE, in a northwesterly direction along said western boundary of said parcel number 386001-000-0011-907, for a distance of approximately 226 feet to a point, said point being an angle point on the boundary of said parcel number 3860-01-000-0011-907 and in the east right-of-way boundary of Texas Parkway, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northerly direction along said east right-of-way boundary of Texas Parkway, being the existing east boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 43 feet to the **POINT OF BEGINNING**, and containing a total of approximately 1.0831 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 5  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the west corner of a 0.0467 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R331380 and FBCAD parcel account number 5050-00-0490001-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the east right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said southeast right-of-way boundary of Fifth Street, for a distance of approximately 532 feet to a point for corner, said point being the north corner of a 8.112 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88609 and FBCAD parcel account number 5050-00-049-0000907, also being a westerly corner of a 5.00 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88610 and FBCAD parcel account number 5050-00-051-0000-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 120 feet to the easterly corner of said parcel number 5050-00-049-0000-907, also being an interior corner of said parcel number 505000-051-0000-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 29 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of said parcel number 505000-051-0000-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 287 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a southerly corner of said parcel number 505000-051-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 97 feet to a northerly corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of a 5.026 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88622 and FBCAD parcel account number 5050-00-062-0002-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 412 feet to a point for corner, said point being in the southeastern right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167101 and FBCAD parcel account number 5050-00-000-0003-907, also being on the northwestern boundary of a 6.25 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88624 and FBCAD parcel account number 5050-00-064-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-064-0000-907 and the southeast right-of-way boundary of Texas Avenue, for a distance of approximately 90 feet to the north corner said parcel number 5050-00-064-0000-907, also being the west corner of a 5.250 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88626 and FBCAD parcel account number 5050-00-065-0010-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-064-0000-907, for a distance of approximately 530 feet to a point for corner, said point being in the southeastern right-of-way boundary of Adams Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169117 and FBCAD parcel account number 0118-00-000-0014-907, also being on the northwestern boundary of a 0.8217 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41393 and FBCAD parcel account number 0118-00-000-1400907;

THENCE, in a southwesterly direction along said southwestern right-of-way boundary of Adams Street, for a distance of approximately 139 feet to a point for corner, said point being the north corner of a 0.2145 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41397 and FBCAD parcel account number 0118-00-0001725-907, also being the west corner of a 0.258 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41395 and FBCAD parcel account number 0118-00-000-1600-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0118-00-000-1725-907, for a distance of approximately 126 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1725-907, also being in the northern boundary of a 1.782 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41396 and FBCAD parcel account number 0118-00-000-1700-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 92 feet to a point for corner, said point being the north corner of said parcel number 0118-00-000-1700-907, also being in the southwest boundary of a 0.844 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41394 and FBCAD parcel account number 0118-00-000-1500-907;

THENCE, in a southeasterly direction along said northeast boundary of said parcel number 0118-00-000-1700-907 and the southwest boundary of said parcel number 0118-00-000-1500907, for a distance of approximately 184 feet to a point, said point being the east corner of said parcel number 0118-00-000-1700-907, also being the south corner of said parcel number 011800-000-1500-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 011800-000-1700-907, for a distance of approximately 155 feet to a point for corner, said point being the north corner of a 4.605 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41389 and FBCAD parcel account number 0118-00-000-1000-907, said parcel also being the west corner of a 0.2185 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376982 and FBCAD parcel account number 2754-00-001-0050-907;

THENCE, in a southeasterly direction along the northeast boundary of said parcel number 011800-000-1000-907, for a distance of approximately 679 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1000-907, also being the south corner of a 0.1771 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R377027 and FBCAD parcel account number 2754-00-001-0500907, also being in the northwest boundary of 9.079 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41422 and FBCAD parcel account number 0118-00-000-5200-907;

THENCE, in a southwesterly direction along said southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 238 feet to a point, said point being in the northeast boundary of a 0.1470 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel

identification number R41417 and FBCAD parcel account number 0118-00-000-5100-907;

THENCE, in a northwesterly direction along said northeast boundary of said parcel number 0118-00-000-5100-907, for a distance of approximately 55 feet to the north corner of said parcel number 0118-00-000-5100-907, being an interior corner of parcel number 0118-00-000-1000907;

THENCE, in a southwesterly direction along said northwest boundary of said parcel 0118-00000-5100-907, being the southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 66 feet to a point, said point being the south corner of said parcel number 0118-00-000-1000-907 and being in the northeast right of way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130384 and FBCAD parcel account number 0118-00-000-0801-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northwesterly direction along said northeast right-of-way boundary of Texas Parkway, being the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 2215 feet to the POINT OF BEGINNING and containing approximately 26.12 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 6  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the north corner of a 0.0406 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R328030 and FBCAD parcel account number 5050-00-0480101-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the southwest right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southeasterly direction along the southwest right-of-way boundary of said Texas Parkway, being said parcel number 5050-00-000-0002-907, and the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1363 feet to a point for corner, said point being the north corner of a 0.8 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41410 and FBCAD parcel account number 0118-00-000-4200-910, said point also being in the southeast right-of-way boundary of Adam Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168318 and FBCAD parcel account number 2750-00-000-0002907, said point also being in the existing southeasterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southwesterly direction along the southeast right-of-way boundary of said Adam Street, same being parcel number 2750-00-000-0002-907, being also along the existing southeasterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 282 feet to a point for corner;

THENCE, in a northwesterly direction, crossing Adam Street, being said parcel number 275000-000-0002-907, and continuing along the southwest boundary of a 3.053 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88629 and FBCAD parcel account number 5050-00-066-0003-907, for a distance of approximately 542 feet to a point for corner, said point being the west corner of said parcel number 5050-00-066-0003-907, said point also being in the southeasterly right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167099 and FBCAD parcel account number 5050-00-000-0001907,

THENCE, in a northerly direction, crossing said Texas Avenue, being said parcel number 505000-000-0001-907, for a distance of approximately 73 feet to a point for corner, said corner being in the northwesterly right-of-way boundary of said Texas Avenue, being said parcel number 5050-00-000-0001-907, said point also being a southerly corner of a 1.1386 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88615 and FBCAD parcel account number 5050-00-056-0001-907, said point also being an easterly corner of Lot 1, Block 5, Fifth Ave Estates subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64594 and FBCAD parcel account number 3100-00-005-0100-907;

THENCE, in a northwesterly direction along said northeast boundary of said Block 5, Fifth Ave Estates subdivision, for a distance of approximately 777 feet to point for corner, said point being a westerly corner of a 0.033 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R339138 and FBCAD parcel account number 5050-00-048-0901-907, said point being in the southeasterly right-of-way boundary of said Fifth Street, said parcel account number

5050-00-000-0004-907;

THENCE, in a northeasterly direction along the southeasterly right-of-way boundary of said Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 213 feet to the POINT OF BEGINNING and containing approximately 7.48 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 7  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the most easterly southeast corner of a 0.1993 acre parcel, according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88575 and FBCAD parcel account number 5050-00-004-0500-907, said point being in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, at the intersection with the projected northeast right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing the most northerly corner on the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, for a distance of approximately 400 feet to a point for corner, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167104 and FBCAD parcel account number 5050-00-000-0006-907, also being the east corner of a 0.4637 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88592 and FBCAD parcel account number 5050-00-023-0300-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Douglas Street, for a distance of approximately 520 feet to a point for corner, said point being the east corner of Lot 4, Block 31, in Missouri City subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88600 and FBCAD parcel account number 5050-00-031-0400-907, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167109 and FBCAD parcel account number 5050-00-000-0011-907, and the northwest right-of-way boundary of Third Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167106 and FBCAD parcel account number 5050-00-000-0008-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Third Street, said parcel number 5050-00-000-0008-907, for a distance of approximately 620 feet to a point for corner, said point being an interior corner of a 14.5959 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124159 and FBCAD parcel account number 5050-00-032-0000-907, said point being in the westerly corner of the right-of-way boundary of Third Street, parcel number 5050-00-000-0008-907;

THENCE, in a northwesterly direction, crossing said 14.5959 acre parcel number 5050-00-032-0000-907, for a distance of approximately 495 feet to a point for corner, said point being in the original center of the right-of-way boundary of First Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167107 and FBCAD parcel account number 5050-00-000-0009-907;

THENCE, in a northeasterly direction along the original center of the right-of-way boundary of First Street, being said parcel number 5050-00-000-0009-907, for a distance of approximately 360 feet to a point for corner, said point being the southeasterly corner of a 0.427 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number

R277331 and FBCAD parcel account number 5050-00-041-0001-907, said point being in the southwest right-of-way boundary of Louisiana Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167108 and FBCAD parcel account number 5050-00-000-0010-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Louisiana Street, being said parcel number 5050-00-000-0010-907, for a distance of approximately 80 feet to a point for corner, said point being in the westerly corner of the right-of-way boundary of said Louisiana Street, said point being in the south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907;

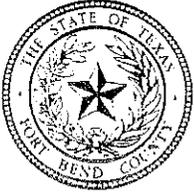
THENCE, in a northeasterly direction along said south right-of-way boundary of Hwy 90A, for a distance of approximately 902 feet to a point for corner, said point being in the southwest right-of-way boundary of Orchard Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167113 and FBCAD parcel account number 5050-00-0000015-907 and the aforementioned south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907, being also the north corner of a 0.2295 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R262285 and FBCAD parcel account number 5050-00-002-0000-907;

THENCE, in a southeasterly direction along said southwest right-of-way boundary of Orchard Street, for a distance of approximately 754 feet to the east corner of a 0.4743 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88576 and FBCAD parcel account number 5050-00-004-0900-907, said point being in the southwest right-of-way boundary of Orchard Street, said parcel number 5050-00-000-0016907, and in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 186 feet to the **POINT OF BEGINNING**, and containing a total of approximately 18.92 acres, more or less.

**EXHIBIT B**

**The Missouri City Middle School Gymnasium Project**



## COMMISSIONER PRECINCT 2

Fort Bend County, Texas

**Grady Prestage**

Commissioner

Missouri City TIRZ #1  
1550 Texas Parkway  
Missouri City, TX 77489  
Attn: Anthony Snipes, Joseph Quintal

Fort Bend County is requesting that Missouri City Tax Increment Reinvestment Zone Number One (TIRZ#1) contribute one million dollars (\$1,000,000) towards the restoration of the historic Missouri City Middle School gymnasium. The county has been a willing partner with the city by contributing 100% of its tax increment towards improvements in the TIRZ since its inception and will likely support the extension of participation for an additional 10 years thru 2039. We are willing to have the requested amount paid out over a few years so that other TIRZ#1 projects and financial commitments can be fulfilled.

The building has been vacant since 2009 when the School District completed construction of a new campus on the opposite end of the property. The county acquired the building built in the 1930s from Fort Bend ISD in 2016 and has recently received construction bids to complete the restoration which will transform the vacant building into a community center. Total investment in this project will be approximately \$5,000,000 of which approximately \$500,000 has already been expended by the county.

A value engineering process has been completed and an agreement with the general contractor is being prepared for Commissioners Court action on 7/2/19 or 7/9/19. Based on the anticipated date of award of the contract and the typical time it takes the contractor to mobilize, no work will be started until August. We anticipate a twelve (12) month construction period. The TIRZ Board and City Council could approve the modification of the project plan to include this project prior to completion of a substantial amount of work.

We are providing the following information with this request:

1. Contractors Total Bid Cost
2. Schedule of values
3. Contractors Proposed Schedule
4. Project Rehab Expenses to date
5. Project photographs

Thank you for your consideration of this request.



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Teal Construction Company Construction Managers General Contractors 1335 Brittmoore • Houston, Texas 77043 713-465-8306 • Fax 713-465-9837

June 19, 2019

James Knight  
Director Facilities  
Fort Bend County  
301 Jackson Street, Suite 301  
Richmond, TX 77469

Re: Fort Bend County – Missouri City Gymnasium

Dear Mr. Knight,

Thank you for the opportunity and your trust in Teal Construction Company for the Rehabilitation of the Missouri City Gymnasium. We truly look forward to building another successful project with you and your team.

Per your request, attached you will find a proposed Schedule of Values for RFP #19-056 based on the plans and specifications provided by AUTOARCH Architects, LLC. The project bid amount was \$4,280,000.00 and at your request we have included an Owner Contingency line item in the amount of \$85,600.00 (2%) of the bid amount, revising the total contract value to be \$4,365,600.00 (Four Million Three Hundred Sixty-Five Thousand Six-Hundred and 00/100).

If you have any questions or comments about the attached documentation, please don't hesitate to contact me. Thank you for the opportunity!

Sincerely,  
Teal Construction Company

A handwritten signature in black ink, appearing to read "Jason Hogue", with several overlapping loops and a long horizontal stroke extending to the right.

Jason Hogue  
Director of Operations – Houston



Missouri City Gymnasium Rehabilitation  
Schedule of Values

Item No.	DIVISION	DESCRIPTION	VALUE
1	01	General Expenses	\$ 655,965.00
2	01	Insurance and Bonds	\$ 86,426.00
3	01	Building Permit	\$ 15,900.00
4	312500	SWPPP	\$ 7,875.00
5	022419	Selective Demolition	\$ 110,789.00
6	323200	Earthwork	\$ 39,850.00
7	313200	Fences and Gates	\$ 5,900.00
8	313116	Termite Pre-Treatment	\$ 875.00
9	321100	Landscape Irrigation System	\$ 30,536.00
10	321200	Planting Media	\$ 30,708.00
11	334410	Site Utilities	\$ 120,000.00
12	321413	Permeable Pavers	\$ 14,963.00
13	033000	Concrete	\$ 152,500.00
14	042000	Masonry	\$ 169,780.00
15	051200	Carbon Fiber Polymer	\$ 138,045.00
16	051200	Structural Steel & Handrails	\$ 136,425.00
17	051200	Structural Steel Erection	\$ 78,980.00
18	061000	Rough Carpentry	\$ 217,036.00
19	064000	Architectural Woodwork	\$ 35,976.00
20	071100	Waterproofing	\$ 13,750.00
21	072100	Insulation	\$ 22,998.00
22	075216	Roofing	\$ 79,799.00
23	081113	Doors, Frames & Hardware	\$ 63,750.00
24	084100	Entrances & Storefront	\$ 155,825.00
25	092116	Gypsum Board Assemblies	\$ 163,216.00
26	092400	Plaster Assemblies	\$ 5,769.00
27	093000	Ceramic Tile	\$ 26,604.00
28	096466	Wood Flooring	\$ 94,962.00
29	096500	Resilient Flooring	\$ 4,100.00
30	096813	Carpet	\$ 10,328.00
31	093300	Stained Concrete	\$ 10,558.00
32	116500	Basketball Court Striping	\$ 8,500.00
33	098413	Sound Absorbing Walls Units	\$ 14,000.00
34	099000	Painting and Coatings	\$ 90,117.00
35	101400	Signage	\$ 15,667.00
36	102813	Toilet Compartments and Accessories	\$ 12,580.00
37	105300	Exterior Metal Canopies	\$ 16,540.00
38	116133	Stage Curtain	\$ 13,165.00
39	116500	Basketball Goals	\$ 12,355.00
40	129300	Site Furnishings	\$ 12,740.00
41	144200	Wheelchair Lifts	\$ 69,212.00
42	220000	Plumbing	\$ 206,813.00
43	230000	HVAC	\$ 572,223.00
44	260000	Electrical	\$ 535,900.00

<b>Sub Total Bid Amount</b>	<b>\$ 4,280,000.00</b>
<b>Owner Contingency (2%)</b>	<b>\$ 85,600.00</b>
<b>Total Contract Value</b>	<b>\$ 4,365,600.00</b>



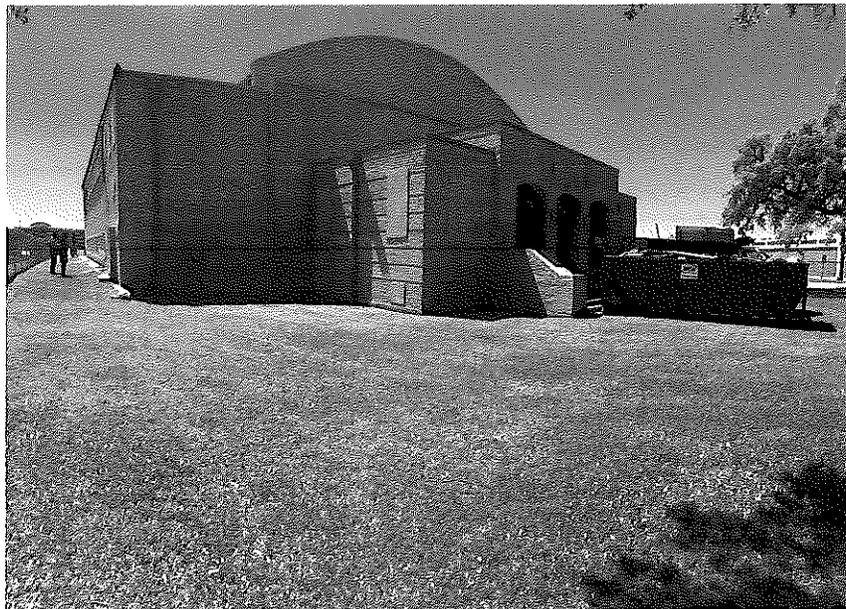






Missouri City Gymnasium Rehabilitation

ID	Task Name	Duration	Start	Finish	Notes
1	Notice to Proceed Issued	5 days	Mon 6/29/19	Mon 7/9/19	
2	Construction	245 days	Mon 6/29/19	Fri 6/20/20	
3	SITE WORK	285 days	Mon 6/29/19	Fri 6/20/20	
4	Demo	30 days	Mon 6/29/19	Fri 7/12/19	
5	Underground utilities	30 days	Mon 7/15/19	Fri 8/2/19	
6	Sidewalks and pavers	30 days	Mon 7/15/19	Fri 8/2/19	
7	Irrigation and landscaping	20 days	Mon 7/22/19	Fri 8/9/19	
8	Lighting	5 days	Mon 7/22/19	Fri 8/9/19	
9	BUILDING	265 days	Mon 6/29/19	Fri 6/20/20	
10	EXTERIOR	135 days	Mon 6/29/19	Fri 6/20/20	
11	Foundation for addition	10 days	Mon 6/29/19	Fri 7/12/19	
12	Structural Steel for Addition	10 days	Mon 6/29/19	Fri 7/12/19	
13	Wall Framing	10 days	Mon 6/29/19	Fri 7/12/19	
14	Masonry wall repairs	10 days	Mon 6/29/19	Fri 7/12/19	
15	Roofing New and Repairs	10 days	Mon 6/29/19	Fri 7/12/19	
16	Plaster	10 days	Mon 6/29/19	Fri 7/12/19	
17	Windows and Storefront	10 days	Mon 6/29/19	Fri 7/12/19	
18	Stairs and Rails	10 days	Mon 6/29/19	Fri 7/12/19	
19	INTERIOR	265 days	Mon 6/29/19	Fri 6/20/20	
20	Demo	10 days	Mon 6/29/19	Fri 7/12/19	
21	Underground utilities	10 days	Mon 6/29/19	Fri 7/12/19	
22	Concrete foundations	10 days	Mon 6/29/19	Fri 7/12/19	
23	Structural Steel	10 days	Mon 6/29/19	Fri 7/12/19	
24	Floor Framing	10 days	Mon 6/29/19	Fri 7/12/19	
25	Wall Framing	10 days	Mon 6/29/19	Fri 7/12/19	
26	Mechanical Rough	10 days	Mon 6/29/19	Fri 7/12/19	
27	Rehab gymnasium joists and deck	20 days	Mon 6/29/19	Fri 7/12/19	
28	Rehab existing walls and ceilings	10 days	Mon 6/29/19	Fri 7/12/19	
29	Ductwork in Gymnasium	10 days	Mon 6/29/19	Fri 7/12/19	
30	Sheetrock and painting	10 days	Mon 6/29/19	Fri 7/12/19	
31	Stairs, Rails, Lifts	10 days	Mon 6/29/19	Fri 7/12/19	
32	Wall Finishes	10 days	Mon 6/29/19	Fri 7/12/19	
33	Floor Finishes	10 days	Mon 6/29/19	Fri 7/12/19	
34	Restrooms	10 days	Mon 6/29/19	Fri 7/12/19	
35	Punchout and Turnover	10 days	Mon 6/29/19	Fri 7/12/19	





**REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY  
MEETING AGENDA**

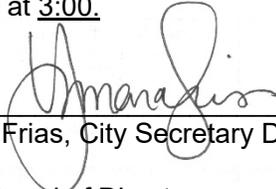
Notice is hereby given of a meeting of the Board of Directors of Reinvestment Zone Number One, City of Missouri City to be held on **July 10, 2019**, at **6:00 p.m.** at: **City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Directors reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL
2. Consider approval of the minutes of the meeting of June 10, 2019.
3. Public comment.
4. Election of a Vice Chair to serve the TIRZ 1 Board. The position is currently vacant.
5. Presentation of the TIRZ 1 annual budget.
6. Consider supporting the extension of the TIRZ 1 term by ten years to terminate in 2039.
7. Consider authorizing the execution of an agreement with Fort Bend County, Texas for the restoration of the historic Missouri City Middle School Gymnasium.
8. Presentation, review and discussion on information for the Grand Park Center redevelopment project and potential TIRZ #1 incentive.
9. ADJOURN

**In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending Reinvestment Zone Number One, City of Missouri City meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8685.**

**CERTIFICATION**

I certify that a copy of the July 10, 2019, agenda of items to be considered by Reinvestment Zone Number One, City of Missouri City was posted on the City Hall bulletin board on July 5, 2019 at 3:00.

  
\_\_\_\_\_  
Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items for consideration by the Board of Directors was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_