

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-19**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS “REINVESTMENT ZONE NUMBER ONE, CITY OF KERRVILLE”; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kerrville, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code as amended (known as the Tax Increment Financing Act and herein referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in **Exhibits A and B** of this Ordinance (the “Zone”), through the creation of a new reinvestment zone as authorized by and in accordance with the Act; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Kerrville*, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of Zone was published in a newspaper having general circulation in the City on September 4, 2018, which date is before the seventh (7th) day before the public hearing, held on September 11, 2018; and

WHEREAS, at the public hearing on September 11, 2018, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property within the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on September 11, 2018, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by City Council, the public hearing was closed on September 11, 2018; and

WHEREAS, the City has taken all actions required to create the Zone including taking all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the proposed reinvestment zone;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS:

SECTION ONE. RECITALS INCORPORATED. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION TWO. FINDINGS. City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in **Exhibits A and B** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners within the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in **Exhibits A and B**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits of the City; and
 - 2. City Council further finds and declares that the proposed reinvestment zone meets the criteria and requirements of Section 311.005 of the Act, which include that property within the zone substantially arrests or impairs the sound growth of the City; retards the provision of housing accommodations; constitutes an economic or social liability; and may be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of any of the following: the predominance of defective or inadequate sidewalk or street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; the deterioration of site or other improvements; and is predominantly open and undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, and substantially impairs or arrests the sound growth of the City (For purposes of clarification, these findings and declarations are not intended to declare any particular property in the zone as blighted, are not intended to support a finding that property is a slum or blighted area for purposes of Section 2206 of the Texas Government Code and will require an independent future finding by a governmental entity that a property is a slum or blighted area for purposes of Section 2206 of the Texas Government Code.); and
- (d) 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

- (e) The total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, if any, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property within the City and in the industrial districts created by the City, if any; and
- (f) The improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) The development or redevelopment of the property within the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION THREE. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, City Council hereby designates the area described and depicted in **Exhibits A and B** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is "Reinvestment Zone Number One, City of Kerrville, Texas" (hereinafter referred to as the "Zone").

SECTION FOUR. BOARD OF DIRECTORS. A board of directors for the Zone ("Board") is hereby created. The Board shall consist of five (5) members comprised of Councilmembers from Places 1 through 4 and the Mayor. The Mayor shall serve as chair of the Board and the Board may elect a vice chair and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the Board. The number of directors on the Board shall be increased by one for each taxing unit that appoints a director to the Board; provided, that the maximum number of directors shall not exceed fifteen (15). The Board shall make recommendations to City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board, pursuant to Section 311.010 of the Act, is not authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan. (For purposes of clarification, City Council is not authorizing the Board to initiate any zoning changes, authorize

any changes in land use or modify the procedure to obtain the same, all of which must continue to comply with the ordinances, codes and procedures of the City of Kerrville.)

SECTION FIVE. DURATION OF THE ZONE. The Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2049; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes, and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION SIX. TAX INCREMENT BASE AND TAX INCREMENT. A tax increment fund for the Zone (the "TIF Fund") is hereby established. The TIF Fund may be divided into additional accounts and sub-accounts authorized by resolution or ordinance of City Council. The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Act, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Act, plus (ii) one-hundred percent (100%) of the City's available portion of the tax increment, as defined by section 311.012(a) of the Act, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment. The TIF Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Act.

SECTION SEVEN. TAX INCREMENT FUND. There is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all

tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION EIGHT. SEVERABILITY CLAUSE. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION NINE. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meetings of City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that the meetings were open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION TEN. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON FIRST READING, this 11 day of September, 2018.

PASSED AND APPROVED ON SECOND AND FINAL READING, this 25th day of September, 2018.


Bill Blackburn, Mayor

APPROVED AS TO FORM:


Michael C. Hayes, City Attorney

ATTEST:


Cheryl Brown, Interim City Secretary

EXHIBIT A
BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION

Beginning at the northwest corner of Property ID 14696 at the point it meets the eastern Right-of-Way (ROW) boundary of Paschal Avenue North, thence

Southeast to the point where the eastern ROW boundary of Hays Street North meets the northwest corner of Property ID 36505, thence

South along the eastern ROW boundary of Hays Street North to the point it meets the northwest corner of Property ID 36470, thence

East along the northern boundary of Property ID 36470 to the point it meets the northwest corner of Property ID 36471, thence

East along the northern boundary of Property ID 36471 to the point it meets the northwest corner of Property ID 36472, thence

East along the northern boundary of Property ID 36472 to the point it meets the northwest corner of Property ID 36473, thence

East along the northern boundary of Property ID 36473 to the point it meets the northwest corner of Property ID 36475, thence

East along the northern boundary of Property ID 36473 to the point it meets the northwest corner of Property ID 36475, thence

East along the northern boundary of Property ID 36475 to the point it meets the western ROW boundary of Quinlan Street North, thence

East to the eastern ROW boundary of Quinlan Street North to the point it meets the northwest corner of Property ID 36487, thence

East along the northern boundary of Property ID 36487 to the point it meets the northwest corner of Property ID 36488, thence

East along the northern boundary of Property ID 36488 to the point it meets the northwest corner of Property ID 36489, thence

East along the northern boundary of Property ID 36489 to the point it meets the northwest corner of Property ID 36490, thence

East along the northern boundary of Property ID 36490 to the point it meets the southwest corner of Property ID 36495, thence

North along the western boundary of Property ID 36495 to the northwest corner of Property ID 36495, thence

East along the northern boundary of Property ID 36495 to the point it meets the western ROW boundary of Clay Street North, thence

East to the eastern ROW boundary of Clay Street North to the point it meets the western boundary of Property ID 24204, thence

North along the western boundary of Property ID 24204 to the point it meets the southwest corner of Property ID 24203, thence

North along the western boundary of Property ID 24203 to the point it meets the northern ROW boundary of Barnett Street North, thence

East along the northern ROW boundary of Barnett Street to the point it meets the western ROW boundary of Sidney Baker Street, thence

East to the eastern ROW boundary of Sidney Baker Street to the point it meets the southwest corner of Property ID 24147, thence

North along the northwest boundary of Property ID 24147 to the point it meets the southwest corner of Property ID 24143, thence

North along the northwest boundary of Property ID 24143 to the point it meets the southwest corner of Property ID 24142, thence

North along the northwest boundary of Property ID 24142 to the point it meets the southwest corner of Property ID 24141, thence

North along the northwest boundary of Property ID 24141 to the point it meets the southwest corner of Property ID 29986, thence

North along the northwest boundary of Property ID 29986 to the point it meets the southwest corner of Property ID 29987, thence

North along the northwest boundary of Property ID 29987 to the point it meets the southwest corner of Property ID 29988, thence

North along the northwest boundary of Property ID 29988 to the point it meets the southwest corner of Property ID 29989, thence

North along the northwest boundary of Property ID 29989 to the point it meets the southwest corner of Property ID 29990, thence

North along the northwest boundary of Property ID 29990 to the point it meets the southwest corner of Property ID 24164, thence

North along the northwest boundary of Property ID 24164 to the point it meets the southwest corner of Property ID 24163, thence

North along the northwest boundary of Property ID 24163 to the point it meets the northern ROW boundary of Myrta Street North, thence

East along the northern ROW boundary of Myrta Street North then south to the point it meets the northeast corner of Property ID 24131, thence

South along the eastern boundary of Property ID 24131 to the point it meets the northeast corner of Property ID 24130, thence

South along the eastern boundary of Property ID 24130 to the point it meets the northeast corner of Property ID 24129, thence

South along the eastern boundary of Property ID 24129 to the point it meets the northeast corner of Property ID 24128, thence

South along the eastern boundary of Property ID 24128 to the point it meets the northeast corner of Property ID 24127, thence

South along the eastern boundary of Property ID 24127 to the point it meets the northeast corner of Property ID 24126, thence

South along the eastern boundary of Property ID 24126 to the point it meets the northeast corner of Property ID 24125, thence

South along the eastern boundary of Property ID 24125 to the point it meets the northeast corner of Property ID 24124, thence

South along the eastern boundary of Property ID 24124 to the point it meets the northern ROW boundary of Bulwer Avenue North, thence

South to the southern ROW boundary of Bulwer Avenue North to the point it meets the northeast corner of Property ID 24249, thence

South along the eastern boundary of Property ID 24249 to the point it meets the northeast corner of Property ID 24248, thence

South along the eastern boundary of Property ID 24248 to the point it meets the northeast corner of Property ID 24247, thence

South along the eastern boundary of Property ID 24247 to the point it meets the northeast corner of Property ID 24246, thence

South along the eastern boundary of Property ID 24246 to the point it meets the northeast corner of Property ID 24244, thence

South along the eastern boundary of Property ID 24244 to the point it meets the northeast corner of Property ID 24243, thence

South along the eastern boundary of Property ID 24243 to the point it meets the northern ROW boundary of Barnett Street North, thence

South to the southern ROW boundary of Barnett Street North to the point it meets the northeast corner of Property ID 24231, thence

South along the eastern boundary of Property ID 24231 to the point it meets the northeast corner of Property ID 24229, thence

South along the eastern boundary of Property ID 24229 to the point it meets the northeast corner of Property ID 24228, thence

South along the eastern boundary of Property ID 24228 to the point it meets the northeast corner of Property ID 24227, thence

South along the eastern boundary of Property ID 24227 to the point it meets the northeast corner of Property ID 24226, thence

South along the eastern boundary of Property ID 24226 to the point it meets the northeast corner of Property ID 24225, thence

South along the eastern boundary of Property ID 24225 to the point it meets the northeast corner of Property ID 24224, thence

South along the eastern boundary of Property ID 24224 to the point it meets the northeast corner of Property ID 24223, thence

South along the eastern boundary of Property ID 24223 to the point it meets the northern ROW boundary of North Street North, thence

East along the northern ROW boundary of North Street to the point it meets the eastern boundary of Washington Street North, thence

South along the eastern ROW boundary of Washington Street North to the point it meets the northern ROW boundary of Jefferson Street North, thence

East along the northern ROW boundary of Jefferson Street North to the point it meets the western ROW boundary of Tivy Street North, thence

North along the western ROW boundary of Tivy Street North to the point it meets the northern ROW boundary of Aransas Street North, thence

East along the northern ROW boundary of Aransas Street North to the point it meets the northern ROW boundary of B Street North, thence

West along the northern ROW boundary of B Street North to the point it meets the western ROW boundary of E Main Street North, thence

North along the western boundary of E Main Street North to the point it meets the eastern ROW boundary of Park Street North, thence

South along the eastern ROW boundary of Park Street North to the point it meets the southern ROW boundary of B Street North, thence

West along the southern ROW boundary of B Street North to the point it meets the northeast corner of Property ID 38565, thence

South along the eastern boundary of Property ID 38565 to the point it meets the northeast corner of Property ID 38564, thence

South along the eastern boundary of Property ID 38564 to the point it meets the northeast corner of Property ID 38563, thence

South along the eastern boundary of Property ID 38563 to the point it meets the northeast corner of Property ID 38562, thence

South along the eastern boundary of Property ID 38562 to the point it meets the northern ROW boundary of C Street North, thence

South to the southern ROW boundary of C Street North to the point it meets the northeast corner of Property ID 38575, thence

South along the eastern boundary of Property ID 38575 to the point it meets the northeast corner of Property ID 38574, thence

South along the eastern boundary of Property ID 38574 to the point it meets the northeast corner of Property ID 38573, thence

South along the eastern boundary of Property ID 38573 to the point it meets the northern ROW boundary of D Street North, thence

South to the southern ROW boundary of D Street North to the point it meets the northeast corner of Property ID 38586, thence

South along the eastern boundary of Property ID 38586 to the point it meets the northeast corner of Property ID 38585, thence

South along the eastern boundary of Property ID 38585 to the point it meets the northeast corner of Property ID 38584, thence

South along the eastern boundary of Property ID 38584 to the point it meets the northeast corner of Property ID 38583, thence

South along the eastern boundary of Property ID 38583 to the point it meets the northeast corner of Property ID 38582, thence

South along the eastern boundary of Property ID 38582 to the point it meets the northeast corner of Property ID 38581, thence

South along the eastern boundary of Property ID 38581 to the point it meets the northern ROW boundary of E Street North, thence

South to the southern ROW boundary of E Street North to the point it meets the northeast corner of Property ID 38597, thence

South along the eastern boundary of Property ID 38597 to the point it meets the northeast corner of Property ID 38595, thence

South along the eastern boundary of Property ID 38595 to the point it meets the northeast corner of Property ID 38594, thence

South along the eastern boundary of Property ID 38594 to the point it meets the northeast corner of Property ID 38593, thence

South along the eastern boundary of Property ID 38593 to the point it meets the northeast corner of Property ID 38605, thence

South along the eastern boundary of Property ID 38605 to the point it meets the northeast corner of Property ID 38604, thence

South along the eastern boundary of Property ID 38604 to the point it meets the northeast corner of Property ID 38603, thence

South along the eastern boundary of Property ID 38603 to the point it meets the northeast corner of Property ID 38602, thence

South along the eastern boundary of Property ID 38602 to the point it meets the northeast corner of Property ID 533488, thence

South along the eastern boundary of Property ID 533488 to the point it meets the southeast corner of Property ID 533488, thence

West along the southern boundary of Property ID 533488 to the point it meets the northeast corner of Property ID 38466, thence

South along the eastern boundary of Property ID 38466 to the point it meets the northeast corner of Property ID 38469, thence

South along the eastern boundary of Property ID 38469 to the point it meets the northeast corner of Property ID 38461, thence

South along the eastern boundary of Property ID 38461 to the point it meets the northeast corner of Property ID 38457, thence

South along the eastern boundary of Property ID 38457 to the point it meets the northern ROW boundary of Travis Street North, thence

South to the southern ROW boundary of Travis Street North, thence

South along the southern ROW boundary of Travis Street North to the point it meets the eastern ROW boundary of Memorial Boulevard, thence

West to the western ROW boundary of Memorial Boulevard to the point it meets the southeast corner of Property ID 38452, thence

West along the southern boundary of Property ID 38452 to the point it meets the southwest corner of Property ID 38452, thence

North along the western boundary of Property ID 38452 to the point it meets the southwest corner of Property ID 46766, thence

North along the western boundary of Property ID 46766 to the point it meets the southwest corner of Property ID 47910, thence

North along the western boundary of Property ID 47910 to the point it meets the southwest corner of Property ID 38449, thence

North along the western boundary of Property ID 38449 to the southwest corner of Property ID 38448, thence

North along the western boundary of Property ID 38448 to the point it meets the southwest corner of Property ID 38447, thence

North along the western boundary of Property ID 38447 to the northwest corner of Property ID 38447, thence

North across G Street East to the southwest corner of Property ID 71735, thence

North along the western boundary of Property ID 71735 to the point it meets the southwest corner of Property ID 38430, thence

North along the western boundary of Property ID 38430 to the point it meets the southwest corner of Property ID 528501, thence

North along the western boundary of Property ID 528501 to the point it meets the southwest corner of Property ID 38429, thence

North along the western boundary of Property ID 38429 to the point it meets the southwest corner of Property ID 38428, thence

North along the western boundary of Property ID 38428 to the southwest corner of Property ID 38427, thence

North along the western boundary of Property ID 38427 to the southwest corner of Property ID 38426, thence

Continuing north along the eastern boundary of the Louise Hays Park to the southwest corner of Property ID 23938, thence

North along the western boundary of Property ID 23938 to the point it meets the southwest corner of Property ID 23935, thence

North along the western boundary of Property ID 23935 to the southwest corner of Property ID 533069, thence

North along the western boundary of Property ID 533069 to the point it meets the southwest corner of Property ID 60284, thence

North along the western boundary of Property ID 60284 to the point it meets the southwest corner of Property ID 520082, thence

North along the western boundary of Property ID 520082 to the point it meets the southwest corner of Property ID 520055, thence

North along the western boundary of Property ID 520082 to the point it meets the southwest corner of Property ID 520055, thence

North along the western boundary of Property ID 520055 to the point it meets the southwest corner of Property ID 520014, thence

North along the western boundary of Property ID 520014 to the point it meets the southwest corner of Property ID 520573, thence

North along the western boundary of Property ID 520573 to the point it meets the southwest corner of Property ID 60188, thence

North along the western boundary of Property ID 60188 to the point it meets the eastern ROW boundary of Sidney Baker Street, thence

North to the western ROW boundary of Sidney Baker Street then continuing north to the southwest corner of Property ID 23915, thence

North along the western boundary of Property ID 23915 to the point it meets the southwest corner of Property ID 23916, thence

North along the western boundary of Property ID 23916 to the point it meets the southwest corner of Property ID 23918, thence

North along the western boundary of Property ID 23918 to the point it meets the southwest corner of Property ID 23920, thence

North along the western boundary of Property ID 23920 to the point it meets the southwest corner of Property ID 23913, thence

North along the western boundary of Property ID 23913 to the point it meets the southwest corner of Property ID 534018, thence

North along the western boundary of Property ID 534018 to the point it meets the southwest corner of Property ID 36262, thence

North along the western boundary of Property ID 36262 to the point it meets the southwest corner of Property ID 36265, thence

North along the western boundary of Property ID 36265 to the point it meets the southern corner of Property ID 36267, thence

North along the southwest boundary of Property ID 36267 to the point it meets the southern corner of Property ID 36266, thence

North along the western boundary of Property ID 36266 to the northwest corner, thence

East along the boundary of Property ID 36266 to the southern corner of Property ID 36268, thence

North along the western boundary of Property ID 36268 to the southern corner of Property ID 36276, thence

North along the western boundary of Property ID 36276 to the point it meets the southern ROW boundary of Herzog Street South, thence

West along the southern ROW boundary of Herzog Street South to the point it meets the western ROW boundary of Herzog Street South, thence

North along the western ROW boundary of Herzog Street to the point it meets the southeastern corner of Property ID 36536, thence

West along the southern boundary of Property ID 36536 to the point it meets the southeastern corner of Property ID 36537, thence

West along the southern boundary of Property ID 36537 to the point it meets the southeastern corner of Property ID 36538, thence

West along the southern boundary of Property ID 36538 to the point it meets the southeastern corner of Property ID 36539, thence

West along the southern boundary of Property ID 36539 to the point it meets the southeastern corner of Property ID 36540, thence

West along the southern boundary of Property ID 36539 to the point it meets the eastern ROW boundary of Francisco Lemos Street, thence

West to the western ROW boundary of Francisco Lemos Street to the point it meets the southwest corner of Property ID 36296, thence

North along the boundary of Property ID 36296 to the point it meets the southwest corner of Property ID 31473, thence

North along the eastern boundary of Property ID 31473 to the point it meets the southwest corner of Property ID 532984, thence

North along the eastern boundary of Property ID 532984 to the point it meets the southwest corner of Property ID 69683, thence

North along the eastern boundary of Property ID 69683 to the point it meets the southern ROW boundary of Water Street South, thence

North to the northern ROW boundary of Water Street South to the point it meets the southwest corner of Property ID 31486, thence

North along the southeastern boundary of Property ID 31486 to the point it meets the southern ROW boundary of Main Street, thence

North to the northern ROW boundary of Main Street to the point it meets the west corner of Property ID 36323, thence

North along the northwest boundary of Property ID 36323 to the point it meets the western corner of Property ID 36322, thence

North along the northwest boundary of Property ID 36322 to the point it meets the western corner of Property ID 36320, thence

North along the northwest boundary of Property ID 36320 to the point it meets the western ROW boundary of Jefferson Street North, thence

North to the northern ROW boundary of Paschal Avenue North, thence

North along the northern ROW boundary of Paschal Avenue North to the point it meets the southern corner of Property ID 33874, thence

North along the southern boundary of Property ID 33874 to the eastern corner, thence

East across Paschal Avenue North to the northwest corner of Property ID 14696, which is the point of beginning.