

STATE OF TEXAS

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§

COUNTY OF FORT BEND

§

ORDER DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN FORT BEND COUNTY AS REINVESTMENT ZONE NUMBER TWO, FORT BEND COUNTY, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the County of Fort Bend, Texas (the “County”) may designate a contiguous geographic area within the County as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the County determines that the creation of a tax increment reinvestment zone is necessary to promote the development or redevelopment of the area generally located in the eastern area of the County; and

WHEREAS, the County has prepared a Preliminary Reinvestment Zone Financing Plan (the “Preliminary Plan”), which provides that certain Fort Bend County ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the County provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

WHEREAS, a notice of the September 12, 2023, public hearing on the creation of the proposed zone was published on September 5, 20, 2023 in the Fort Bend County Herald and Texas Coaster, a newspaper of general circulation in the County; and

WHEREAS, at the public hearing on September 12, 2023, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

WHEREAS, no owner of real property in the proposed zone protested the inclusion of their property in the proposed zone; and

WHEREAS, the County has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone as of January 1, 2023, is approximately \$546,798,276; and

WHEREAS, as of the date of this Order, Fort Bend County has designated one prior tax increment reinvestment zone, which is currently in operation;

WHEREAS, the County hereby determines that the Preliminary Plan must be prepared as required by law for the proposed zone, with the Preliminary Project Plan and Finance Plan being included as Exhibit One, attached to and incorporated in this Order for all purposes; and

WHEREAS, the total area within the proposed zone is approximately 9,340 acres.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF THE COUNTY OF FORT BEND, TEXAS:

Section 1. Findings.

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

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

(c) That the County Commissioners' Court further finds and declares that the proposed zone is unproductive, underdeveloped and blighted and meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack public water distribution, wastewater collection and storm drainage facilities, which conditions substantially impair and arrest the sound growth of the County, such findings are documented Exhibit One, "Existing Conditions & Feasibility" Section.

(d) That the County Commissioners' Court, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within Fort Bend County; and
- (2) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of the Zone

That the County, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in Exhibit Two and depicted in the map attached hereto as Exhibit Three to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Two Fort Bend County, Texas, (the "Zone"). The County Commissioners' Court specifically declares that the Zone is designated pursuant to Section 311.005(a) (1) and (2) of the Texas Tax Code.

Section 3. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of five (5) members. Commissioners Court is hereby authorized to nominate and appoint, subject to County Commissioners' Court approval, the directors to Positions One through Five of the Board of Directors.

The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this Order , while the directors appointed to even-numbered positions shall be appointed to a one -year term, beginning on the effective date of this positions. All subsequent appointments shall be for two-year terms. The County Commissioners' Court authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the County Commissioners' Court concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the County Commissioners' Court for its approval. The County hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the County Commissioners' Court, including the power to employ any consultants, to enter into any agreements related to the allocation of Zone revenues, or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Order , that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone

financing plan and in the issuance of tax increment obligations. Notwithstanding the foregoing, the County reserves the right to rescind, alter or amend such delegation of authority to the Board of Directors as it deems necessary or advisable from time to time by giving the Board written notice.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of this Order , provided however, that the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Order shall not commence until January 1, , 2024 and termination of the operation of the Zone shall occur on January 1, 2053, or at an earlier time designated by subsequent Order , or at such time that all project costs, notes, and other obligations of the Zone, and the interest thereon, have been paid in full. The County and the Zone shall use their best efforts to provide for the payment of all project costs, in order to minimize the life of the Zone. Upon termination of the Zone, any residual funds within the Tax Increment Fund will be returned to the participating jurisdictions on a pro rata basis according to their levels of participation.

Section 5. Tax Increment Base

That the Tax Increment Base of the County or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the County or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2023, the year in which the Zone was designated as a reinvestment zone (the “Tax Increment Base”).

Section 6. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent Order. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the County and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the County and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the County or any other taxing unit participating in the Zone and less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone 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 Texas Tax Code.

The Tax Increment Fund for the Zone shall consist of the following percentages of the County's portion of the tax increment from the Zone, as defined by Section 311.012(a) of the Code:

Percent of County's portion of the Tax Increment from the Zone	As shown on the attached and incorporated Exhibit Four:
65%	Sub Area A
50%	Sub Area B

Section 7. Severability

If any provision, section, subsection, sentence, clause or phrase of this Order , or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Order or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the County Commissioners' Court in adopting this Order that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Order are declared severable for that purpose.

Should the County, by change in law or through a successful challenge of its legal authority to institute and implement the Zone, be prohibited from proceeding with the Zone, the Zone shall automatically terminate.

Section 8. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the County Commissioners' Court at which this Order was adopted was posted at a place convenient and readily accessible at all times to the general public at the County Commissioners' Court of the County for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter hereof has been discussed, considered and formally acted upon. The County Commissioners' Court further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Notices

The contents of the notice of the public hearing, which hearing was held before the County Commissioners' Court on September 12, 2023, and the publication of said notice, are hereby ratified, and confirmed.

PASSED AND ADOPTED this 12th day of September 2023.

By: _____
 KP George
 County Judge

By: _____
 Vincent Morales
 Commissioner Pct. 1

By: _____
 James "Grady" Prestage
 Commissioner Pct. 2

By: _____
 W. A. "Andy" Meyers
 Commissioner Pct. 3

By: _____
 Dexter L. McCoy
 Commissioner Pct. 4

ATTEST:

Laura Richard, County Clerk

EXHIBITS

Exhibit One:	Preliminary Project Plan & Finance Plan
Exhibit Two:	Boundary Description
Exhibit Three:	Boundary Map
Exhibit Four:	Participation Rate Map

Exhibit One:
Preliminary Project Plan & Finance Plan



PRELIMINARY PROJECT PLAN AND FINANCE PLAN

FORT BEND COUNTY
TAX INCREMENT REINVESTMENT ZONE NO. 2

AUGUST 2023

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TIRZ CONCEPT

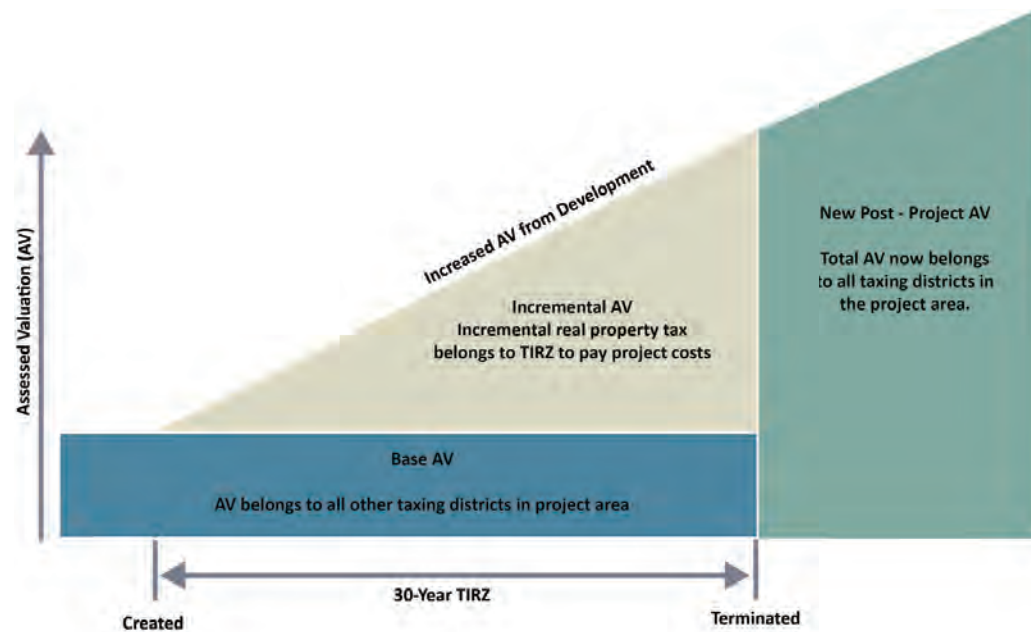
A tax increment reinvestment zone ("TIRZ" or "Zone") is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities and Counties may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the county and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the county and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



INTRODUCTION

PURPOSE

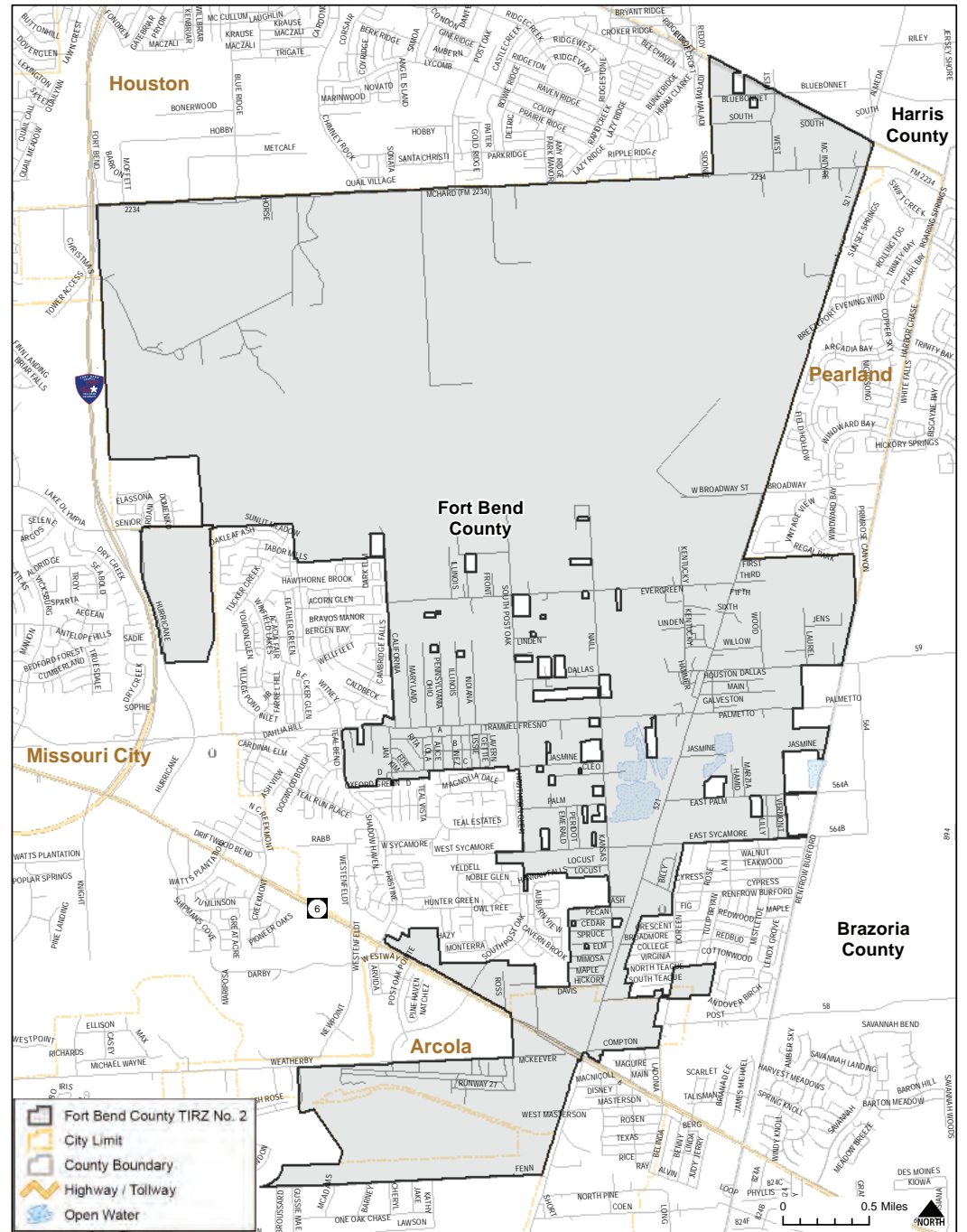
This document constitutes the Preliminary Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Two, Fort Bend County, Texas as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

The purpose of the tax increment reinvestment zone is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment, thereby increasing property values and revenues within the Zone boundaries. Expenditures associated with the design and construction of public facilities and infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development/redevelopment. Zone activities may include, but are not limited to, public infrastructure improvements including water, sewer and drainage, stormwater detention, mobility improvements, land acquisition, creation of public spaces and facilities, streetscape/corridor improvements, trails and pedestrian amenities, and support for initiatives and projects that further the economic goals and priorities of the county.

The Zone boundary primarily includes unincorporated properties within Fort Bend County Precinct 2, in an area commonly known as Fresno. The intent of the Zone is to facilitate future residential and commercial development and redevelopment in a historically underdeveloped and underserved area.

LOCATION

The proposed Zone is generally bounded by FM 2234 and the Fort Bend County line to the north, Fenn Rd. to the south, FM 521 to the east, and the Fort Bend Parkway along with the Cambridge Falls, Estates of Teal Run, and Andover Farms subdivisions to the west.



GOALS

The following goals outline priorities and projects for the Zone and are based on needs identified in the Feasibility Report and other Fort Bend County plans and studies. The intent of the goals is to identify public projects that would support the county's vision for the area, catalyze desired private investment, and otherwise further economic development objectives.

INFRASTRUCTURE AND DRAINAGE

Provide adequate infrastructure including public water and sanitary sewer service, as well as flood risk reduction enhancements, as needed to enhance public health and spur local reinvestment.

Many of the residential and commercial areas of the Zone were developed without the major capital improvements needed to ensure public health and safety, instead depending on water wells, septic systems, and rural ditches. Those systems have proven inadequate for the long term health of the community and insufficient to spur the quality of private investment occurring in surrounding areas of the county. Efforts are currently underway to expand water service throughout the area. The floodplain surrounding Mustang Bayou places a sizable portion of the Zone at risk, including areas currently developed. Improvements are proposed to include extension and enhancement of public water and wastewater systems to both currently developed areas as well as those that offer the potential for new investment. Localized flood risk reduction includes stormwater management improvements, including improvements to ditches and culverts as well as the addition of storm drains, underground stormwater pipes, and small scale detention amenities that lead to outfalls into conveyance channels. Riverine flood risk reduction improvements may include enhancements to Mustang Bayou and other conveyance channels as well as detention basins.



MOBILITY AND CONNECTIVITY

Enhance means of moving to and through the Zone in a safe and efficient manner and utilize the multiple modes of travel as a means of spurring private investment, including air and freight rail service as well as travel by truck, car, bike, or by foot.

The Zone continues to depend largely upon a rural roadway network for movement of people and goods that stands in stark comparison to surrounding suburban development. Roads range from asphalt to gravel and are almost exclusively accompanied by ditches for stormwater conveyance. Connectivity is an issue, including a number of rural roadways that serve only the adjacent homeowners through a single point of access. Major roadways such as FM 521 and Trammel Fresno Road are shared by residential and industrial traffic, including vehicles traveling to the Republic Services Blue Ridge Landfill. Freight rail service travels through the Zone parallel to FM 521 sufficiently close to limit the redevelopment potential of the roadway corridor. Unlike the surrounding areas, corridors in the Zone do not include sidewalks, bike lanes or intersection improvements, forcing any walking or cycling traffic into the roadways. Needed improvements include increased connectivity, roadway construction and reconstruction and repair, intersection improvements, transition to an urban cross section where appropriate to accommodate stormwater drainage and sidewalks, intersection and crosswalk improvements, rail crossing enhancements, trails where possible, and other methods to make movement through the Zone safer and more appealing.

GOALS

HOUSING AND NEIGHBORHOODS

Expand and diversify local housing options and enhance area neighborhoods.

Residential development in the Zone remains limited to rural development patterns as a result of limited water and wastewater service. Surrounding suburban development such as Shadow Creek Ranch, Teal Run, and Winfield Lakes prove that the market exists for new residential development in the area but the improved living conditions come at a higher price that exceeds affordability for individuals earning a working wage. Needed improvements include enhancements to existing residential areas to increase quality of life and market conditions, as well as construction of new high quality workforce housing for those earning 120 percent of the median household income or less.



PARKS AND PUBLIC FACILITIES

Enhance and expand the system of parks, open spaces and public facilities in the Zone that increase local quality of life and regional economic vitality.

Parks, open space and public facilities provide not only for recreation and cultural growth, but enhance quality of life and make the Zone inviting to residents and visitors. Public spaces and facilities, when appropriately designed and programmed also serve as a catalyst for commercial and residential development and redevelopment. The rural development pattern results in a very limited amount of parkland, most particularly located at Mustang Community Center and Park. Opportunities for improvement include the improvements to existing facilities, acquisition and development of green space for passive and active recreation, linear trails and recreational amenities, public art, and cultural and public facilities.

ECONOMIC DEVELOPMENT

Incentivize projects that promote redevelopment of the area of the Zone and enhance economic development opportunities consistent with the county's goals and priorities.

In order to stimulate and accelerate redevelopment within its boundaries, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 381 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed by the county and/or the TIRZ and approved by both the TIRZ and Fort Bend County Commissioners Court. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the County.

AUTHORIZED PROJECT COSTS

The estimated project costs for the Preliminary Project Plan and Financing Plan are detailed in Table 1. Projects include infrastructure improvements, including detention/drainage, water and sewer, mobility improvements, affordable housing, parks, recreation and public facilities, and economic development. The project categories reflect the types of projects supported by the TIRZ; however, actual projects that will be undertaken by the TIRZ will be based on factors including community development priorities, the ability to leverage funds, and available increment. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the County.

Non-project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ, but will be funded by other parties, such as Fort Bend County, Fresh Water Supply District No. 1, the Texas Department of Transportation, non-profit organizations, or private sources, including developers. Funding identified in Table 1 will be leveraged with other sources to secure Non-Project funding when appropriate and available.

TABLE 1: ESTIMATED PROJECT COSTS

Infrastructure & Drainage	\$27,000,000
Mobility & Connectivity	\$27,000,000
Housing & Neighborhoods	\$5,000,000
Parks and Public Facilities	\$5,000,000
Economic Development	\$500,000
Administration Costs	\$500,000
Total Project Costs	\$65,000,000

PROJECT PLAN

This document constitutes the Preliminary Project Plan for Tax Increment Reinvestment Zone Number Two, Fort Bend County, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements that support new development and redevelopment of properties within the Zone.



Existing and Proposed Uses of Land

.....

Texas Tax Code
- 311.011 (B)(1)



Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances and Subdivision Rules and Regulations, if any, of the County

.....

Texas Tax Code
- 311.011 (B)(2)



Estimated Non-Project Costs

.....

Texas Tax Code
- 311.011 (B)(3)



Method of Relocating Persons to be Displaced, if Any, as a Result of Implementing the Plan

.....

Texas Tax Code
- 311.011 (B)(4)

PROJECT PLAN

EXISTING AND PROPOSED USES OF LAND

(TEXAS TAX CODE- 311.011(B)(1))

Existing Land Use - Current land uses within the Zone consist primarily of undeveloped uses, 67%, as shown in Exhibit A - Map 3 (page A-4). Other uses include commercial, residential and industrial uses. In terms of taxable value, commercial comprises the largest value, 50%, followed by residential, 28%. Given the uses in the Zone, the taxable value in the majority of the proposed Zone boundary is relatively low. Existing conditions are further described in Exhibit C.

Surrounding Land Use - Land surrounding the Zone includes residential, commercial, industrial and public/institutional.

Proposed Uses - Proposed uses in the Zone will include enhanced residential, commercial/retail, industrial and public uses, with decreasing undeveloped land over time.

PROPOSED CHANGES OF ZONING ORDINANCES, MASTER PLAN OF MUNICIPALITY, BUILDING CODES, AND OTHER MUNICIPAL ORDINANCES

(TEXAS TAX CODE - 311.011(B)(2))

All construction will be performed in conformance with Fort Bend County's existing rules and regulations. There are no proposed changes to any ordinance, master plan, or building code.

ESTIMATED NON-PROJECT COSTS

(TEXAS TAX CODE - 311.011(B)(3))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in Table 1 (page 8) will be leveraged with other sources to secure non-project funding when appropriate and available.

METHOD OF RELOCATING PERSONS TO BE DISPLACED, IF ANY, AS A RESULT OF IMPLEMENTING THE PLAN

(TEXAS TAX CODE - 311.011(B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.

REINVESTMENT ZONE FINANCING PLAN

This document constitutes the Preliminary Financing Plan for Tax Increment Reinvestment Zone Number Two, Fort Bend County as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support redevelopment efforts and encourage new development in the Zone. Improvements include but are not limited to roadways, infrastructure improvements including water, sewer and drainage, pedestrian amenities, trails, streetscape enhancements, and parks and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.



Estimated Project Costs

.....

Texas Tax Code
- 311.011 (C)(1)



Proposed Kind, Number, and Location
of all Proposed Public Works or Public
Improvements to Be Financed by the Zone

.....

Texas Tax Code
- 311.011 (C)(2)



Economic Feasibility Study

.....

Texas Tax Code
- 311.011 (C)(3)



Estimated Amount of Bond Indebtedness;
Estimated Time When Related Costs or
Monetary Obligations Are Incurred

.....

Texas Tax Code
- 311.011 (C)(4),
- 311.011 (C)(5)



Methods and Sources of Financing Project
Costs and Percentage of Increment from
Taxing Units Anticipated to Contribute Tax
Increment to the Zone

.....

Texas Tax Code
- 311.011 (C)(6)



Current Total Appraised Value of Taxable
Real Property

.....

Texas Tax Code
- 311.011 (C)(7)



Estimated Captured Appraised Value of
Zone During Each Year of Existence

.....

Texas Tax Code
- 311.011 (C)(8)



Zone Duration

.....

Texas Tax Code
- 311.011 (C)(9)

REINVESTMENT ZONE FINANCING PLAN

ESTIMATED PROJECT COSTS

(TEXAS TAX CODE - 311.011(C)(1))

Table 1 (page 8) details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board, with the approval by the county. Any financing costs are a function of project financing needs and will vary with market conditions. Proposed public projects would be located throughout the Zone and within public spaces and rights-of-way as shown on Map 1 (page A-2). Additionally, needed mobility projects within the Fresno area are shown on page C-29 in Exhibit C.

PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE

(TEXAS TAX CODE - 311.011(C)(2))

These details are described throughout the Plan, and include roadway, drainage, water, sewer, streetscape, affordable housing, trails, and parks and recreation facilities improvements. The number and location of proposed improvements are contained in Table 1 (page 8) and will be located within the boundary shown on Map 1 (page A-2). Page C-29 Exhibit C identifies proposed capital projects within the Zone boundary.

ECONOMIC FEASIBILITY STUDY

(TEXAS TAX CODE - 311.011(C)(3))

An economic feasibility study is included in Exhibit C - Existing Conditions & Feasibility.

Infrastructure improvements supported by the TIRZ as well as by other agencies including the Freshwater Supply District, County and State, along with private investment, will enhance the area within the Zone and increase property values. Values are expected to grow from \$547 million in 2023 to over \$1.6 billion by the year 2053. Increase in values and investment will also result in increased sales tax and job growth within the community.

The planned infrastructure improvements depicted in Table 1 (page 8) will contribute significantly to the area's ability to support redevelopment efforts and attract new development to the area.

Exhibit B constitutes incremental revenue estimates for this Plan. The future anticipated revenue of the Zone is exceeded by the cost of proposed improvements and therefore projects will be implemented based on available funding. Development within the proposed Zone boundaries could not be feasible within the foreseeable future without the assistance of a tool like the TIRZ. Fort Bend County determines that this Plan is Feasible.

REINVESTMENT ZONE FINANCING PLAN

ESTIMATED AMOUNT OF BOND INDEBTEDNESS; ESTIMATED TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS INCURRED

(TEXAS TAX CODE - 311.011(C)(4), - 311.011(C)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 (page 8) and Exhibit B, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues as shown in Exhibit B.

METHODS AND SOURCES OF FINANCING PROJECT COSTS AND PERCENTAGE OF INCREMENT FROM TAXING UNITS ANTICIPATED TO CONTRIBUTE TAX INCREMENT TO THE ZONE

(TEXAS TAX CODE - 311.011(C)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Leveraging of funds with other entities and grants will be instrumental in realizing projects sooner, participating in larger cost projects, and in adding value to projects.

Projects will be implemented through the use of the following strategies:

- Developers could advance funds for qualified projects and be reimbursed through the TIRZ, as revenues are realized through additional increment generated by the development.
- Pay as you go projects are implemented on a pay as you go basis, whereby projects are only implemented once enough revenues have been generated to fund design and construction of a project.
- Leveraging of resources with other entities and/or pledging the TIRZ revenue source to another taxing entity with the intent of expediting proposed projects.

Tax increment associated with this Plan will consist of contributions from the County at 65% of its tax rate in Sub Area A and 50% of its tax rate in Sub Area B. Participation rate for each area is shown in Map 5 (page A-6).

REINVESTMENT ZONE FINANCING PLAN

CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY

(TEXAS TAX CODE - 311.011(C)(7))

The 2023 value of taxable real property in the Zone is estimated at \$547 million.

ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF EXISTENCE

(TEXAS TAX CODE - 311.011(C)(8))

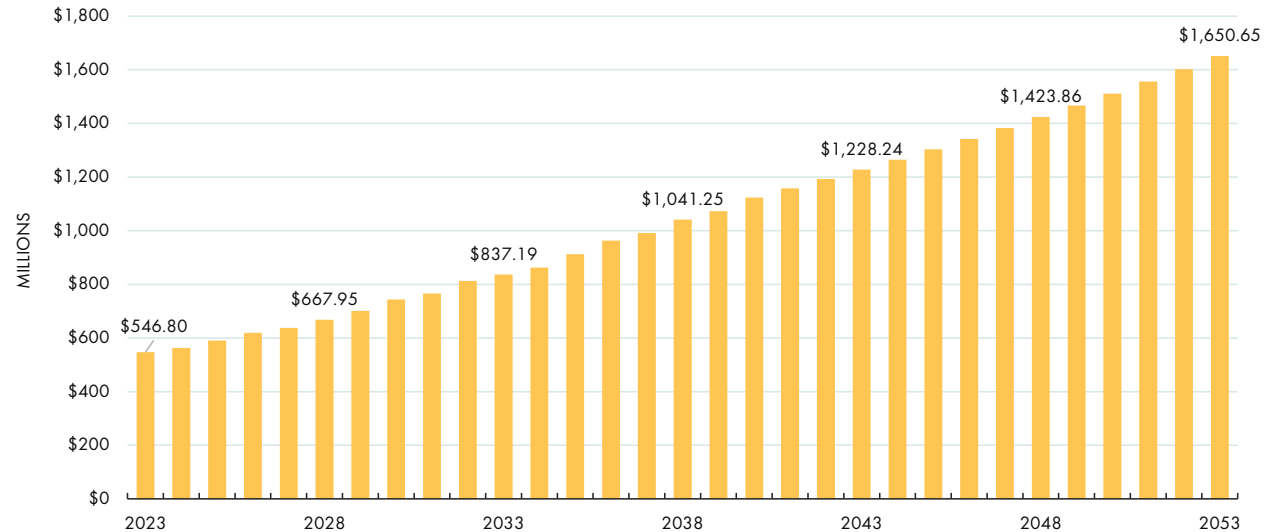
The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit B. It is estimated by 2053 that the taxable value within the Zone will increase to over \$1.6 billion with a captured value of \$1.1 billion.

ZONE DURATION

(TEXAS TAX CODE - 311.011(C)(9))

The Zone will terminate on December 31, 2053. Final TIRZ payments will be received in 2054. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

TOTAL APPRAISED VALUE - PROJECTION

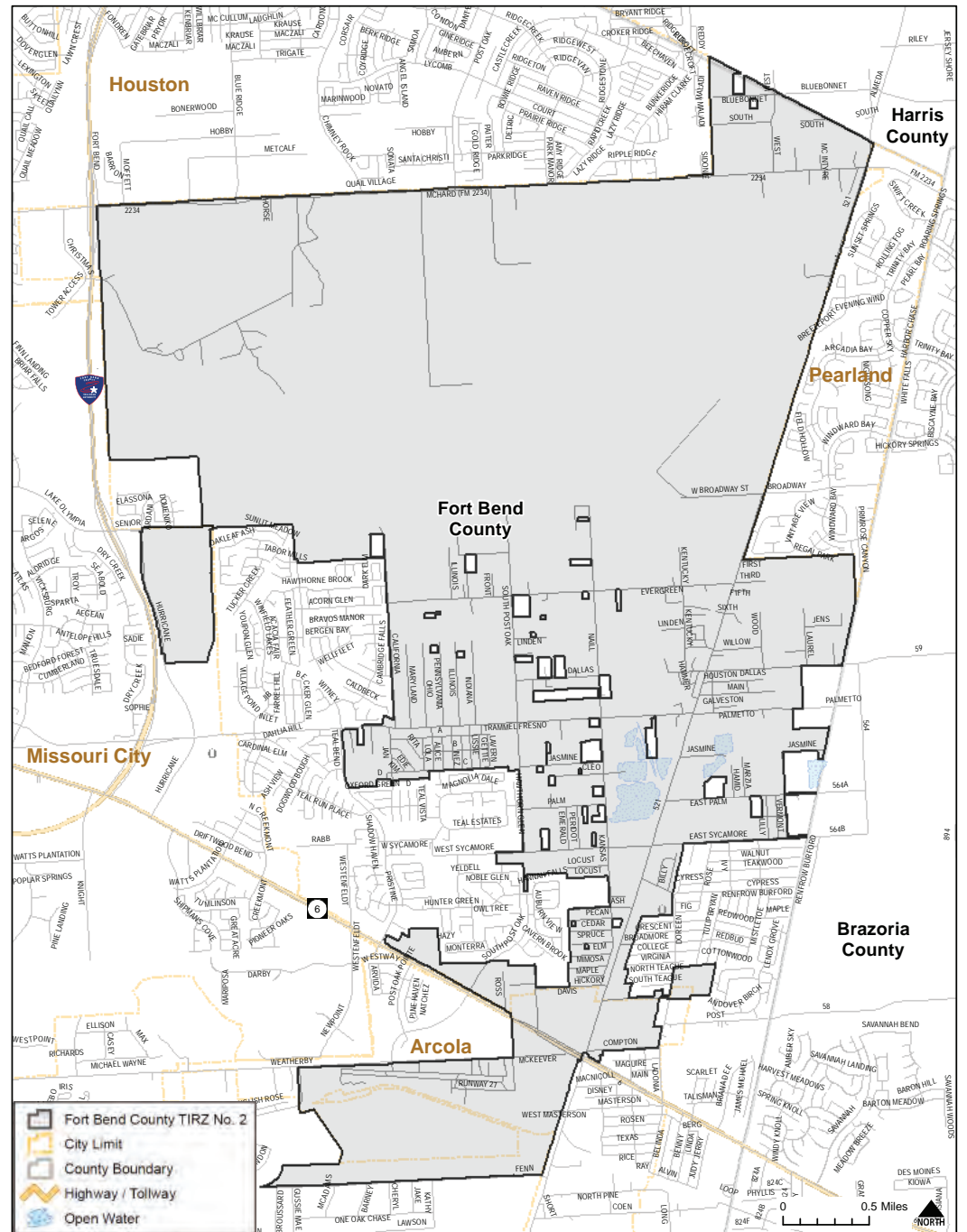


TOTAL CAPTURED VALUE - PROJECTION

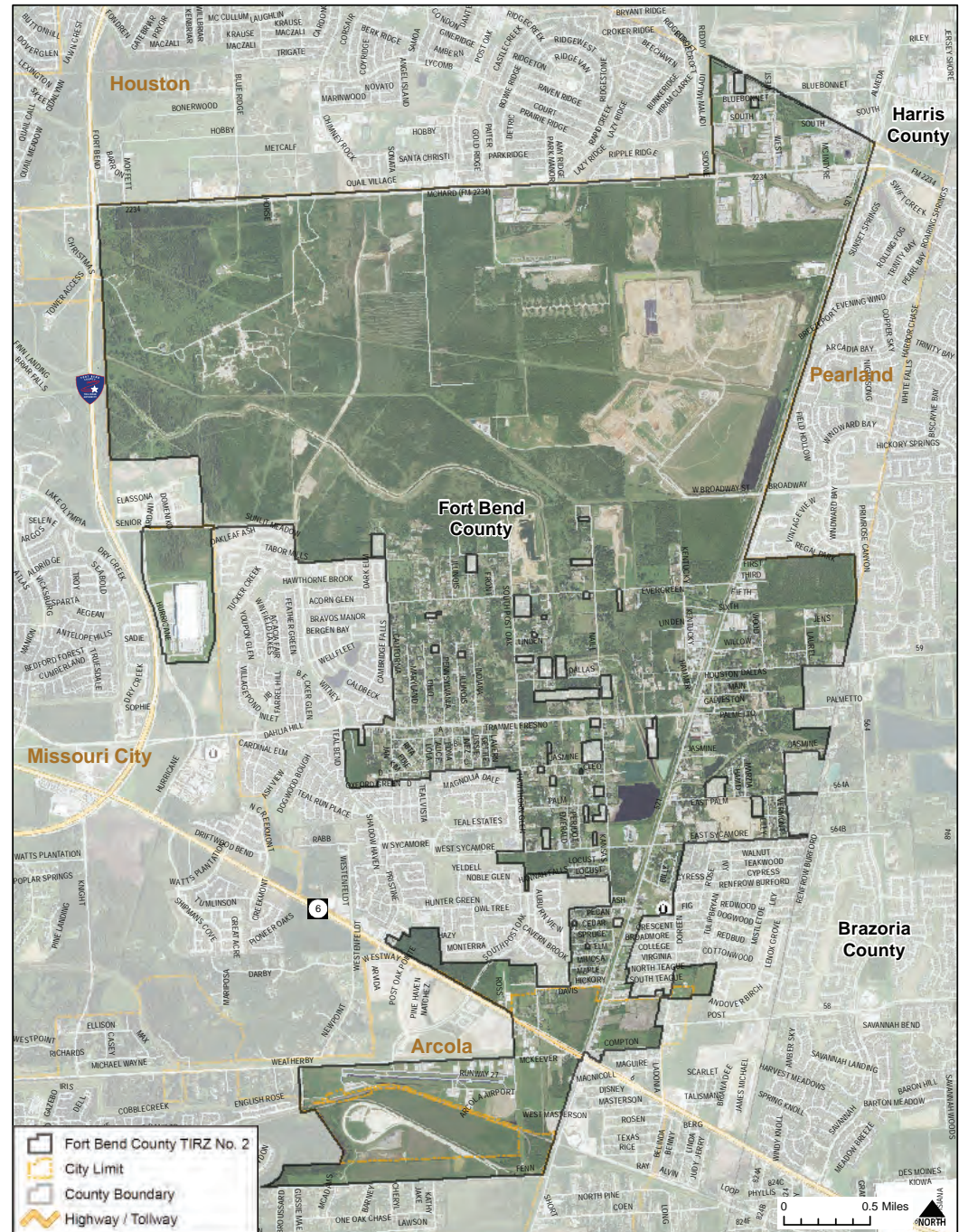


EXHIBIT A - MAPS

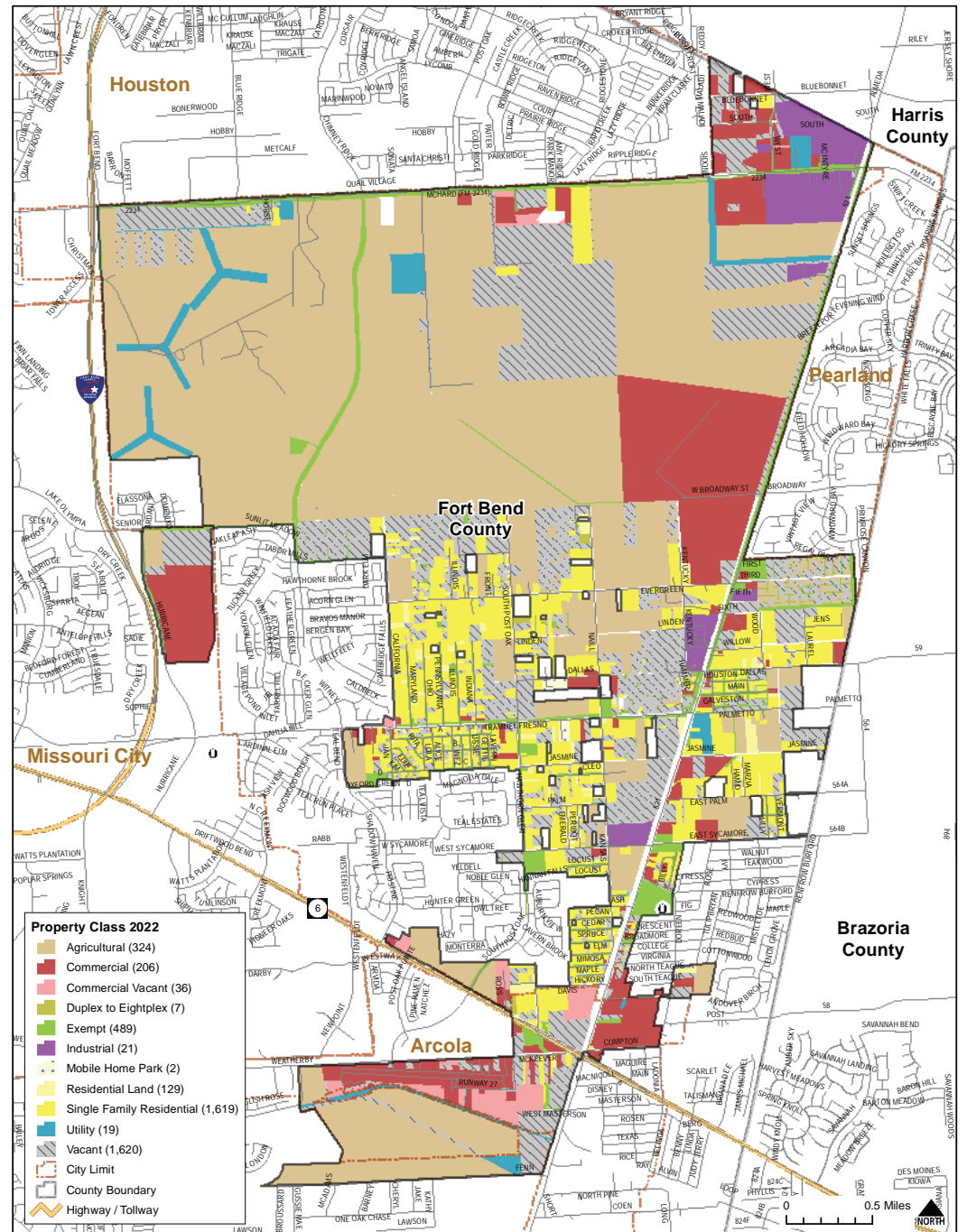
MAP 1 - PROPOSED ZONE BOUNDARY



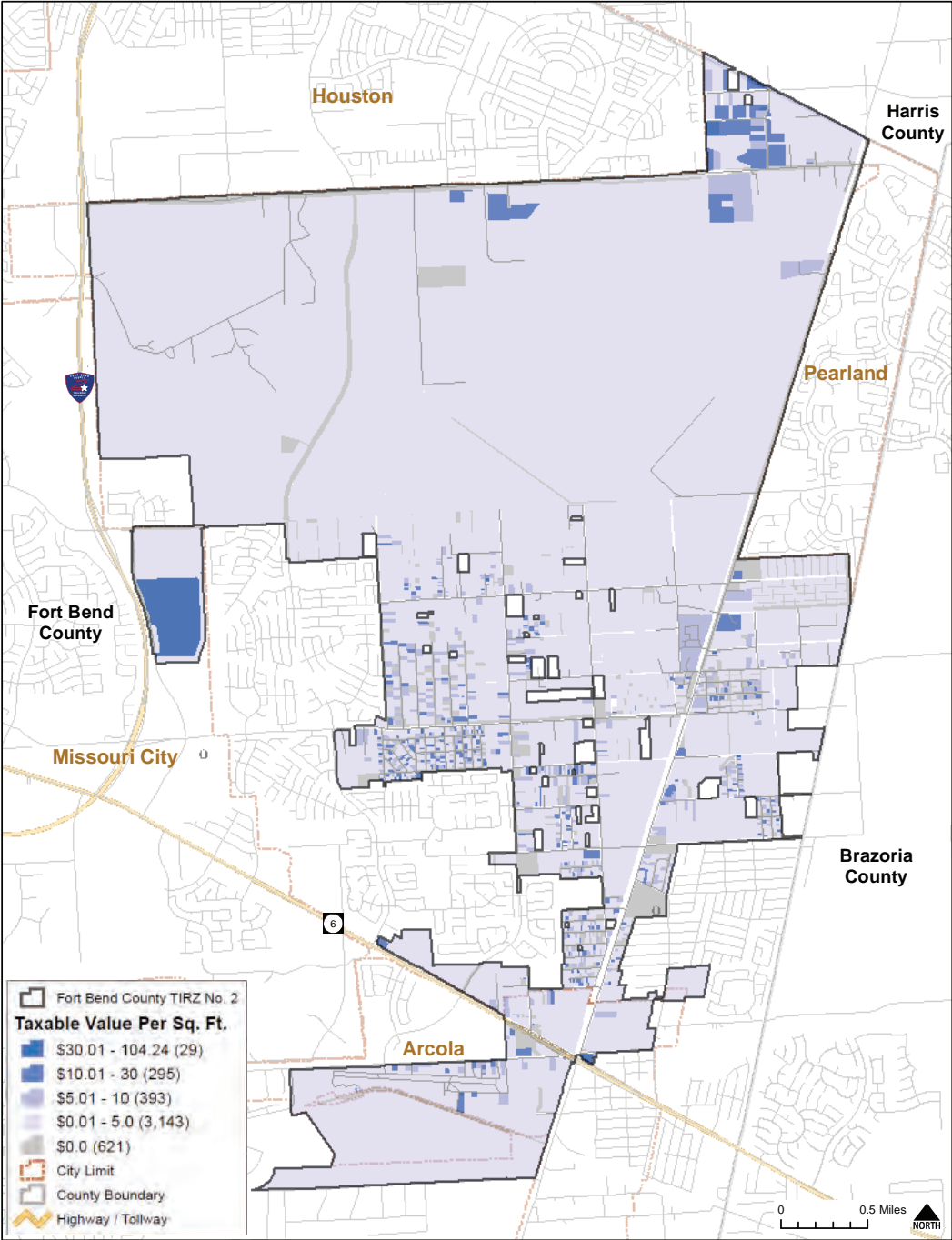
MAP 2 - AERIAL



MAP 3 - EXISTING/PROPOSED USES OF LAND



MAP 4- TAXABLE VALUE



MAP 5 - PARTICIPATION RATE MAP

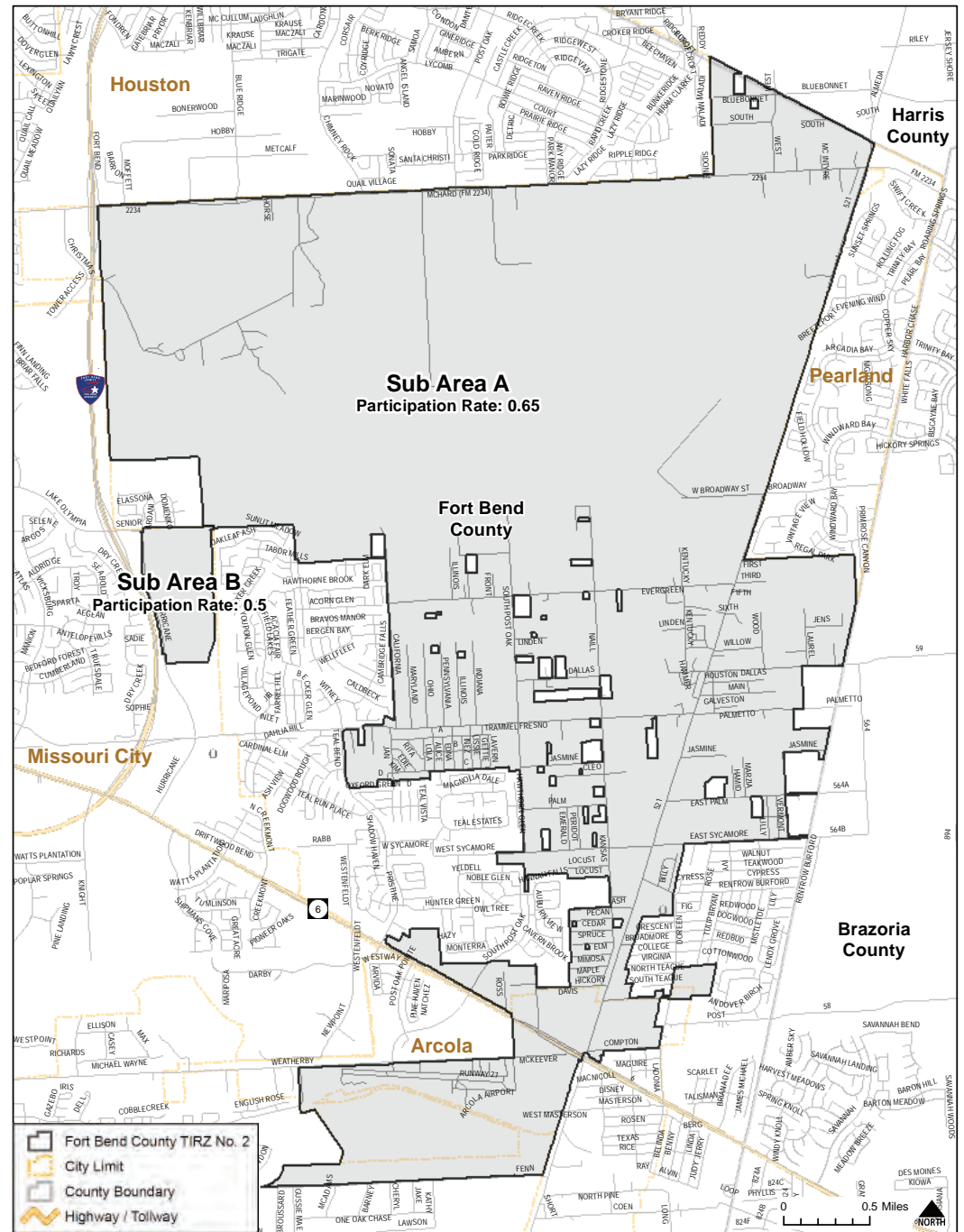


EXHIBIT B - REVENUE ANALYSIS

PROJECTED VALUE & REVENUE

EXHIBIT 1 - Value & Revenue - Precinct 2 Scenario 2

Projected Assessed Valuation						Projected Revenue									
Sub Area A			Sub Area B			Total Captured Value	Tax Year	Coll Year	County Revenues	Cumulative	TIRZ Revenues (65%) Subzone North	TIRZ Revenues (50%) Subzone South	Total Revenues	Cumulative Revenues	
Tax Year	County Projected Valuation	Captured Value	County Projected Valuation	Captured Value											
2023	\$420,757,341	\$ -	\$126,040,935	\$0	\$ -	2023	2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
2024	\$ 433,380,061	\$ 12,622,720	\$ 129,822,163	\$3,781,228	\$ 16,403,948	2024	2025	\$ 70,461	\$ 70,461	\$ 35,242	\$ 8,121	\$ 43,363	\$ 43,363		
2025	\$ 457,181,463	\$ 36,424,122	\$ 133,716,828	\$7,675,893	\$ 44,100,015	2025	2026	\$ 189,425	\$ 259,885	\$ 101,695	\$ 16,485	\$ 118,180	\$ 161,543		
2026	\$ 481,696,907	\$ 60,939,566	\$ 137,728,333	\$11,687,398	\$ 72,626,964	2026	2027	\$ 311,958	\$ 571,843	\$ 170,142	\$ 25,101	\$ 195,242	\$ 356,786		
2027	\$ 496,147,814	\$ 75,390,473	\$ 141,860,183	\$15,819,248	\$ 91,209,721	2027	2028	\$ 391,777	\$ 963,619	\$ 210,488	\$ 33,975	\$ 244,463	\$ 601,248		
2028	\$ 521,832,249	\$ 101,074,908	\$ 146,115,988	\$20,075,053	\$ 121,149,961	2028	2029	\$ 520,380	\$ 1,484,000	\$ 282,198	\$ 43,115	\$ 325,313	\$ 926,561		
2029	\$ 550,537,216	\$ 129,779,875	\$ 150,499,468	\$24,458,533	\$ 154,238,408	2029	2030	\$ 662,506	\$ 2,146,506	\$ 362,342	\$ 52,529	\$ 414,871	\$ 1,341,431		
2030	\$ 588,653,333	\$ 167,895,992	\$ 155,014,452	\$28,973,517	\$ 196,869,509	2030	2031	\$ 845,621	\$ 2,992,128	\$ 468,761	\$ 62,226	\$ 530,986	\$ 1,872,418		
2031	\$ 606,312,933	\$ 185,555,592	\$ 159,664,886	\$33,623,951	\$ 219,179,542	2031	2032	\$ 941,451	\$ 3,933,578	\$ 518,066	\$ 72,213	\$ 590,279	\$ 2,462,697		
2032	\$ 648,352,321	\$ 227,594,980	\$ 164,454,832	\$38,413,897	\$ 266,008,877	2032	2033	\$ 1,142,599	\$ 5,076,177	\$ 635,439	\$ 82,500	\$ 717,939	\$ 3,180,636		
2033	\$ 667,802,890	\$ 247,045,549	\$ 169,388,477	\$43,347,542	\$ 290,393,091	2033	2034	\$ 1,247,337	\$ 6,323,514	\$ 689,744	\$ 93,096	\$ 782,840	\$ 3,963,476		
2034	\$ 687,836,977	\$ 267,079,636	\$ 174,470,132	\$48,429,196	\$ 315,508,832	2034	2035	\$ 1,355,218	\$ 7,678,732	\$ 745,679	\$ 104,010	\$ 849,689	\$ 4,813,164		
2035	\$ 732,322,086	\$ 311,564,745	\$ 179,704,236	\$53,663,300	\$ 365,228,046	2035	2036	\$ 1,568,779	\$ 9,247,510	\$ 869,880	\$ 115,251	\$ 985,131	\$ 5,798,295		
2036	\$ 778,141,749	\$ 357,384,408	\$ 185,095,363	\$59,054,427	\$ 416,438,835	2036	2037	\$ 1,788,746	\$ 11,036,257	\$ 997,807	\$ 126,829	\$ 1,124,636	\$ 6,922,932		
2037	\$ 801,486,001	\$ 380,728,660	\$ 190,648,223	\$64,607,288	\$ 445,335,949	2037	2038	\$ 1,912,869	\$ 12,949,126	\$ 1,062,983	\$ 138,755	\$ 1,201,739	\$ 8,124,670		
2038	\$ 844,880,581	\$ 424,123,240	\$ 196,367,670	\$70,326,735	\$ 494,449,975	2038	2039	\$ 2,123,831	\$ 15,072,957	\$ 1,184,140	\$ 151,039	\$ 1,335,178	\$ 9,459,849		
2039	\$ 870,226,999	\$ 449,469,658	\$ 202,258,700	\$76,217,765	\$ 525,687,423	2039	2040	\$ 2,258,006	\$ 17,330,963	\$ 1,254,906	\$ 163,691	\$ 1,418,597	\$ 10,878,445		
2040	\$ 915,683,809	\$ 494,926,468	\$ 208,326,461	\$82,285,526	\$ 577,211,994	2040	2041	\$ 2,479,322	\$ 19,810,285	\$ 1,381,820	\$ 176,722	\$ 1,558,543	\$ 12,436,988		
2041	\$ 943,154,323	\$ 522,396,982	\$ 214,576,255	\$88,535,320	\$ 610,932,302	2041	2042	\$ 2,624,162	\$ 22,434,447	\$ 1,458,517	\$ 190,145	\$ 1,648,662	\$ 14,085,650		
2042	\$ 971,448,953	\$ 550,691,612	\$ 221,013,543	\$94,972,608	\$ 645,664,219	2042	2043	\$ 2,773,347	\$ 25,207,794	\$ 1,537,515	\$ 203,970	\$ 1,741,485	\$ 15,827,135		
2043	\$ 1,000,592,421	\$ 579,835,080	\$ 227,643,949	\$101,603,014	\$ 681,438,094	2043	2044	\$ 2,927,008	\$ 28,134,802	\$ 1,618,883	\$ 218,210	\$ 1,837,092	\$ 17,664,227		
2044	\$ 1,030,610,194	\$ 609,852,853	\$ 234,473,268	\$108,432,332	\$ 718,285,185	2044	2045	\$ 3,085,279	\$ 31,220,081	\$ 1,702,691	\$ 232,877	\$ 1,935,568	\$ 19,599,795		
2045	\$ 1,061,528,500	\$ 640,771,159	\$ 241,507,466	\$115,466,530	\$ 756,237,689	2045	2046	\$ 3,248,298	\$ 34,468,379	\$ 1,789,014	\$ 247,984	\$ 2,036,998	\$ 21,636,794		
2046	\$ 1,093,374,355	\$ 672,617,014	\$ 248,752,690	\$122,711,754	\$ 795,328,768	2046	2047	\$ 3,416,207	\$ 37,884,587	\$ 1,877,927	\$ 263,544	\$ 2,141,472	\$ 23,778,265		
2047	\$ 1,126,175,586	\$ 705,418,244	\$ 256,215,270	\$130,174,335	\$ 835,592,579	2047	2048	\$ 3,589,154	\$ 41,473,741	\$ 1,969,507	\$ 279,572	\$ 2,249,079	\$ 26,027,344		
2048	\$ 1,159,960,853	\$ 739,203,512	\$ 263,901,728	\$137,860,793	\$ 877,064,305	2048	2049	\$ 3,767,289	\$ 45,241,030	\$ 2,063,835	\$ 296,079	\$ 2,359,914	\$ 28,387,259		
2049	\$ 1,194,759,679	\$ 774,002,338	\$ 271,818,780	\$145,777,845	\$ 919,780,183	2049	2050	\$ 3,950,769	\$ 49,191,799	\$ 2,160,992	\$ 313,083	\$ 2,474,075	\$ 30,861,333		
2050	\$ 1,230,602,469	\$ 809,845,128	\$ 279,973,344	\$153,932,408	\$ 963,777,536	2050	2051	\$ 4,139,752	\$ 53,331,551	\$ 2,261,064	\$ 330,596	\$ 2,591,660	\$ 33,452,993		
2051	\$ 1,267,520,543	\$ 846,763,202	\$ 288,372,544	\$162,331,609	\$ 1,009,094,811	2051	2052	\$ 4,334,405	\$ 57,665,956	\$ 2,364,138	\$ 348,635	\$ 2,712,773	\$ 36,165,766		
2052	\$ 1,305,546,159	\$ 884,788,818	\$ 297,023,720	\$170,982,785	\$ 1,055,771,603	2052	2053	\$ 4,534,898	\$ 62,200,854	\$ 2,470,305	\$ 367,215	\$ 2,837,519	\$ 39,003,286		
2053	\$ 1,344,712,544	\$ 923,955,203	\$ 305,934,432	\$179,893,497	\$ 1,103,848,700	2053	2054	\$ 4,741,405	\$ 66,942,260	\$ 2,579,656	\$ 386,352	\$ 2,966,008	\$ 41,969,294		
								\$ 66,942,260		\$ 36,825,376	\$ 5,143,917	\$ 41,969,294			

Notes/Assumptions:

2023 taxable is estimated based on 2022 taxable value. Actual 2023 base value will be determined once certified by the Appraisal District

EXHIBIT C - EXISTING CONDITIONS & FEASIBILITY

INTRODUCTION

Tax Increment Reinvestment Zones are governed by Chapter 311 of the Texas Tax Code and are created by cities and counties to support development and/or redevelopment of areas that would not otherwise occur in the foreseeable future. There are a number of conditions under which a reinvestment zone can be created, including conditions that impair the growth of the county, retard the provision of housing, or constitute an economic or social liability as a result of inadequate sidewalk or street layout, faulty lot layout, and deterioration of site or other improvements, or being predominately open or undeveloped land with limited infrastructure. Today, there are more than four hundred such zones throughout Texas. Expenditures associated with the design and construction of all TIRZ eligible public facilities and infrastructure, as well as other specific project related costs, are funded by tax increment revenues derived from increases in property values following the new development/redevelopment.

This document outlines the existing conditions of the area and assesses the feasibility of using a tool like tax increment reinvestment zone financing to meet Fort Bend County's objectives as they relate to catalyzing investment and new development within Precinct 2.

PROCESS

Evaluating whether a Tax Increment Reinvestment Zone is a viable financing tool for Fort Bend County in spurring new development and investment will involve understanding the community's needs and looking at the opportunities for investment as a result of public improvements.



COMMUNITY OVERVIEW

A snapshot of the current demographic, socioeconomic, and market conditions in the community.



EXISTING CONDITIONS

An understanding of the community's existing physical conditions.



PROPOSED TIRZ BOUNDARIES

Identification of proposed TIRZ boundaries to address all identified community needs and opportunities.



PROJECTS

Identification of potential capital improvement projects eligible by statute within the proposed Zone.



REVENUE SCENARIOS

Analysis of various revenue scenarios and resulting impacts on Tax Increment Reinvestment Zone revenue.



TIRZ FEASIBILITY

Determination of feasibility of a TIRZ based on projected revenues and the ability of the Zone to fund infrastructure projects.

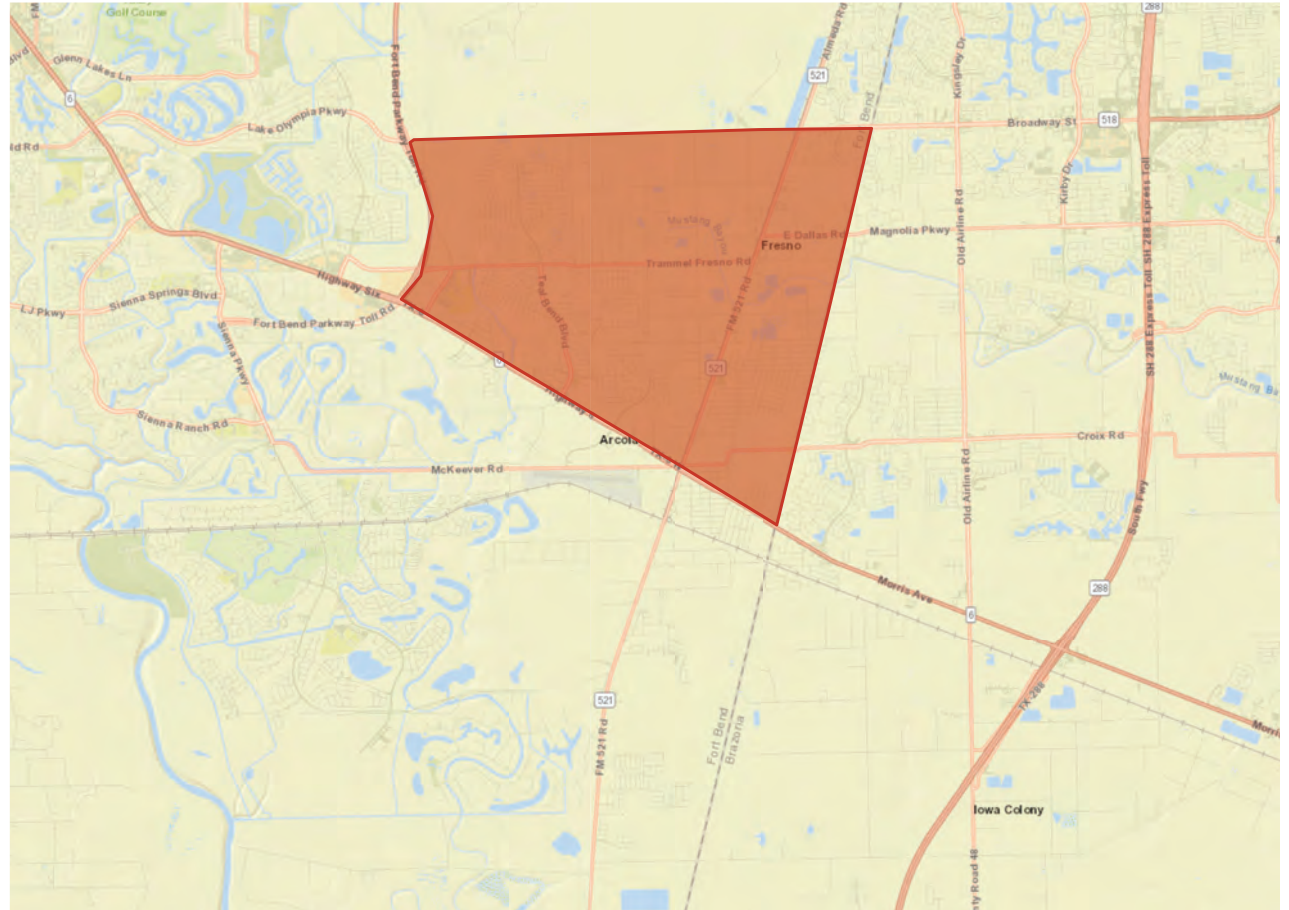
COMMUNITY OVERVIEW

STUDY AREA LOCATION

Hawes Hill & Associates conducted an analysis of the demographic and socioeconomic makeup of the community to fully understand its current patterns, trends, and needs. The local market analysis encompasses a Study Area that is generally bounded by Lake Olympia Pkwy. and Broadway St. to the north, State Highway 6 to the south, the Fort Bend County line to the east, and the Fort Bend Parkway to the west. For comparison, data was also pulled for Fort Bend County in its entirety.¹

Note 1: All references to “county” within this document refer to Fort Bend County.

STUDY AREA



COMMUNITY OVERVIEW

POPULATION & HOUSEHOLDS

The Study Area has an estimated population of 28,310 residents, up nearly 44% since 2010. The area's Daytime Population is roughly 65% that of its overall population versus nearly 83% seen by the county, indicating a significant outflow of workers during business hours.

Average household and family size within the Study Area are 3.34 and 3.75, both marginally larger than those within the county. Its households primarily include young families with children; multi-generational households are also common.

AREA GROWTH

The Study Area is expected to continue its growth in years to come, both in terms of residential and commercial development. Projections for average annual growth rate range from roughly 3.6%, equal to growth experienced since 2010, down to 1.9%.

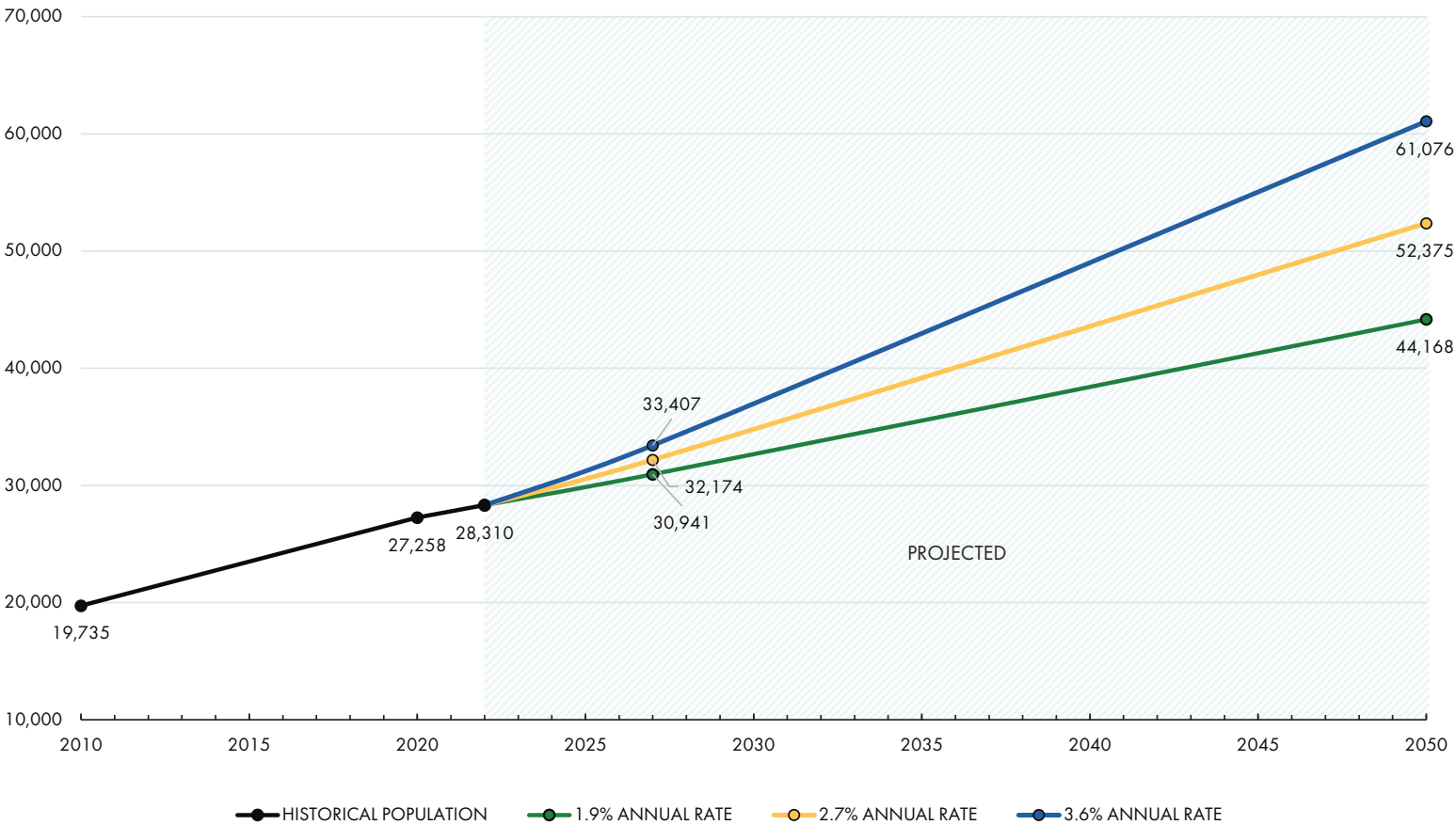
2022 REGIONAL POPULATION CHARACTERISTICS

	Study Area	Fort Bend County
Population	28,310	889,664
Daytime Population	18,441	735,653
Workers	3,582	250,426
Residents	14,859	485,227
Households	8,461	284,505
Avg. Household Size	3.34	3.11
Families	6,806	229,459
Avg. Family Size	3.75	3.51

Source: Esri, 2022

COMMUNITY OVERVIEW

STUDY AREA - POPULATION OVER TIME



Sources: Esri, 2022 ; Fort Bend County Economic Development Council, 2022

Note: 1.9% Annual Rate derived from Esri growth forecasts of Study Area through 2027. Rate has been extrapolated out through 2050. 3.6% Annual Rate derived from Fort Bend Economic Development Council’s overall county projections from 2025 - 2050 and applied to Study Area. 2.7% Annual Rate represents mid-point between both source’s projections.

COMMUNITY OVERVIEW

AGE & RACE

With a median age of 30.7 years and over 29% of residents under the age of 18, the Study Area has a younger population than Fort Bend County as a whole, which has a median age of 35.6 years and 27% of residents younger than 18. The child dependency ratio (“CDR”) within the Study Area, calculated as the ratio of the population under 18 years of age to the working age population aged 18 to 64, was 46% in 2022, just edging out the county’s CDR of 45%.

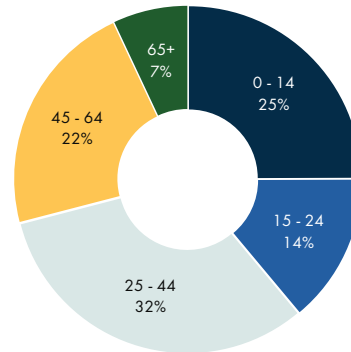
The Study Area has a majority Black population, at 54% of all residents. Persons of Hispanic origin, who may be of any race, accounted for just over 37% of the Study Area’s population, 12% more than the relative number within the county, 25%.

Esri’s Diversity Index, which measures the likelihood of two persons chosen at random from the same area belonging to different races or ethnic groups (wherein 0 indicates no diversity and 100 indicates complete diversity), measured 81.1 for the Study Area, indicating a highly diverse community. The county, at 85.5, is marginally more racially and ethnically diverse.

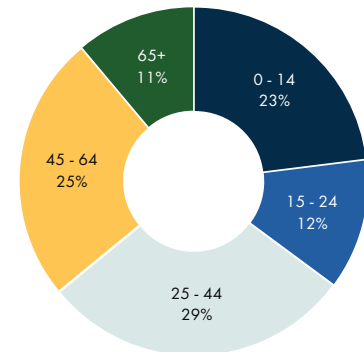
Source: Esri, 2022

Note: The “Other” race category includes American Indian or Alaskan Native, Native Hawaiian or other Pacific Islander, and any other race for persons who do not identify with one of the specified groups.

2022 POPULATION BY AGE

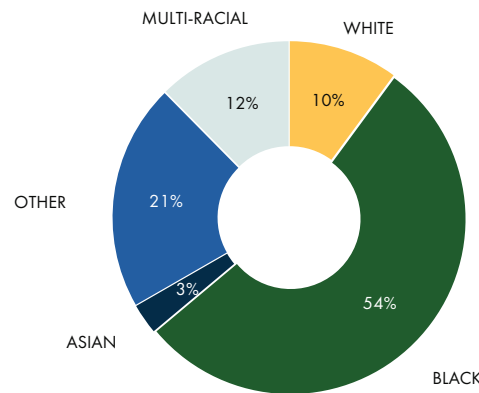


STUDY AREA

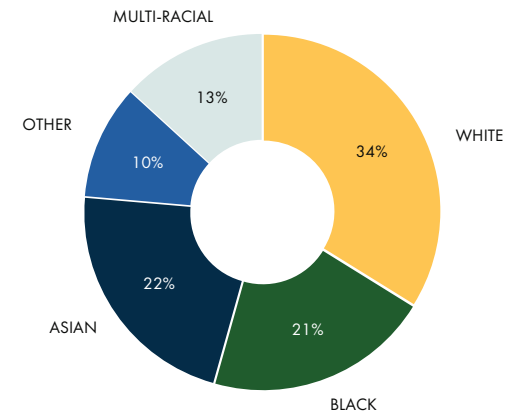


FORT BEND COUNTY

2022 POPULATION BY RACE



STUDY AREA



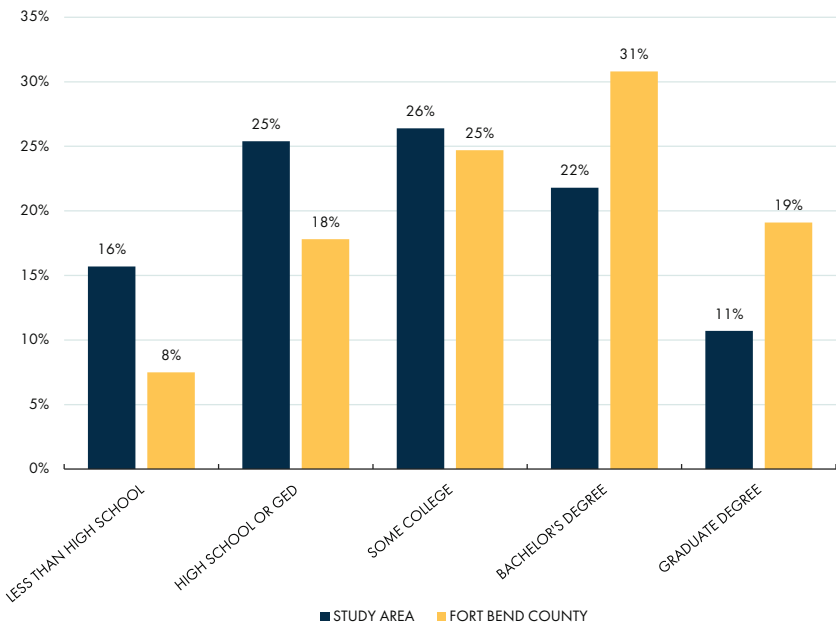
FORT BEND COUNTY

COMMUNITY OVERVIEW

EDUCATION

Within the Study Area, 84% of the population aged 25 years or older has a high school degree or higher, slightly less than the county’s 93% capture rate for these education segments. One third of Study Area residents hold at least a four-year college degree, versus half of residents within Fort Bend County as a whole.

2022 EDUCATIONAL ATTAINMENT AGES 25+

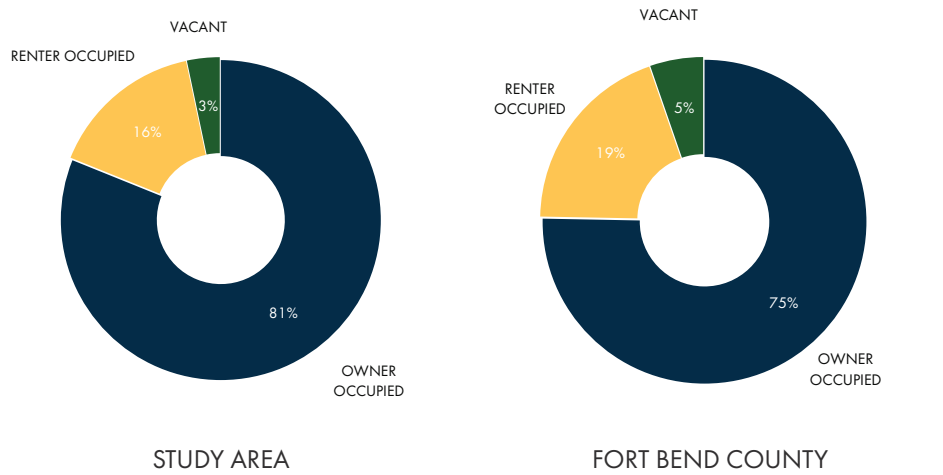


HOUSING

Housing within the Study Area predominately consists of single family residential units interspersed with mobile homes. The existing housing stock is 81% owner-occupied, more than the 75% owner-occupancy rate experienced by Fort Bend County. Conversely, the county is experiencing higher renter-occupancy and vacancy rates.

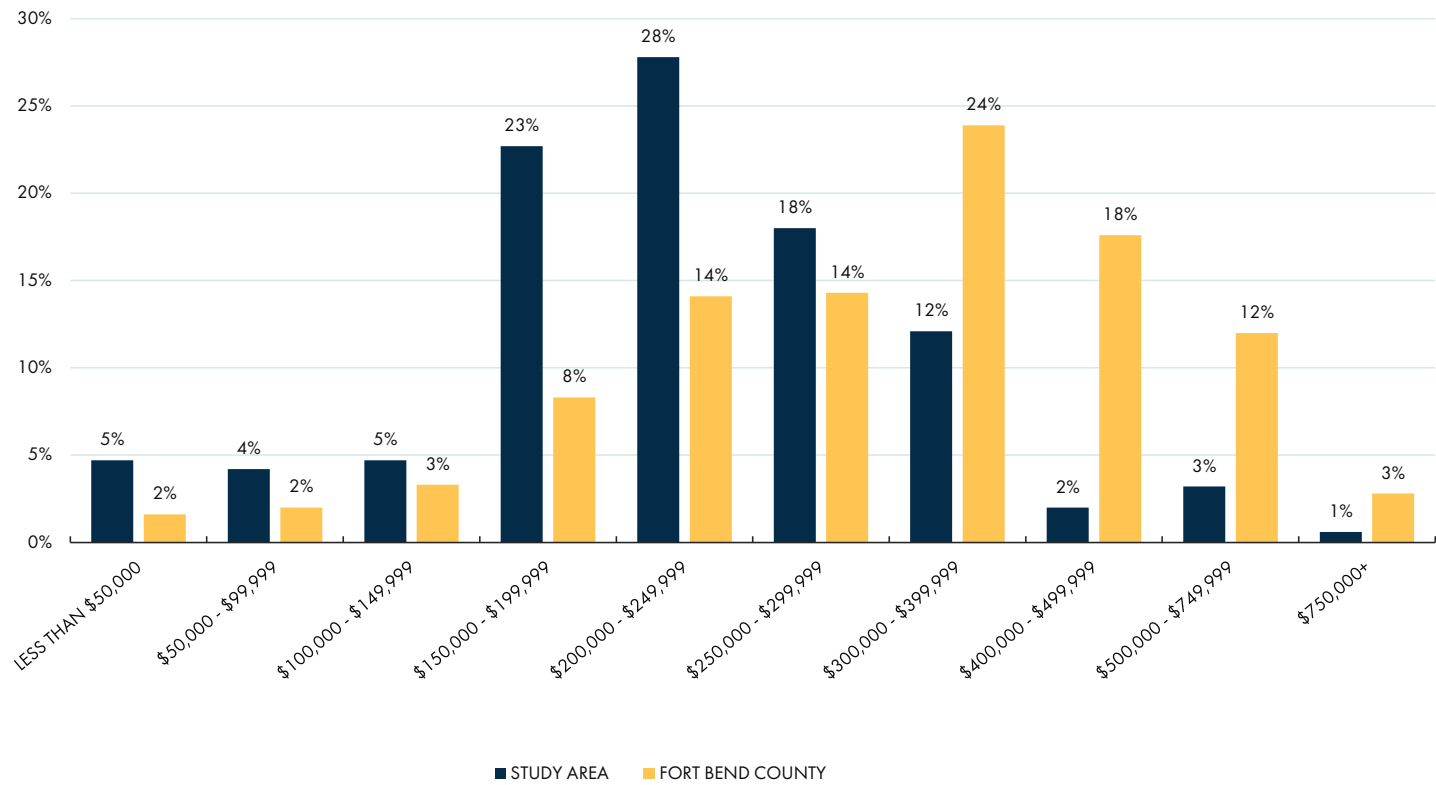
The median home value within the Study Area is \$224,747, approximately 31% less than that of the Fort Bend County, at \$326,447. Despite residents within the Study Area earning less than those within the county as a whole, the significantly lower homes prices make the Study Area more affordable to the local population. Households spend roughly 14.5% of their income on mortgage payments versus 16% within the overall county. Esri’s Housing Affordability Index ranks the Study Area at 135, indicating that median household income is 35% higher than what is necessary to afford a home at the median value. The county has a slightly lower index of 124.

2022 HOUSING OCCUPANCY STATUS



COMMUNITY OVERVIEW

2022 OWNER-OCCUPIED HOUSING BY VALUE



	Study Area	Fort Bend County
Avg. Owner-Occupied Home Value	\$239,882	\$363,955

Source: Esri, 2022

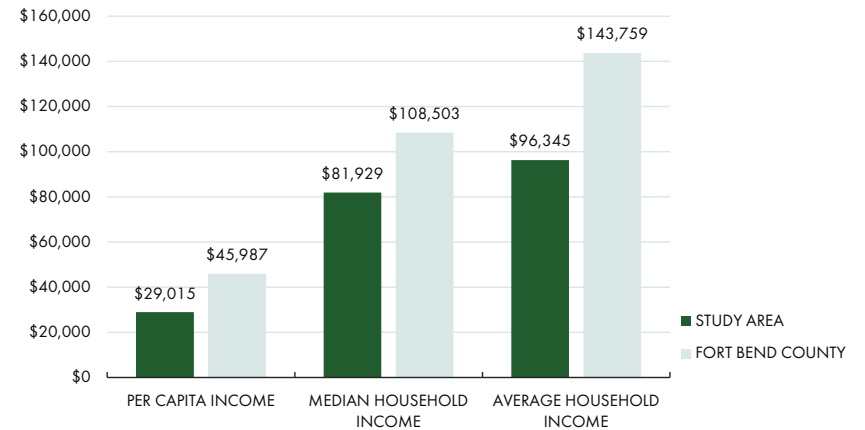
COMMUNITY OVERVIEW

INCOME

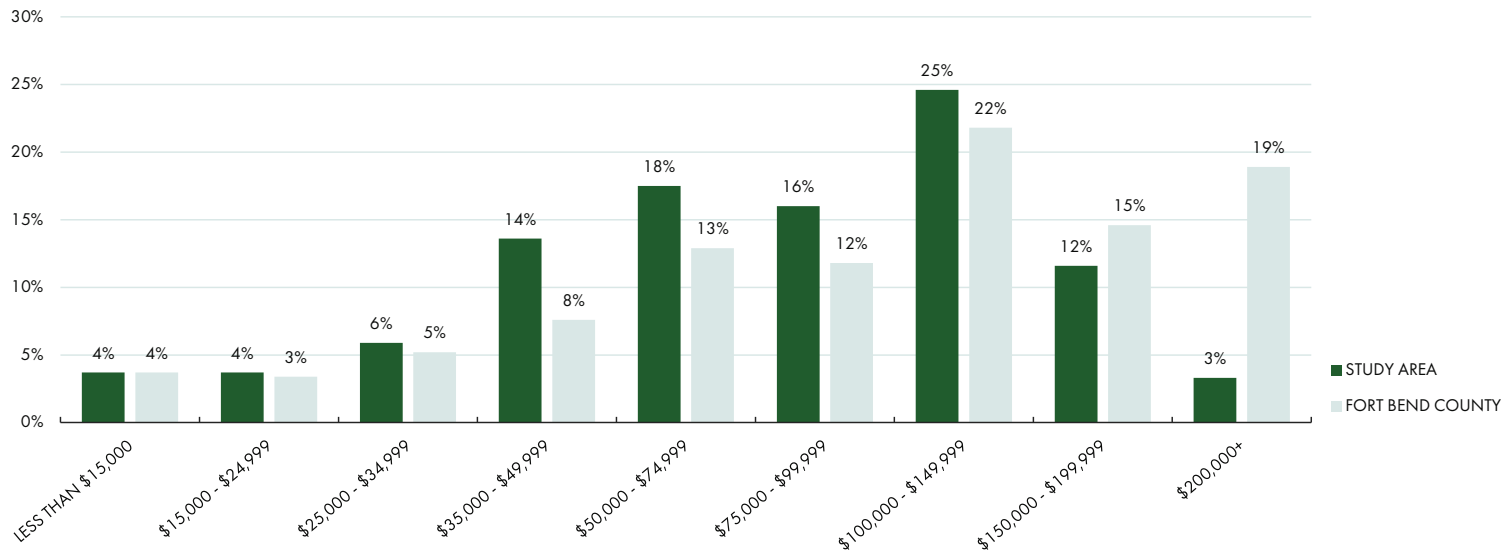
The Study Area's per capita income is \$29,015, 37% less than that of Fort Bend County, while its median household income, \$81,929, is only 25% less than the county's. The relatively higher household income can be attributed to more wage earners within Study Area households.

Esri's Wealth Index measures the wealth of an area relative to the national level, where values exceeding 100 represent above-average wealth. The Study Area has a Wealth Index of 71, or wealth 29% below the national average, while the county rates considerably higher at 148.

2022 INCOME



2022 HOUSEHOLD INCOME BRACKETS



Source: Esri, 2022

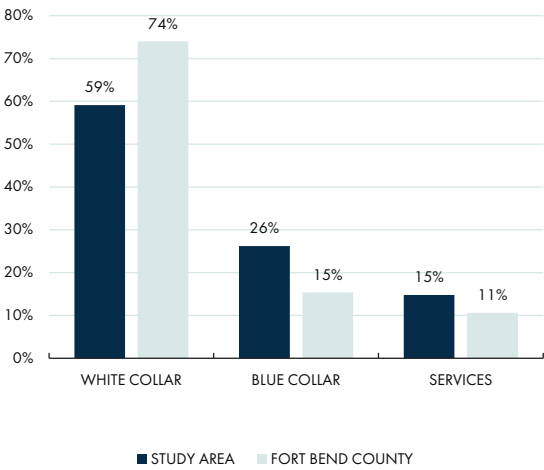
COMMUNITY OVERVIEW

EMPLOYMENT

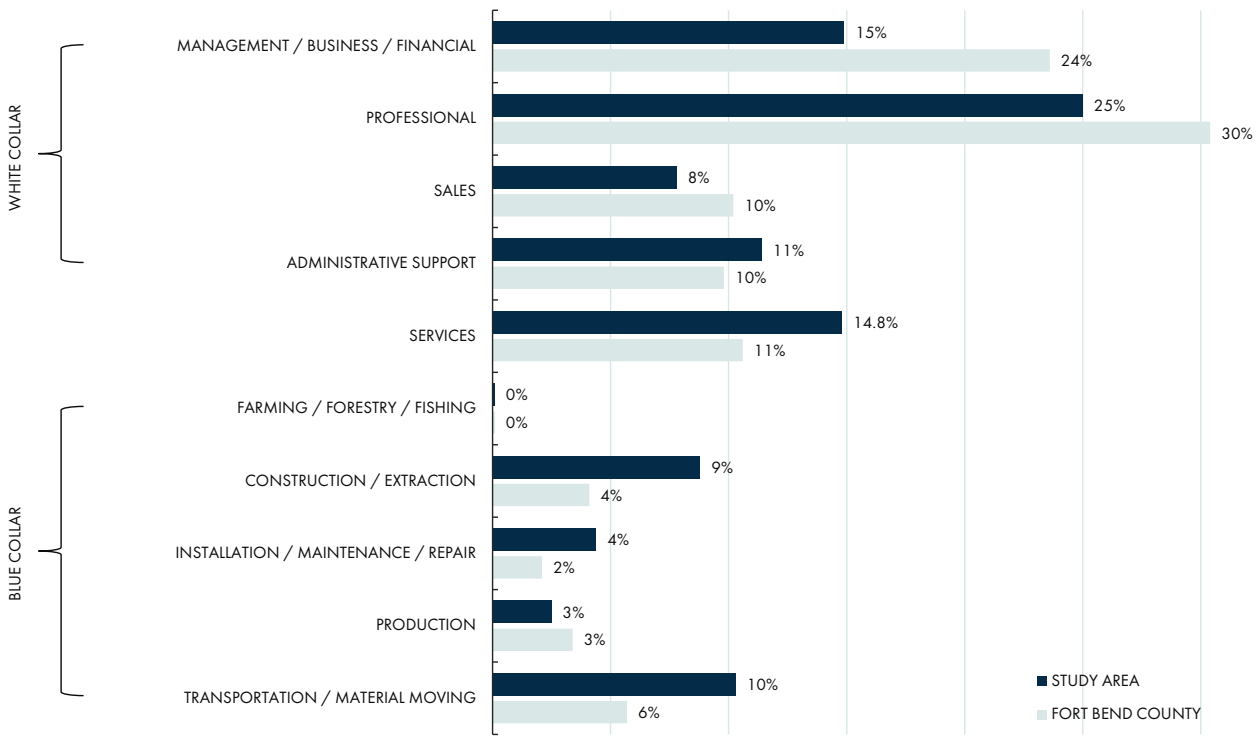
The Study Area currently has 14,288 residents aged 16+ engaged in the labor force, or 95.6% of the total population actively seeking employment. It falls just short of the Fort Bend County, which is experiencing a 95.9% employment rate.

The workforce within the Study Area is relatively skilled, with more than 59% of its residents employed as White Collar workers. Fort Bend County's employment profile consists of more White Collar workers, at 74% of the workforce.

2022 EMPLOYED POPULATION 16+ BY CATEGORY



2022 EMPLOYED POPULATION 16+ BY CATEGORY - DETAILED



Source: Esri, 2022

Note: The Services employment category includes healthcare support, protective services, food preparation & serving, building & grounds cleaning & maintenance, and personal care & service occupations.

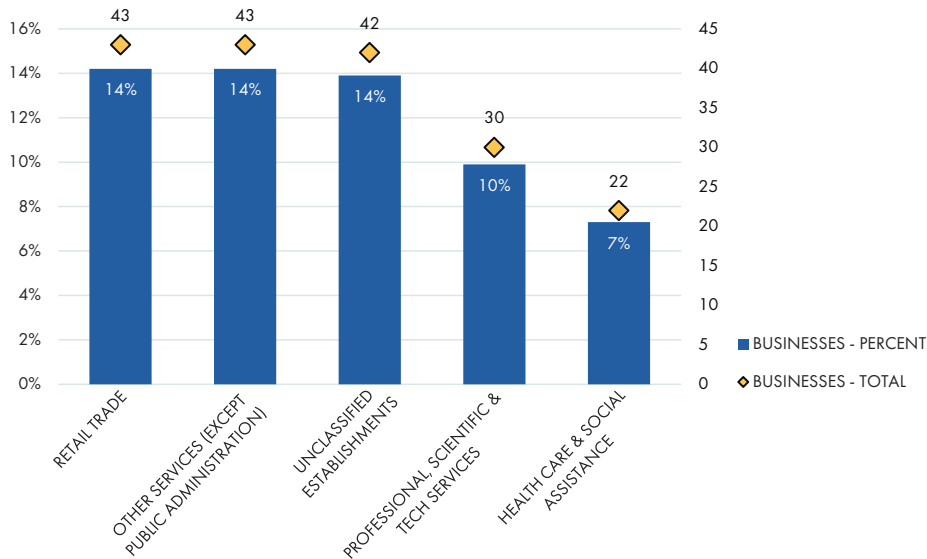
COMMUNITY OVERVIEW

INDUSTRY

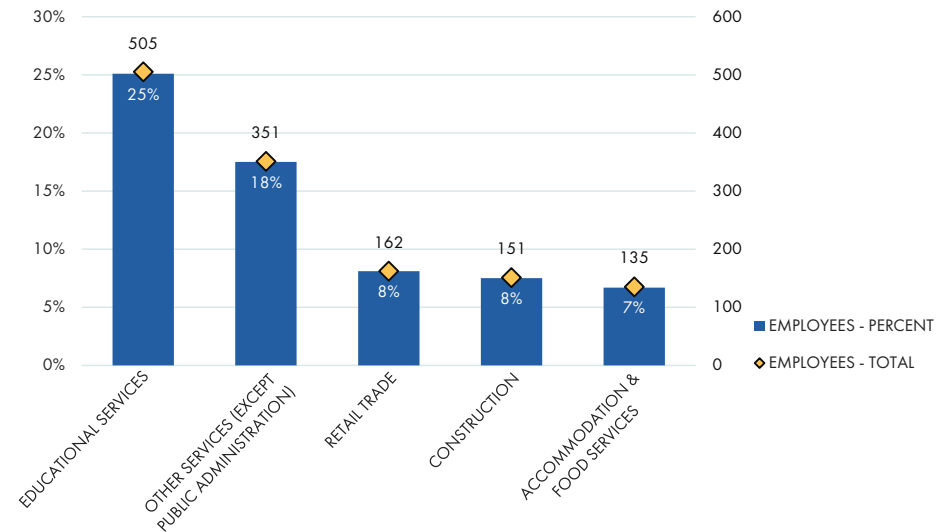
There are approximately 306 businesses in the Study Area employing roughly 2,008 individuals. When looking at the overall number of businesses, Retail Trade, Other Services (except Public Administration), Unclassified Establishments, Professional, Scientific & Tech. Services, and Health Care & Social Assistance make up the top 5 industry sectors; together, they account for nearly 60% of all Study Area businesses.

Nearly 65% of Study Area employees, or roughly 1,304 individuals, work for establishments within the Educational Services, Other Services (except Public Administration), Retail Trade, Construction, and Accommodation & Food Services sectors.

2022 STUDY AREA BUSINESSES BY INDUSTRY SECTOR - TOP 5



2022 STUDY AREA EMPLOYEES BY INDUSTRY SECTOR - TOP 5

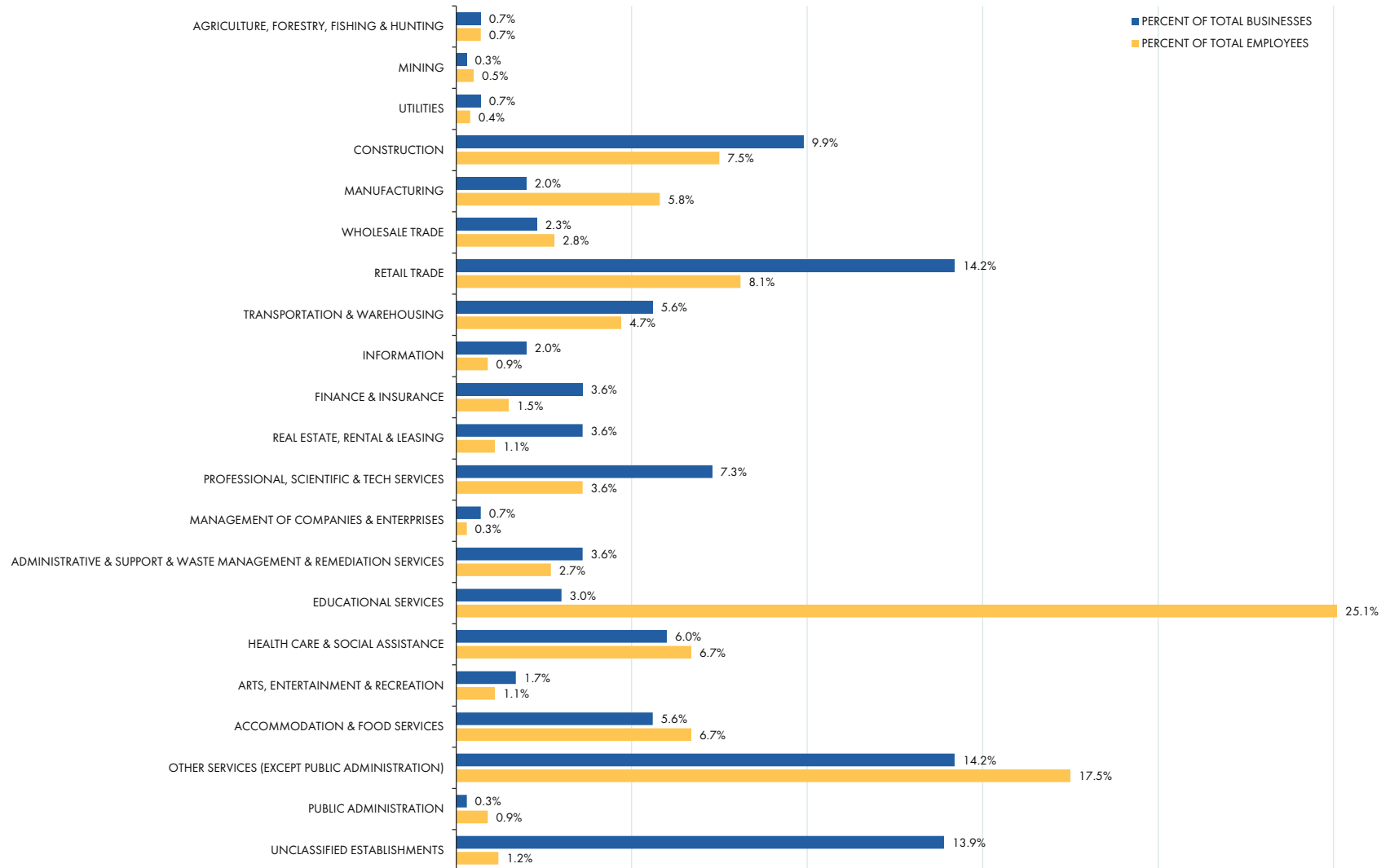


Source: Esri, 2022

Note: The U.S. Census Bureau's North American Industry Classification System ("NAICS") is the standard used by Federal statistical agencies in classifying business establishments. It is comprised of 20 broad industry sectors. Unclassified Establishments include those businesses that did not report a NAICS code. These are mostly newer establishments and is a temporary assignment until such time as a specific type of business can be determined.

COMMUNITY OVERVIEW




2022 STUDY AREA INDUSTRY SECTORS - BY BUSINESSES & EMPLOYEES



COMMUNITY OVERVIEW

TAPESTRY SEGMENTATION

Esri's Tapestry Segmentation provides a detailed description of America's neighborhoods – U.S. residential areas are divided in 67 distinctive segments based on their socioeconomic and demographic composition. This information provides a snapshot of the different households that dominate a neighborhood or community and allows for a better understanding of a household's behavioral traits and characteristics including information on lifestyle, habits, interests, spending patterns, and skill sets. The following table details the 3 segments that comprise Study Area households:

	Overview	Neighborhood Traits	Socioeconomic Traits
Up & Coming Families  7A 76.2%	<p>One of the fastest-growing market segments in the country, these residents are in transition. They are younger and more mobile than the previous generation, as well as ambitious. They work hard to get ahead and are willing to take risks to achieve their goals. The recession has impacted their financial well-being, but they remain optimistic.</p> <p>Median Age: 31.4 Diversity Index: 73.9</p>	<ul style="list-style-type: none"> Many families live in new housing subdivisions constructed during the housing boom of the 2000s or later. Single-family homes have a median value of \$194,000 and a low vacancy rate. The price of affordable housing is longer commute times. <p>Median HH Income: \$72,000 Average HH Size: 3.12</p>	<ul style="list-style-type: none"> Just over two thirds of residents have some college education or degree(s). Labor force participation is high at 71%, and 61% of households have two or more workers. These consumers seek the latest and best in technology, but they are careful shoppers, willing to shop around for the best deals and open to influence by others' opinions.
Forging Opportunity  7D 16.6%	<p>Family is central to these communities, which is dominated by younger families with children or single-parent households with multiple generations living under the same roof. Most residents live in older single-family homes and a small minority reside in mobile homes. Most of these residents are Hispanic and White.</p> <p>Median Age: 28.9 Diversity Index: 80.6</p>	<ul style="list-style-type: none"> Homes are owner-occupied, with slightly higher monthly costs but fewer mortgages. Most are older homes, nearly 60% build from 1950 to 1989. Most households have one or two vehicles; many commuters carpool or walk to work. <p>Median HH Income: \$38,000 Average HH Size: 3.62</p>	<ul style="list-style-type: none"> While a majority have finished high school, over 40% have not. Labor force participation is slightly lower, at 61%. More than one in four households is below the poverty level; residents balance their budgets careful by spending only on necessities and limiting activities like dining out. Many have no financial investments or retirement savings, but they do have their homes.
Workday Drive  4A 7.1%	<p>This is an affluent, family-oriented market partial to new housing within the suburban periphery of metropolitan areas, away from the hustle and bustle but close enough to commute to professional job centers. Households often consist of two working parents with growing children; time-saving services such as housekeeping are highly valued to allow for family-oriented pursuits.</p> <p>Median Age: 37.0 Diversity Index: 50.8</p>	<ul style="list-style-type: none"> Owner-occupied homes have a high rate of mortgages, at 68%, and low rate of vacancy, at 4%. These are predominately single-family homes in newer neighborhoods. 34% were built in the 1990s and 31% built since 2000. Most households own 2 or 3 vehicles; long commute times are the norm with a large number of workers commuting to different counties. <p>Median HH Income: \$90,500 Average HH Size: 2.97</p>	<ul style="list-style-type: none"> 72% of this segment has some college education, with 40.5% holding a degree. Labor force participation is 71%; two out of three households include two plus workers. Residents are connected with a host of wireless devices - anything that enables convenience. This market is well insured and invested in a range of funds, though they carry a higher level of debt.

Source: Esri, 2022

Note: These segments make up 26% of Fort Bend County households.

EXISTING CONDITIONS

Hawes Hill & Associates conducted a review of existing conditions in the area through windshield surveys, review of previous plans and studies, and data analysis to identify specific conditions that would benefit from a TIRZ. Results of the existing conditions review show that there are conditions present within the proposed Zone that impede the sound growth of the area, as well as its ability to reach its full economic potential and support new development and redevelopment. These conditions include the following:

WATER & WASTEWATER

Much of the Zone lies within Fort Bend County Freshwater Supply District No. 1. Currently, water facilities are available in various parts of the district; however, it has virtually no active wastewater facilities within the Zone, which is largely served by individual septic systems. Wastewater system expansions are projected to connect The Gateway Acres neighborhood in 2024 and the Fresno Ranchos neighborhood in 2025.

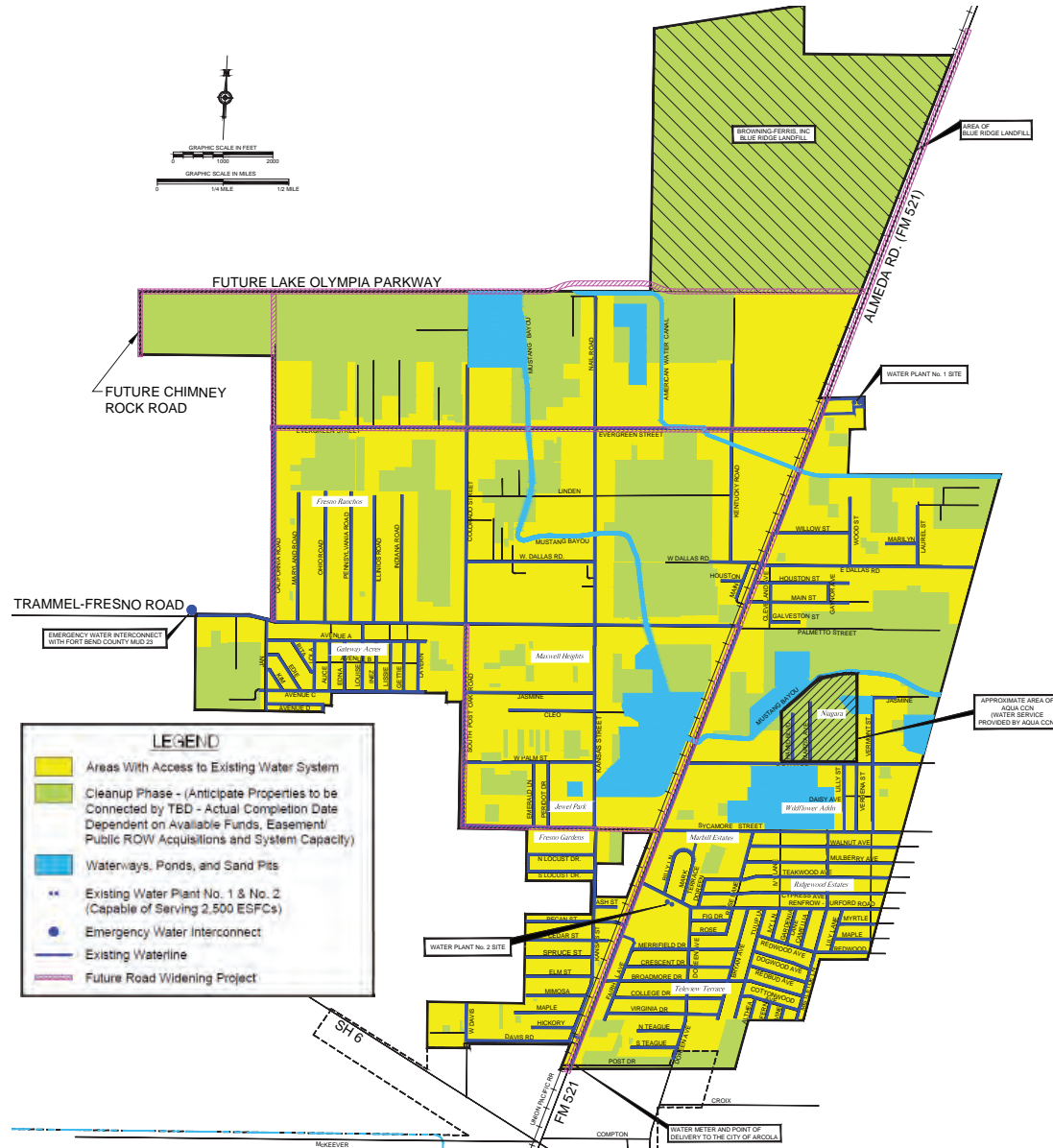
Aside from Fort Bend County Freshwater Supply District No. 1, smaller portions of the Zone are overlaid with various MUDs or CCNs:

- Fort Bend County MUD No. 24 and Fort Bend County MUD 168
- Fort Bend County MUD No. 45 (serves Amazon facility)
- Water CCN 12195 - Turner Water Service
- Water CCN 13203 / Sewer CCN 21065 - Aqua Texas Inc
- Water CCN 12903 - Houston Southwest Airport (serves airport only)

Given that roughly two thirds of the acreage within the Zone is currently undeveloped and much of the existing residential and commercial land is rural and underdeveloped, major water and wastewater infrastructure will be needed even in areas of the Zone within existing utility districts or service areas.

EXISTING CONDITIONS

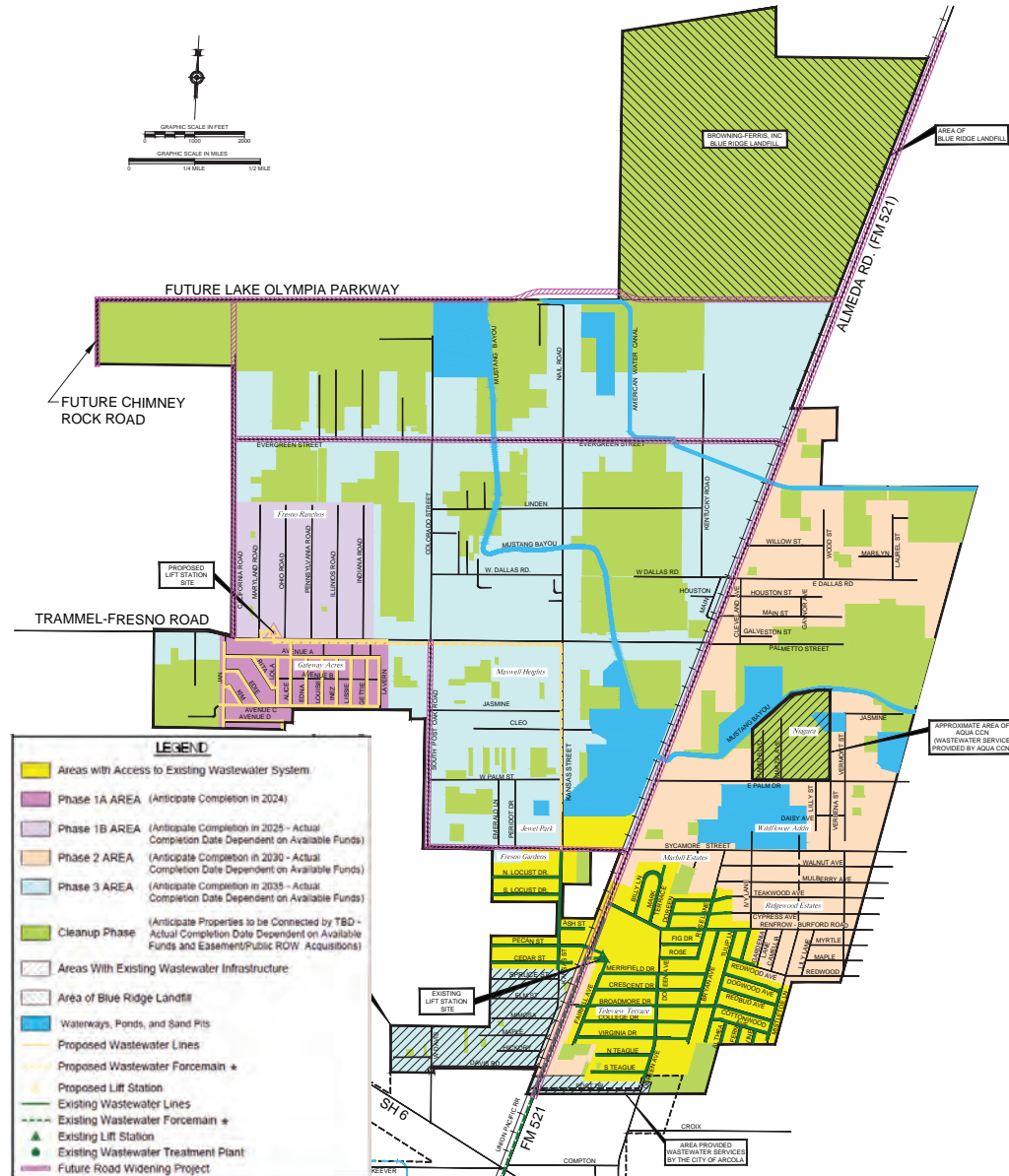
FORT BEND COUNTY FRESHWATER SUPPLY DISTRICT NO. 1 - WATER SYSTEM



Source: Fort Bend County, Precinct 2

EXISTING CONDITIONS

FORT BEND COUNTY FRESHWATER SUPPLY DISTRICT NO. 1 - WASTEWATER SYSTEM



Source: Fort Bend County, Precinct 2

EXISTING CONDITIONS

MOBILITY & CONNECTIVITY

Several major roadways connect to and/or bisect the Zone. These include the following north-south roads: the Fort Bend Parkway, a controlled access toll road with adjacency to the west, and FM 521, a major thoroughfare on the Zone's eastern boundary. Existing east-west arteries include: FM 2234 on the Zone's northern boundary and Trammel Fresno Rd., both major thoroughfares, as well State Highway 6, a principal thoroughfare to the south.

Apart from these area arteries, the Zone contains a local street grid comprised largely of either asphalt or gravel open-ditch country lanes of insufficient quantity and design to support future development / redevelopment patterns and multiple modes of travel.



EXISTING CONDITIONS

DRAINAGE & FLOODING

Regulatory Floodway and 100 Year Floodplain are relatively limited within the proposed Zone as a whole, with most of these flood hazard areas focused in and around Mustang Bayou, an improved channel transecting east-west across the boundaries. Current runoff in existing rural subdivisions is largely handled by roadside ditches and natural drainage features such as creeks and swales.



EXISTING CONDITIONS

UNDERUTILIZED & VACANT LAND

Much of the existing residential is comprised of either aging single-family residential units or mobile homes, which both offer opportunity for redevelopment and additional value creation - either with newer homes or conversion to more intense land uses. Additionally, two thirds of the Zone, primarily located in its northern half, is currently classified as agricultural or vacant land. Certain physical barriers, such as the landfill and the rail road tracks along FM 521 will impact the type of investment and land use in adjacent areas. The lack of consistent lot layout, ownership, and access also presents a barrier to potential redevelopment and/or development. Development will be dependent upon on public infrastructure improvements including water, wastewater, and drainage improvements, as well as additional mobility improvements.



PUBLIC FACILITIES, PARKS & GREEN SPACE

As expected in an area with limited development, the Zone currently lacks many of the facilities and amenities that add value and fuel investment including places for recreation, natural areas, play areas, trails, activity centers, cultural facilities, and essential services such as law enforcement, fire protection and education. These amenities play a critical role in the ability to attract and expand investment.



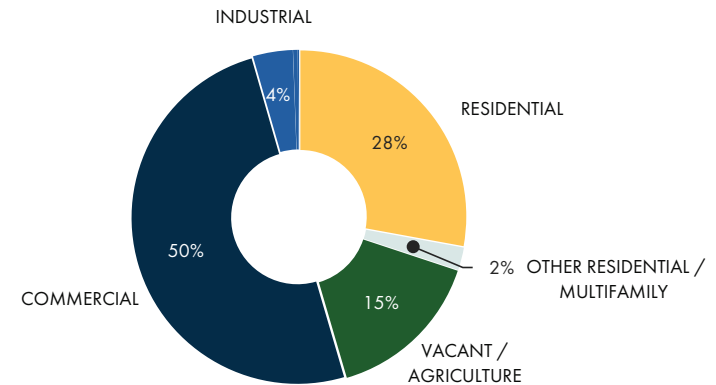
PROPOSED TIRZ BOUNDARIES

The proposed Zone is generally bounded by FM 2234 and the Fort Bend County line to the north, Fenn Rd. to the south, FM 521 to the east, and the Fort Bend Parkway along with the Cambridge Falls, Estates of Teal Run, and Andover Farms subdivisions to the west. While the majority of the Zone is situated in unincorporated Fort Bend County, portions to the south and west fall within Arcola and Missouri City corporate limits, respectively.

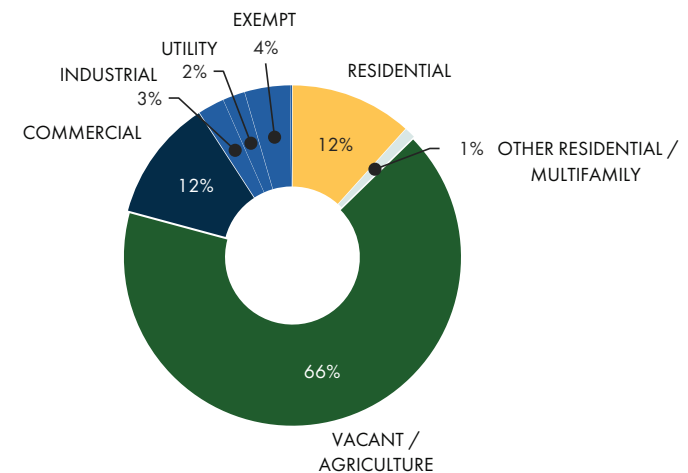
In identifying areas appropriate for tax increment financing and drafting the Zone boundary, the following were considered:

- Nearby corporate boundaries, as well as any special districts and service areas.
- 30% residential limit allowed by State Statute. No more than 30% of the taxable value of the proposed Zone may be classified as residential use at the time of creation.
- Areas that would generate significant increment through public improvements, such as underdeveloped and vacant areas needing infrastructure & mobility improvements, existing properties with low value per acre that could be converted to a higher use, and aging building / structures offering opportunities for redevelopment.
- Public facilities and spaces where improvements would enhance the economic viability of the area.

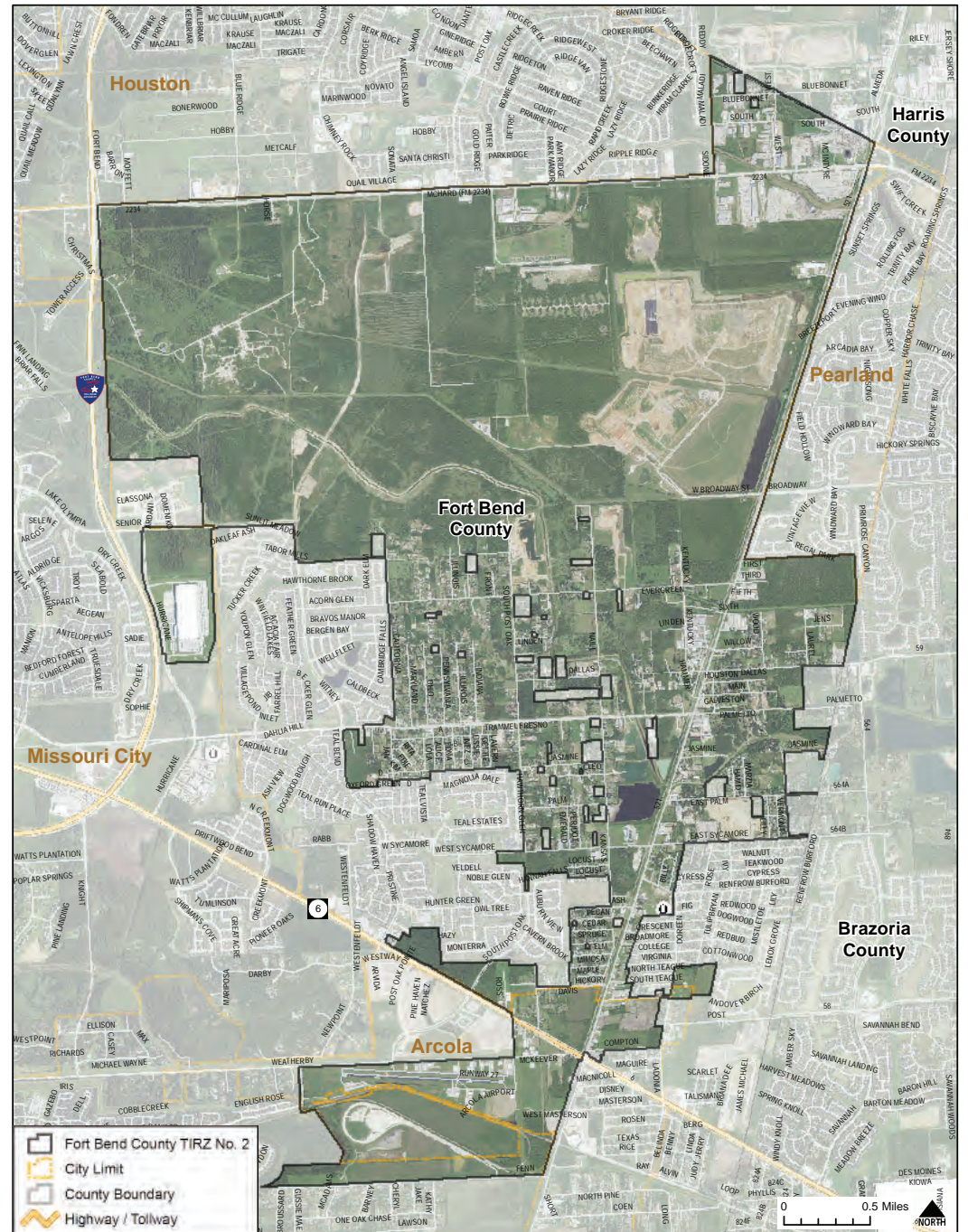
EXISTING PROPERTY CLASSIFICATION BY 2022 TAXABLE VALUE



EXISTING PROPERTY CLASSIFICATION BY 2022 ACREAGE



PROPOSED ZONE BOUNDARY

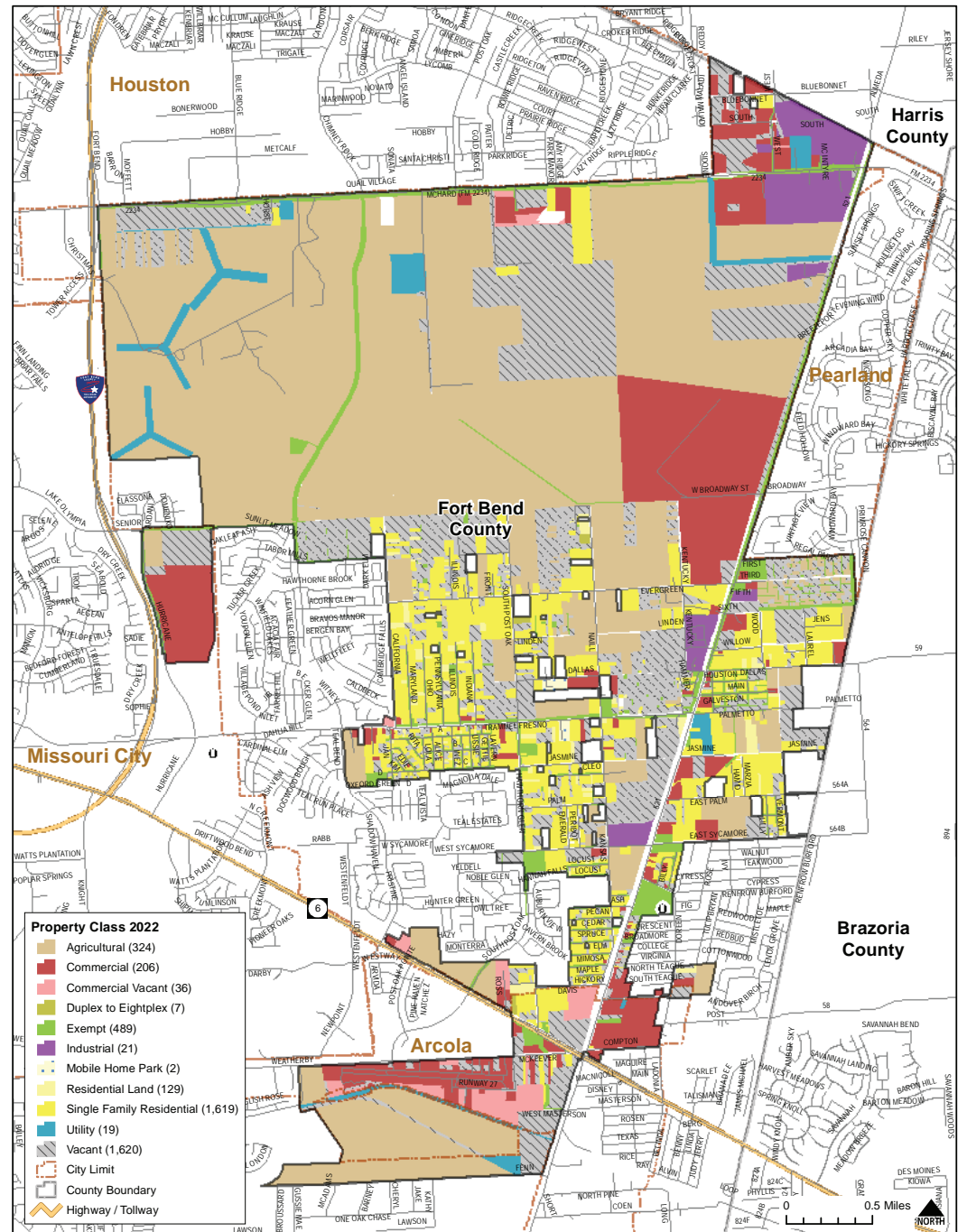


PROPERTY CLASSIFICATION

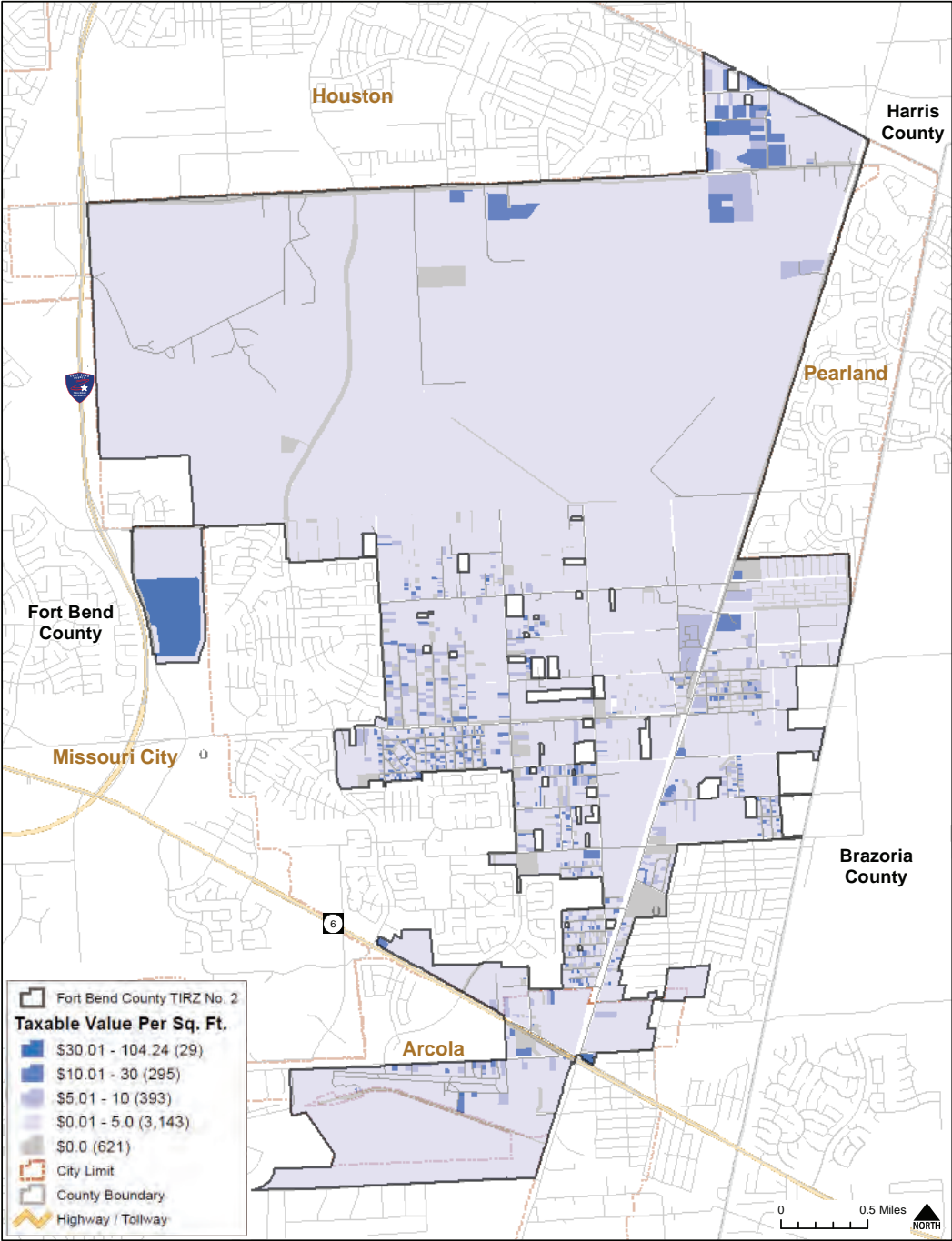
Property Classification	Acreage		2022 Taxable Value	
	Total	Percent	Total	Percent
Residential	1,050.0	11.7%	\$147,983,782	27.9%
Other Residential / Multifamily	93.0	1.0%	\$11,755,299	2.2%
Vacant / Agriculture	5,983.9	66.5%	\$81,635,300	15.4%
Commercial	1,047.7	11.6%	\$265,818,841	50.1%
HOA, Special Valuation	0.0	0.0%	\$10	0.0%
Industrial	228.0	2.5%	\$20,613,216	3.9%
Utility	190.6	2.1%	\$2,334,945	0.4%
Exempt	390.6	4.3%	\$55,750	0.0%
Unknown	14.9	0.2%	\$674,970	0.1%
	8,998.9	100.0%	\$530,872,113	100.0%

Source: Fort Bend Central Appraisal District, 2022

Note: Right-of-way acreage excluded from table.



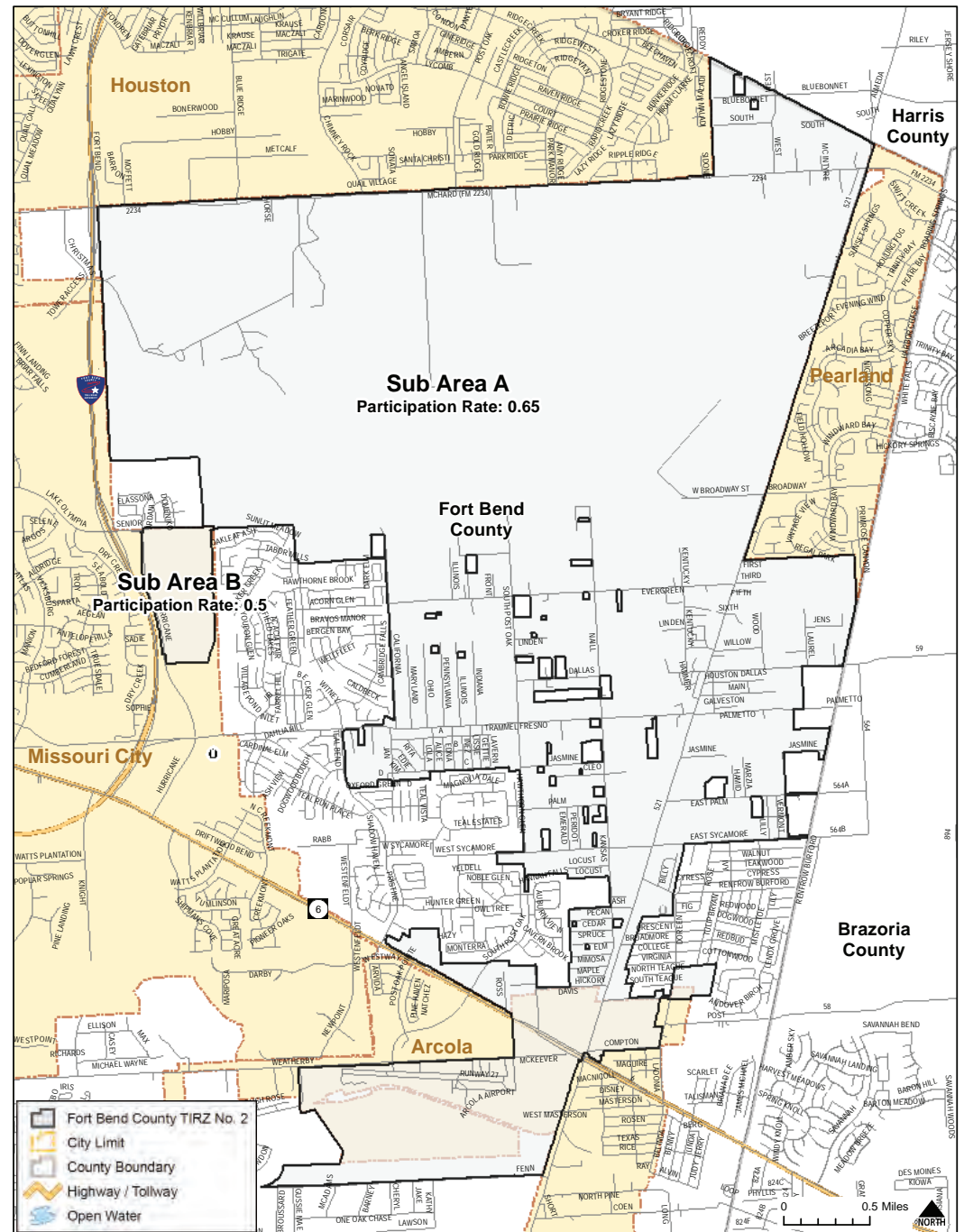
TAXABLE VALUE



Source: Fort Bend Central Appraisal District, 2022

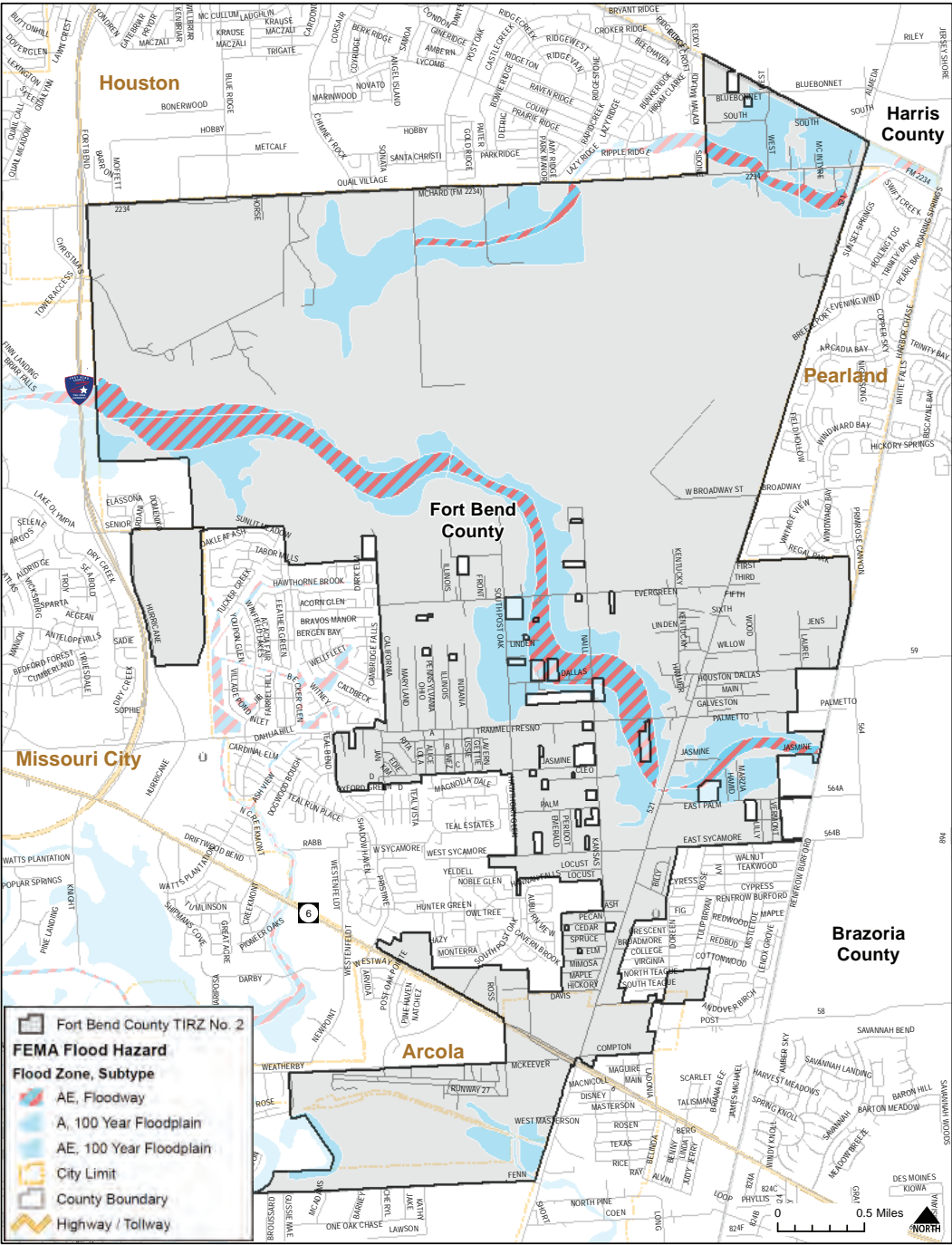
CORPORATE LIMITS

Corporate Limits	Acreage	
	Total	Percent
Unincorporated Fort Bend County	8,472.4	90.7%
Arcola	689.3	7.4%
Missouri City	178.9	1.9%
	9,340.5	100.0%



Source: Fort Bend Central Appraisal District, 2022

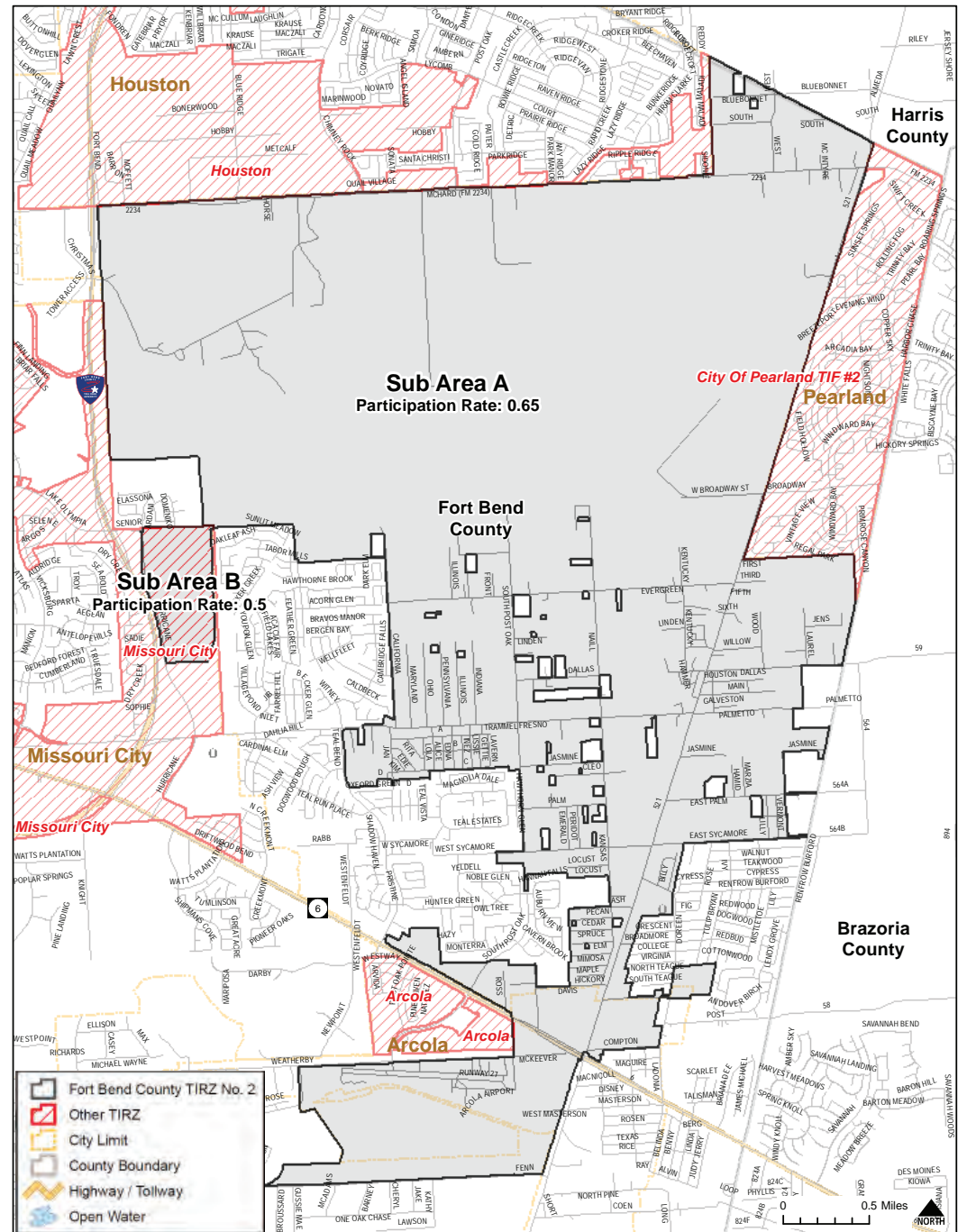
FLOOD HAZARD AREAS



Source: Fort Bend County, FEMA

SUB ZONES & PARTICIPATION

Sub Zones	2022 Taxable Value	
	Total	Percent
Sub Zone A	\$408,502,273	76.9%
Sub Zone B	\$122,369,840	23.1%
	\$530,872,113	100.0%



Source: Fort Bend Central Appraisal District, 2022

PROJECTS

Projects that could be potentially funded by a TIRZ:

- Water and wastewater service improvements and expansions
- Stormwater management including regional detention and drainage projects
- Mobility improvements and roadway extensions, including bridges
- Streetscape improvements and enhancements including sidewalks, intersection improvements, lighting, signage, gateways / monuments
- Bike lanes/paths
- Land acquisition
- Parks, trails, open space, recreational / community facilities
- Plazas, gathering spaces, public art
- Public facilities, including those for emergency services
- Underground and overhead utilities
- Pedestrian accessibility and improvements

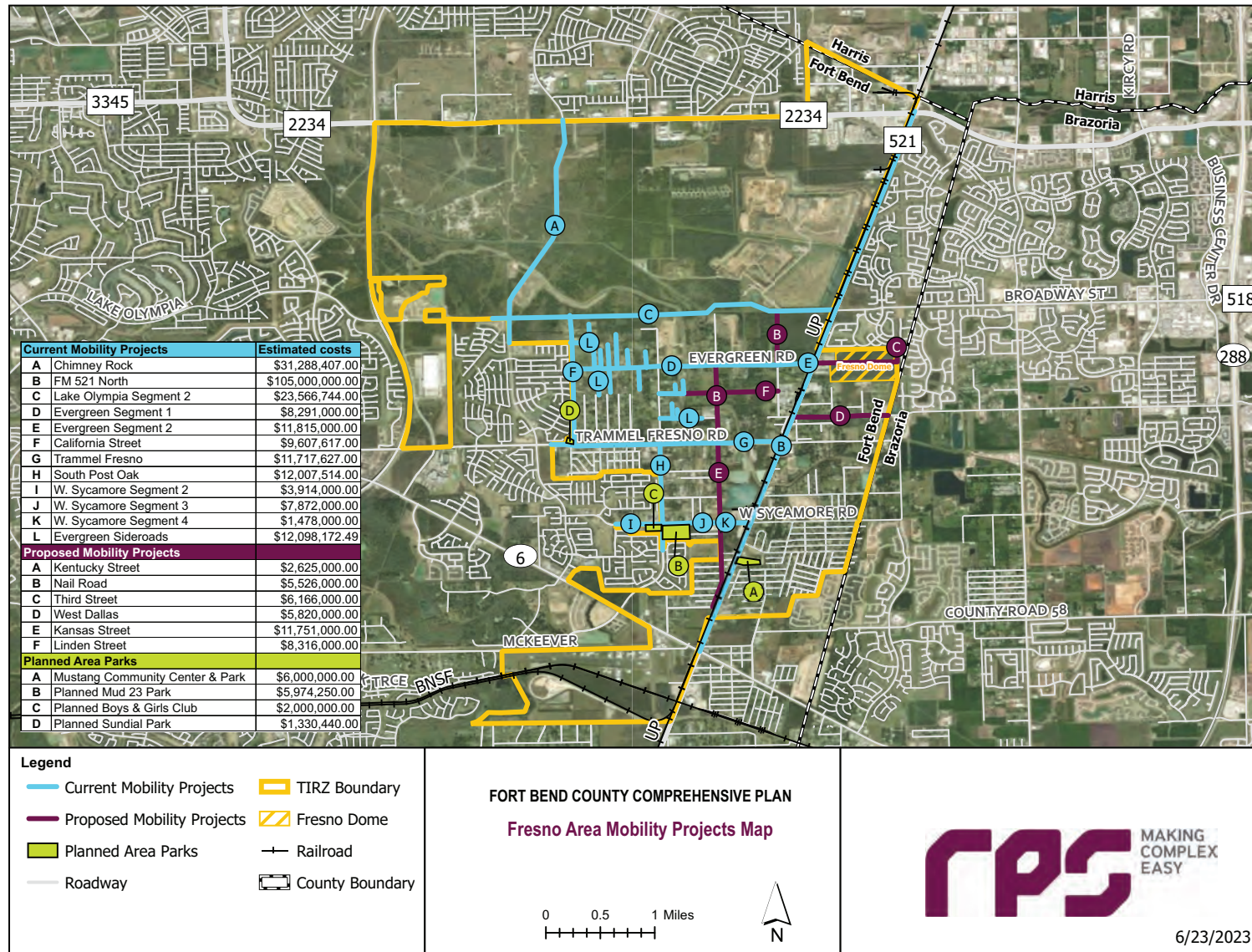
Projects identified in current Fort Bend County Comprehensive Plan:

- Improvements and extensions to major thoroughfares: FM 521, Trammel Fresno Rd., Chimney Rock Rd., and S. Post Oak Rd.
- Improvements and extensions to select local roadways
- Planned area parks: Mustang Community Center & Park, MUD 23 Park, Boys & Girls Club, and Sundial Park

Note: See following page a full list of county-identified projects.

PROJECTS

FORT BEND COUNTY COMPREHENSIVE PLAN - MOBILITY PROJECTS



Source: Fort Bend County, Precinct 2

Note: TIRZ boundary needs to be updated.

REVENUE SCENARIOS

As part of the feasibility analysis, revenue scenarios were developed that reflect different assumptions related to infrastructure improvements, growth rates, and development impacts. The purpose of the scenarios is to illustrate how infrastructure improvements influence the timing, type, and value of development, as well as to demonstrate the financial feasibility of the proposed tax increment reinvestment zone.

LAND USE ASSUMPTIONS

Scenario 1 (low):

- Assumes \$90 million in added taxable value over 30 years
- Assumes annual value appreciation of 2.0% and a tax collection rate of 98%
- Assumes Sub Zone A participation at 65% and Sub Zone B participation at 50%

Scenario 2 (high):

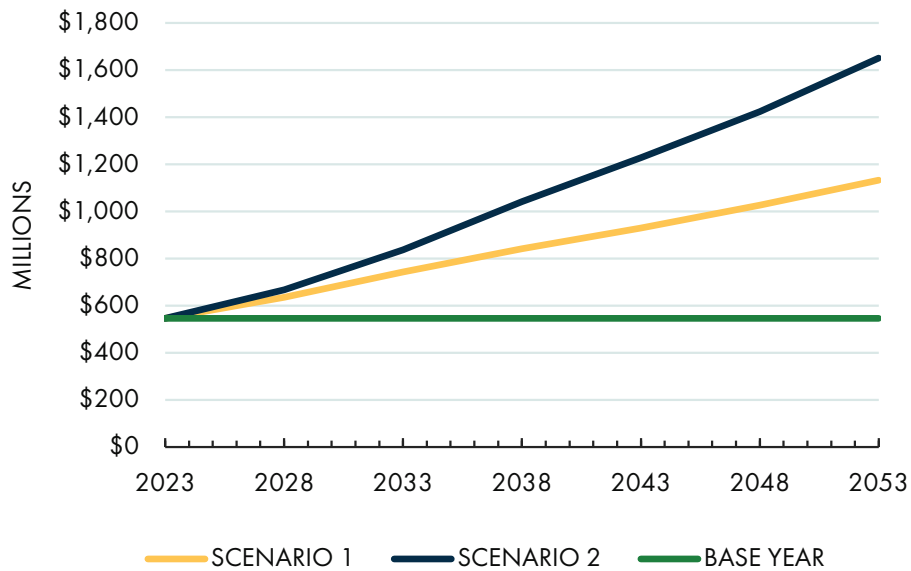
- Assumes \$177.3 million in added taxable value over 30 years
- Assumes annual value appreciation of 3.0% and a tax collection rate of 98%
- Assumes Sub Zone A participation at 65% and Sub Zone B participation at 50%

TIRZ REVENUE SUMMARY - 5 YEAR INTERVALS

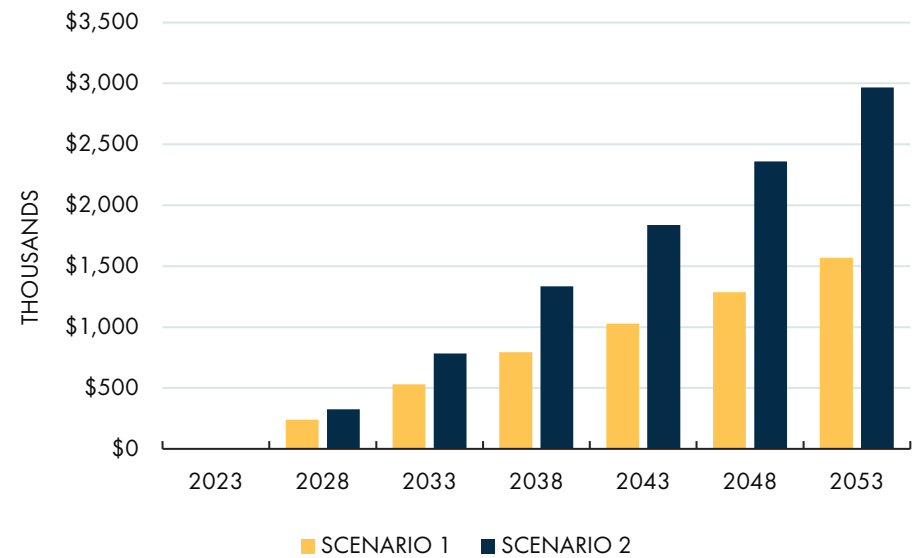
Tax Year	Scenario 1		Scenario 2	
	Taxable Value	Annual TIRZ Revenue	Taxable Value	Annual TIRZ Revenue
2023	\$546,798,276	\$-	\$546,798,276	\$-
2028	\$635,578,502	\$239,420	\$667,948,237	\$325,313
2033	\$743,569,426	\$531,595	\$837,191,368	\$782,840
2038	\$841,574,695	\$794,920	\$1,041,248,252	\$1,335,178
2043	\$929,166,465	\$1,028,098	\$1,228,236,371	\$1,837,092
2048	\$1,025,874,857	\$1,285,545	\$3,767,289	\$2,359,914
2053	\$1,132,648,736	\$1,569,788	\$4,741,405	\$2,966,008
Total Revenues (2023 - 2053)		\$24,100,820	\$41,969,294	

REVENUE SCENARIOS

TAXABLE VALUE - 5 YEAR INTERVALS



ANNUAL TIRZ REVENUE - 5 YEAR INTERVALS



TIRZ FEASIBILITY

KEY FINDINGS

- Increased growth pressures are expected to persist in the area as a result of overall market conditions in the Houston MSA, resulting in redevelopment/development opportunities.
- Surrounding suburban development such as Shadow Creek Ranch, Teal Run, and Winfield Lakes prove that the market exists for new residential development in the area.
- Currently there are a number of constraints to development within the proposed Zone including faulty lot layout, current uses, lack of basic infrastructure, including water, sewer and drainage improvements and mobility constraints.
- Public improvements funded/implemented by the county and other partners would help stimulate development within the Zone. Provision of water and wastewater infrastructure, as well as internal mobility improvements would support the viability and quality of new development and redevelopment.
- Timing and availability of infrastructure will influence the density and quality of development.
- A TIRZ would allow for the implementation of capital improvements in advance of Fort Bend County being able to solely fund them on its own through the use of developer reimbursement agreements and the ability to leverage resources with other taxing entities.
- Based on values and revenue projections for the scenarios as outlined in this report, revenues generated as a result of capital improvements made by the TIRZ would fund certain public infrastructure improvements

within the proposed reinvestment Zone.

CONCLUSION

The extent and quality of development in the proposed Zone is dependent on the timing and implementation of public infrastructure and other projects including water, wastewater, drainage, and roadway improvements. A tool like tax increment reinvestment zone financing can facilitate and expedite new development and investment in the targeted areas within Precinct 2. Development to its fullest economic potential would not occur solely through private investment in the reasonably foreseeable future without the use of a tool like tax increment financing.

Exhibit Two: Boundary Map

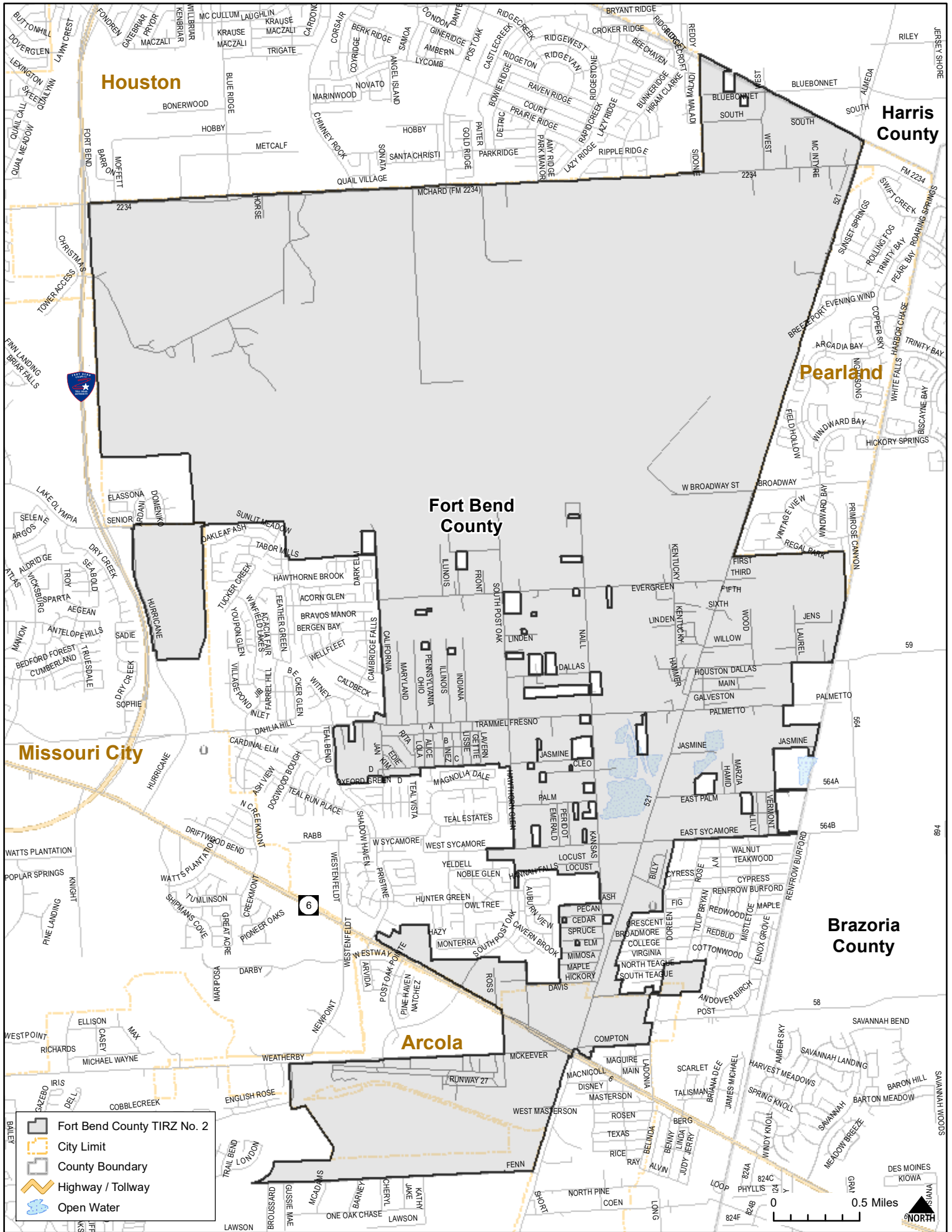


Exhibit Three: Boundary Description

**JURISDICTIONAL BOUNDARY DESCRIPTION
TAX INCREMENT REINVESTMENT ZONE NO. 2
FORT BEND COUNTY, TEXAS**

The Fort Bend County Tax Increment Reinvestment Zone No. 2 is comprised of two tracts situated in eastern Fort Bend County and generally located south of the City of Houston, west of the City of Pearland, north of Fenn Rd in the City of Arcola, and east of the Fort Bend Pkwy Toll Road.

Tract 1 (Sub Area A) is +/- 9,271 acres and being more particularly described as follows: beginning at north corner of 0631 H SANDERS, ACRES 192.886, (3% Land in Ft Bend County) same being northeast corner of 0755 E A GIRAUD, ACRES 12.1 and corporate limits of the City of Houston and Fort Bend County line;

Then generally east southeast along the Fort Bend County Line to the east corner of said 0631 H SANDERS, ACRES 192.886, (3% Land in Ft Bend County) tract, same being boundary of BLUEBONNET ACRES, BLOCK B, Lot 41 - 42, ACRES 4.775, (99% Land, 100% Imp in Ft Bend Co);

Then generally west boundary of said Lot 41 - 42, ACRES 4.775 to northwest corner of said lots;

Then generally south boundary of said Lot 41 - 42, ACRES 4.775 to southwest corner of said lots;

Then generally east boundary of said Lot 41 - 42, ACRES 4.775 to southeast corner of said lots, same being southwest corner of BLUEBONNET ACRES, BLOCK B, ACRES 3.5813, Lot 39 (W 1/2) & all Lot 40 (100% Imp, 78% Land In Ft Bend County);

Then generally north along boundary of said Lot 40 to north corner of said lot, same being Fort Bend County line;

Then generally east southeast along Fort Bend County line to northeast corner of 0279 H LEVERING, ACRES 7.54, PT FM 521, same being corporate limits of City of Pearland;

Then generally south by west along east boundary of said 7.54 acre tract, continuing along corporate limits of City of Pearland to northwest corner of 0169 M ESCALERO, ACRES 8.457;

Then generally east along north boundary of said 8.457 acre tract and corporate limits of City of Pearland to corner of 0169 M ESCALERO, ACRES 12.216, same being south corner of Southlake Sec 7, ACRES 0.672, Restricted Reserve "D" (Drainage) (94% in Ft Bend County) and Fort Bend County line;

Then generally south along said 0169 M ESCALERO, ACRES 12.216 and corporate limits of City of Pearland to corner of said tract; same being Fort Bend County line;

Then south by west along Fort Bend County line to northeast corner of MAGNOLIA PLACE, BLOCK 308, ACRES 0.515, TRACT "A" (PT) & TRACT "B" (PT) IN FT BEND COUNTY, same being south right-of-way (ROW) of Dallas Rd;

Then generally west along south ROW of Dallas Rd to northeast corner of MAGNOLIA PLACE, BLOCK 312 & 313, ACRES 10.040, NORTH 572';

Then generally south along east boundary of said 10.040 acre tract, and MAGNOLIA PLACE, BLOCK 312 & 313, ACRES 9.30, S 708' to southeast corner of said 9.3 acre tract, same south ROW of Palmetto St;

Then generally west along south boundary of said 9.3 acre tract to northwest corner of MAGNOLIA PLACE, BLOCK 319, ACRES 5;

Then generally south along west boundary of said 5 acre block to southwest corner of said block;

39 Then generally east along south boundary of said 5 acre block, and MAGNOLIA PLACE BLOCKS 318, 317 and
40 part of MAGNOLIA PLACE, BLOCK 316 PART, ACRES 2.5 to southeast corner of said block 316, same being
41 Fort Bend County line;

42 Then generally south by west along Fort Bend County line, across ROW of Jasmine St and along east boundary of
43 MAGNOLIA PLACE, BLOCK 572, LOT 1 (PT), ACRES 0.5717, IN FT BEND COUNTY and MAGNOLIA
44 PLACE, BLOCK 572, LOT 2 (PT), ACRES 0.406, IN FT BEND COUNTY to southeast corner of said BLOCK
45 572, LOT 2 (PT), ACRES 0.406, IN FT BEND COUNTY;

46 Then generally west along south boundary of said BLOCK 572, LOT 2 (PT) to southwest corner of said Lot 2
47 (PT);

48 Then generally north along west boundary of said BLOCK 572, LOT 2 (PT) and MAGNOLIA PLACE, BLOCK
49 572, LOT 1 (PT), ACRES 0.5717, IN FT BEND COUNTY to northwest corner of said BLOCK 572, LOT 1 (PT),
50 same being south ROW of Jasmine St;

51 Then generally west along south ROW of Jasmine St to northwest corner of MAGNOLIA PLACE, BLOCK 575
52 (PT), ACRES 2.00, same being east ROW of Vermont St;

53 Then generally south along east ROW of Vermont St to north ROW of East Palm St;

54 Then generally east along north ROW of East Palm St to Fort Bend County line, same being MAGNOLIA
55 PLACE, BLOCK 633, LOT 5 (PT), ACRES 0.788, IN FT BEND COUNTY;

56 Then generally south by west along Fort Bend County line, across ROW of East Palm St to northeast corner of
57 MAGNOLIA PLACE, BLOCK 642, LOT 45-52, ACRES 0.058, (PT) IN FT BEND COUNTY;

58 Then generally west along north boundary of said BLOCK 642, LOT 45-52, same being south ROW of East Palm
59 St to east ROW of Vermon St, same being northwest corner of MAGNOLIA PLACE, ACRES 3.0594, BLOCK
60 643(PT) & BLOCK 644(PT), TRACT A (PT), (PT OF A 4.145 AC TR);

61 Then generally south along east ROW of Vermont St to southwest corner of MAGNOLIA PLACE, ACRES 1,
62 BLOCK 643 (PT) & BLOCK 644 (PT), TRACT D;

63 Then generally east along south boundary of said BLOCK 643 (PT) & BLOCK 644 (PT), TRACT D to northwest
64 corner of MAGNOLIA PLACE, BLOCK 700, LOT 1, ACRES 0.997, same being east ROW of Vermont St;

65 Then generally south along east ROW of Vermont St to north ROW of East Sycamore St, same being southwest
66 corner of MAGNOLIA PLACE, BLOCK 700, LOT 5, ACRES 0.968;

67 Then generally east along north ROW of East Sycamore St to Fort Bend County line, same being southeast corner
68 of MAGNOLIA PLACE, BLOCK 701 (Pt), ACRES 4.124;

69 Then generally south by west along Fort Bend County line to south ROW of East Sycamore St, same being north
70 boundary of RIDGEWOOD ESTATES (PEARLAND) , BLOCK 4;

71 Then generally west along south ROW of East Sycamore St to northwest corner of MAGNOLIA PLACE,
72 BLOCK 710 (Pt), ACRES 2.1568;

73 Then generally south by west along west boundary of MAGNOLIA PLACE, BLOCK 710 and RIDGEWOOD
74 ESTATES, BLOCK 1, LOTS 1-8 to south ROW of Renfrow Burford Rd, same being corner of 0170 M
75 ESCALERO, ACRES 3.306;

76 Then generally south along east boundary of 0170 M ESCALERO, ACRES 3.306, and 0170 M ESCALERO,
77 ACRES 8 to southeast corner of said 8 acre tract, same being north boundary of TELEVIEW TERRACE,
78 BLOCK 3;

79 Then generally west along south boundary of 0170 M ESCALERO, ACRES 8, and 0170 M ESCALERO,
80 ACRES 4.4112 to northeast corner of TELEVIEW TERRACE, ACRES 2.367, FAIRHILL AVE ROW;

81 Then generally south by west along east boundary of said TELEVIEW TERRACE, ACRES 2.367, FAIRHILL
82 AVE ROW to southeast corner of said tract, same being southwest corner of TELEVIEW TERRACE, BLOCK 8,
83 LOT 1;

84 Then generally east along south boundary of said TELEVIEW TERRACE, BLOCK 8, LOT 1, same being north
85 boundary of 0170 M ESCALERO, TRACT 52 (PT), ACRES 1.054, NEW YORK AND TEXAS S/D, LOT #4 to
86 northeast corner of said TRACT 52 (PT), ACRES 1.054;

87 Then generally south by west along east boundary of said TRACT 52 (PT), ACRES 1.054, 0170 M ESCALERO,
88 BLOCK 1, ACRES 0.6306, Lot 1 (Part), Lomas Hills to southeast corner of said BLOCK 1, ACRES 0.6306, Lot
89 1 (Part), same being north boundary of 0170 M ESCALERO, TRACT 51 (PT), ACRES 2.527, (165 X 713.10);

90 Then generally east along north boundary of said TRACT 51 (PT), ACRES 2.527, (165 X 713.10) to northeast
91 corner of said tract;

92 Then generally south by west along east boundary of said TRACT 51 (PT), ACRES 2.527, (165 X 713.10), and
93 0170 M ESCALERO, ACRES 3.684 to southeast corner of said 0170 M ESCALERO, ACRES 3.684, same being
94 north ROW of Post Rd;

95 Then generally east along north ROW of Post Rd to southwest corner of 0170 M ESCALERO, TRACT 4,
96 ACRES 1.008;

97 Then generally north by east along west boundary of said 0170 M ESCALERO, TRACT 4, ACRES 1.008 to
98 northwest corner of said tract;

99 Then generally east along north boundary of said 0170 M ESCALERO, TRACT 4, ACRES 1.008 to northeast
100 corner of said tract;

101 Then generally south by west along east boundary of said 0170 M ESCALERO, TRACT 4, ACRES 1.008 to
102 southeast corner of said tract, same being north ROW of Post Rd;

103 Then generally east along north ROW of Post Rd to southeast corner of 0170 M ESCALERO, TRACT 5, ACRES
104 .817, same being west ROW of Doreen St;

105 Then generally north by east along west ROW of Doreen St to northeast corner of 0170 M ESCALERO, TRACT
106 25, ACRES 0.522;

107 Then generally east across ROW of Doreen St and along north boundary of 0170 M ESCALERO, ACRES 1, and
108 0170 M ESCALERO, ACRES 1.5, and 0170 M ESCALERO, ACRES 12.6216 to interior corner of said tract,
109 same being southeast corner of TELEVIEW TERRACE, BLOCK 15, LOT 1 & 2;

110 Then generally north by east along boundary of said 0170 M ESCALERO, ACRES 12.6216 to corner of said
111 12.6216 acre tract, same being southwest corner of RIDGEWOOD ESTATES, BLOCK 35, LOT 9;

112 Then generally east along north boundary of said 0170 M ESCALERO, ACRES 12.6216 to northeast corner of
113 said tract;

114 Then generally south by west along east boundary of said 0170 M ESCALERO, ACRES 12.6216 to southeast
115 corner of said tract;

116 Then generally west along south boundary of said 0170 M ESCALERO, ACRES 12.6216 to southwest corner of
117 said tract, same being east boundary of 0170 M ESCALERO, ACRES 5.02, and corporate limits of the City of
118 Arcola;

119 Then generally south by west along east boundary of said 0170 M ESCALERO, ACRES 5.02 to southeast corner
120 of said tract,

121 Then generally west along south boundary of said 0170 M ESCALERO, ACRES 5.02, across ROW of Post Rd to
122 east boundary of 0170 M ESCALERO, ACRES .325, same being west Row of Post Rd;

123 Then generally north by east along west ROW of Post Rd to northeast corner of 0170 M ESCALERO, ACRES
124 .325;

125 Then generally west along north boundary of said 0170 M ESCALERO, ACRES .325, and 0170 M ESCALERO,
126 ACRES .50, same being south ROW of Post Rd to northeast corner of 0170 M ESCALERO, ACRES 17.873, Lot
127 42 & 43 (Part) & All Lots 44-46;

128 Then generally south by west along east boundary of said 0170 M ESCALERO, ACRES 17.873, Lot 42 & 43
129 (Part) & All Lots 44-46 to southeast corner of said Lot 42 & 43 (Part) & All Lots 44-46, same being north
130 boundary of 0170 M ESCALERO, ACRES 27.4106;

131 Then generally east along north boundary of said 0170 M ESCALERO, ACRES 27.4106 to northeast corner of
132 said tract, same being west ROW of LaDonia St;

133 Then generally south by west boundary of said 0170 M ESCALERO, ACRES 27.4106 to northeast corner of said
134 tract, same being west ROW of LaDonia St to southeast corner of said 27.4106 acre tract, same being north ROW
135 of Compton St;

136 Then generally south southeast across Compton St to northeast corner of ARCOLA HEIGHTS, BLOCK 106, Lot
137 9 - 11, ACRES 0.4476, same being south ROW of Compton St;

138 Then generally west along south ROW of Compton St to northeast corner of ARCOLA HEIGHTS, BLOCK 60,
139 Lot 30 – 32;

140 Then generally south along east boundary of said BLOCK 60, Lot 30-32 to southeast corner of said lot;

141 Then generally west along south boundary of said BLOCK 60, Lot 30-32 to southwest corner of said lot, same
142 being east boundary of ARCOLA HEIGHTS, ACRES 0.142, ALLEY IN BLOCK 60;

143 Then generally south along boundary of said ARCOLA HEIGHTS, ACRES 0.142, ALLEY IN BLOCK 60 to
144 southeast corner of said tract;

145 Then generally west by south along south boundary of said ARCOLA HEIGHTS, ACRES 0.142, ALLEY IN
146 BLOCK 60 to southwest corner of said tract, same being east boundary of 0170 M ESCALERO, ACRES 1.3458,
147 (2A Arcola Heights);

148 Then generally south along east boundary of 0170 M ESCALERO, ACRES 1.3458, (2A Arcola Heights) to south
149 corner of said tract, same being north ROW of westbound access road of State Hwy 6;

150 Then generally northwest by west along north ROW of westbound access road of State Hwy 6 to corner of 0170
151 M ESCALERO, ACRES 0.028, PARCEL 1 - HWY 6 WIDENING;

152 Then generally north northwest along said 0170 M ESCALERO, ACRES 0.028, PARCEL 1 - HWY 6
153 WIDENING to west corner of said tract, same being east ROW of FM Rd 521;

154 Then generally west across ROW of FM Rd 521 to south corner of 0170 M ESCALERO, ACRES 0.077,
155 PARCEL NO 17 RR (PT 2), HWY 6 ROW;

156 Then generally south southwest along west ROW of FM Rd 521, and 0170 M ESCALERO, ACRES .341,
157 PARCEL NO 17 RR (PT 1), HWY 6 ROW to south corner of said ACRES .341, PARCEL NO 17 RR (PT 1);

158 Then generally northwest by north along boundary of said ACRES .341, PARCEL NO 17 RR (PT 1), to west
 159 corner of said tract, same being east corner of 0170 M ESCALERO, ACRES 0.8202 and west easement of Union
 160 Pacific Railway;

161 Then generally south southwest along west easement of Union Pacific Railway and continuing along east
 162 boundary of 0170 M ESCALERO, ACRES 23.289 and corporate limits of City of Arcola to southeast corner of
 163 said 23.289 acre tract, at Fenn Rd;

164 Then generally west along south boundary of said of 0170 M ESCALERO, ACRES 23.289, and 0007 T
 165 BARNETT, ACRES 9.589, PARCELS D333-001 & D333-003 to southwest corner of said 0007 T BARNETT,
 166 ACRES 9.589, PARCELS D333-001 & D333-003;

167 Then west northwest along west boundary of 0007 T BARNETT, ACRES 9.589, PARCELS D333-001 & D333-
 168 003, across ROW of Fenn Rd to east corner of 0007 T Barnett, BLOCK 1, ACRES 93.547, Sprint Arcola,
 169 Unrestricted Reserve "A", Part;

170 Then generally west along south boundary of 0007 T Barnett, BLOCK 1, ACRES 93.547, Sprint Arcola,
 171 Unrestricted Reserve "A", Part, same being north ROW of Fenn Rd to interior corner of said 93.547 acre tract;

172 Then south by east along boundary of said 93.547 acre tract to corner of said tract, same being north boundary of
 173 0025 D FITZGERALD, ACRES 8.5;

174 Then generally west along south boundary of said 93.547 acre tract to west corner of said 93.547 acre tract, same
 175 being interior corner of 0025 D FITZGERALD, ACRES 8.5;

176 Then generally northeast along west boundary of said 93.547 acre tract to northwest corner of said tract, same
 177 being interior corner of 0007 T Barnett, ACRES 88.2585, 77% In Fort Bend ESD 7 (R52);

178 Then generally east along north boundary of said 93.547 acre tract to southwest corner of 0007 T Barnett,
 179 BLOCK 1, ACRES 125.5, Sprint Arcola, Unrestricted Reserve "A", Part;

180 Then generally north by east, and northwest by north along west boundary of said 0007 T Barnett, BLOCK 1,
 181 ACRES 125.5, Sprint Arcola, Unrestricted Reserve "A", Part, same being corporate limits of City of Arcola to
 182 northwest corner of said 125.5 acre tract, same being south boundary of 0007 T Barnett, ACRES 13.351,
 183 Exclusive HL&P Easement, Parcel D331-00;

184 Then generally west by south along south boundary of said 13.351 acre, same being corporate limits of City of
 185 Arcola to southwest corner of said tract;

186 Then generally north along west boundary of said 13.351 acre, same being corporate limits of City of Arcola and
 187 continuing north along west boundary of 0007 T BARNETT, ACRES 17.056 to northwest corner of said 17.056
 188 acre tract, same being south boundary of 0007 T BARNETT, ACRES 4.166, PT MCKEEVER ROAD ROW and
 189 south ROW of McKeever Rd;

190 Then generally east along south ROW of McKeever Rd to east ROW of Morse Rd, access road to Houston
 191 Southwest Airport, same being northeast corner of 0007 T BARNETT, ACRES 0.0341, Morse Road ROW,
 192 Houston Southwest Airport S/D Sec 1;

193 Then generally north across ROW of McKeever Rd and along east boundary of 0007 T Barnett, ACRES 18.619,
 194 200' Canal ROW North of McKeever Rd, 0007 T Barnett, ACRES 27.5248, and 0007 T Barnett, ACRES
 195 10.1166, FOR CITY OF ARCOLA, and 0007 T BARNETT, ACRES 3.868, PARCEL NO 3 (HWY 6 ROW)
 196 across ROW of State Hwy 6 to southeast corner of 0007 T BARNETT, TRACT 49, ACRES 1.4471;

197 Then generally west northwest along north ROW of State Hwy 6, same being corporate limits of City of Arcola to
 198 east corner of 0086 M SHIPMAN, BLOCK 27, TRACT 59 (PROPOSED RD ROW), ACRES .079, COCHRAN-
 199 MCCLUER SEC 86;

200 Then generally north northwest along east boundary of said 0086 M SHIPMAN, BLOCK 27, TRACT 59
201 (PROPOSED RD ROW), ACRES .079, COCHRAN-MCCLUER SEC 86 to north corner of said tract, same being
202 west corner of 0086 M SHIPMAN, BLOCK 27, ACRES 0.9183, RESTRICTED RESERVE "A", TEAL RUN
203 EXXON, same being east ROW of Teal Bend Blvd;

204 Then generally north northeast along east ROW of Teal Bend Blvd to west corner of 0086 M SHIPMAN, ACRES
205 2.4, USPS Fresno Main Post Office Subdivision, Block 1, Restricted Reserve "A" (Commercial);

206 Then generally east southeast along boundary of said of 0086 M SHIPMAN, ACRES 2.4, USPS Fresno Main
207 Post Office Subdivision, Block 1, Restricted Reserve "A" (Commercial) to south corner of said tract;

208 Then generally north northeast along boundary of said of 0086 M SHIPMAN, ACRES 2.4, USPS Fresno Main
209 Post Office Subdivision, Block 1, Restricted Reserve "A" (Commercial) to east corner of said tract, same being
210 Teal Run Court Sec 1, Block 1 and north corner of 0086 M SHIPMAN, BLOCK 27, ACRES 3.6819, Cochran-
211 Mccluer, Sec 86, Lot 6 (Pt);

212 Then generally east southeast along boundary of said 0086 M SHIPMAN, BLOCK 27, ACRES 3.6819, Cochran-
213 Mccluer, Sec 86, Lot 6 (Pt) to northeast corner of said 3.6189 acre Lot 6 (Pt), same being west boundary of 0086
214 M SHIPMAN, ACRES 21.626, Part of a 52.4936 Acre Tract;

215 Then generally north along west boundary of said 0086 M SHIPMAN, ACRES 21.626, Part of a 52.4936 Acre
216 Tract to northwest corner of said tract;

217 Then generally east along north boundary of said 0086 M SHIPMAN, ACRES 21.626, Part of a 52.4936 Acre
218 Tract to northeast corner of said tract;

219 Then generally south along east boundary of said 0086 M SHIPMAN, ACRES 21.626, Part of a 52.4936 Acre
220 Tract to southeast corner of said tract, same being north boundary of 0007 T Barnett, ACRES 30.8676, Part of a
221 52.4936 Acre Tract;

222 Then east along north boundary of said 0007 T Barnett, ACRES 30.8676, Part of a 52.4936 Acre Tract, across
223 ROW of South Post Oak Blvd, continuing along 0007 T BARNETT, TRACT 44, ACRES 1.42 and 0007 T
224 BARNETT, TRACT 45, ACRES 1.447 to northeast corner of said 1.447 acre tract;

225 Then generally south along east boundary of said 1.447 acre tract to northwest corner of 0170 M ESCALERO,
226 ACRES 1.9674;

227 Then generally east along north boundary of said 1.9674 acre tract, across ROW of W Davis Rd to northwest
228 corner of 0170 M ESCALERO, ACRES 0.417, same being east ROW of W Davis Rd;

229 Then generally south along east ROW of W David Rd to southwest corner of 0170 M ESCALERO, ACRES
230 0.6665, same being north ROW of Davis Rd;

231 Then generally east along north ROW of Davis Rd to southwest corner of 0170 M ESCALERO, ACRES 0.97;

232 Then generally north along east boundary of 0170 M ESCALERO, ACRES 0.97, and 0170 M ESCALERO,
233 ACRES 0.85 to northeast corner of said 0.85 acre tract, same being south boundary of Andover Farms Sec 2;

234 Then generally east along south boundary of Andover Farms Sec 2, ACRES 9.195, (Pt) Restricted Reserve "C"
235 (Detention Reserve), and Andover Farms Sec 4, ACRES 4.419, Restricted Reserve "B" (Drainage) to southeast
236 corner of said 4.419 acre tract;

237 Then generally north along east boundary of said 4.419 acre tract, and Andover Farms Sec 5, ACRES 1.7216,
238 Restricted Reserve "B" (Part), (Drainage Detention) to southwest corner of FRESNO GARDENS, BLOCK 8,
239 LOT 1-3, same being north ROW of Pecan St;

240 Then generally east along north ROW of Pecan St to west ROW of Kansas St;

241 Then generally north along west ROW of Kansas St to south ROW of S Locust Dr;

242 Then generally west along south ROW of S Locust Dr to northwest corner of FRESNO GARDENS, BLOCK 5,
 243 Lot 1 & (West 30' of Lot 2), same being east boundary of Andover Farms Sec 6, ACRES 3.737, Restricted
 244 Reserve "C" (Drainage);

245 Then generally north along east boundary of said Andover Farms Sec 6, ACRES 3.737, Restricted Reserve "C"
 246 (Drainage) to northeast corner of said 3.737 acre tract;

247 Then generally west along north boundary of said Andover Farms Sec 6, ACRES 3.737, Restricted Reserve "C"
 248 (Drainage) to northwest corner of said 3.737 acre tract, same being east boundary of Andover Farms Sec 6,
 249 ACRES 0.6525, South Post Oak Boulevard ROW;

250 Then generally south along east boundary of said Andover Farms Sec 6, ACRES 0.6525, South Post Oak
 251 Boulevard ROW to southeast corner of said 0.6525 acre tract;

252 Then west along south boundary of said Andover Farms Sec 6, ACRES 0.6525, South Post Oak Boulevard ROW
 253 across TEAL RUN SEC 10, ACRES 1.9145, South Post Oak Boulevard ROW to west boundary of said 1.9145
 254 acre tract;

255 Then generally north along west boundary of said TEAL RUN SEC 10, ACRES 1.9145, South Post Oak
 256 Boulevard ROW to northwest corner of said 0.9145 acre tract, same being southeast corner of MAGNOLIA
 257 PLACE, BLOCK 735, ACRES 4.7889;

258 Then generally west along south boundary of said MAGNOLIA PLACE, BLOCK 735 to southwest corner of
 259 MAGNOLIA PLACE, BLOCK 735 (Pt), ACRES 0.8418;

260 Then generally north along west boundary of said MAGNOLIA PLACE, BLOCK 735 (Pt), ACRES 0.8418
 261 across ROW of West Sycamore Rd to south boundary of 0170 M ESCALERO, ACRES 0.334, COCHRAN-
 262 MCCLUER, WEST SYCAMORE ROAD ROW, FBISD ELEM SCHOOL NO 34, same being north ROW of W
 263 Sycamore Rd;

264 Then east along south boundary of said 0170 M ESCALERO, ACRES 0.334, COCHRAN-MCCLUER, WEST
 265 SYCAMORE ROAD ROW, FBISD ELEM SCHOOL NO 34 to southeast corner of said 0.334 acre tract, same
 266 being west ROW of South Post Oak Blvd;

267 Then generally north along west ROW of South Post Oak Blvd to southeast corner of 0170 M ESCALERO,
 268 TRACT 41, ACRES 0.0386, South Post Oak Boulevard ROW;

269 Then generally west along south boundary of said 0.0386 acre tract, and 0170 M ESCALERO, BLOCK 29,
 270 ACRES 0.2114, Cochran-McCluer, Sec 86, Lot 4 (Part), and 0170 M ESCALERO, BLOCK 29, ACRES 0.750,
 271 COCHRAN-MCCLUER, SEC 86, LOT 4 (PT) to southwest corner of said 0170 M ESCALERO, BLOCK 29,
 272 ACRES 0.750, COCHRAN-MCCLUER, SEC 86, LOT 4 (PT);

273 Then generally north along west boundary of said 0.750 acre tract to northwest corner of said tract, same being
 274 northeast corner of ESTATES OF TEAL RUN SEC 3, ACRES 0.246, RESTRICTED RESERVE "A"
 275 (LANDSCAPE);

276 Then generally west along north boundary of said 0.246 acre tract continuing along south ROW of Ave C to
 277 northeast corner of GATEWAY ACRES SEC 3, BLOCK 11, LOT 14;

278 Then generally south along east boundary of said GATEWAY ACRES SEC 3, BLOCK 11, LOT 14 to south
 279 corner said LOT 14;

280 Then generally northwest along said LOT 14 to east corner of GATEWAY ACRES SEC 3, BLOCK 11, Lot 28;

281 Then generally west along south boundary of said LOT 28, and continuing along north ROW of Ave D to
 282 southwest corner of GATEWAY ACRES SEC 3, BLOCK 11, LOT 15, same being east ROW of Jan St;

283 Then generally south along east ROW of Jan St to southwest corner of GATEWAY ACRES SEC 3, BLOCK 12,
 284 LOT 1 & 2, same being southeast corner of GATEWAY ACRES SEC 3, ACRES 2.522, JAN ST ROW;

285 Then generally west across ROW of Jan St to southwest corner of said GATEWAY ACRES SEC 3, ACRES
 286 2.522, JAN ST ROW, same being west ROW of Jan St;

287 Then generally north along west ROW of Jan St to southeast corner of GATEWAY ACRES SEC 3, BLOCK 10,
 288 LOT 3;

289 Then generally west along south boundary of said GATEWAY ACRES SEC 3, BLOCK 10, LOT 3 to southwest
 290 corner of said lot, same being east boundary of 0086 M SHIPMAN, TRACT 3 (Pt), BLOCK 26, ACRES 1.6227,
 291 Cochran-Mccluer, Sec 86, Lot 3, 6 (Pt), S 1/2;

292 Then generally north along east boundary of said 1.6227 acre tract to northeast corner of said tract;

293 Then generally west along north boundary of said 0086 M SHIPMAN, TRACT 3 (Pt), BLOCK 26, ACRES
 294 1.6227, Cochran-Mccluer, Sec 86, Lot 3, 6 (Pt), S 1/2, same being south ROW of Ave D to northwest corner of
 295 said 1.6227 acre tract;

296 Then generally south along west boundary of said 1.6227 acre tract to southwest corner of said tract, same being
 297 north boundary of Teal Run Meadows Sec 2 Block 1;

298 Then generally west along north boundary of Teal Run Meadows Sec 2 Block 1 to southwest corner of 0086 M
 299 SHIPMAN, ACRES 16.8061, (PT OF A 24.792 ACRE TR), same being east ROW of Teal Bend Blvd;

300 Then generally north along east ROW of Teal Bend Blvd to south ROW of Trammel Fresno Rd;

301 Then generally east along south ROW of Trammel Fresno Rd to northwest corner of 0086 M SHIPMAN, TRACT
 302 4 (PT), BLOCK 26, ACRES 2, COCHRAN-MCCLUER, SEC 86;

303 Then generally south along west boundary of said 2 acre tract to southwest corner of said tract;

304 Then generally south along west boundary of said 2 acre tract to southeast corner of said tract;

305 Then generally north along east boundary of said 2 acre tract to northeast corner of said tract, same being south
 306 ROW of Trammel Fresno Rd;

307 Then generally north across ROW of Trammel Fresno Rd to south boundary of Cambridge Falls Sec 1, ACRES
 308 0.22, Restricted Reserve "F" (Open Space);

309 Then generally east along said Cambridge Falls Sec 1, ACRES 0.22, Restricted Reserve "F" (Open Space) to
 310 southeast corner of said tract, same being west corner of Cambridge Falls Sec 1, ACRES 1.905, Unrestricted
 311 Reserve "G";

312 Then north by east along west boundary said 1.905 acre tract to northwest corner of said tract, same being
 313 boundary of Cambridge Falls Sec 1, ACRES 0.648, Restricted Reserve "H" (Drainage);

314 Then generally east southeast along boundary of said 1.905 acre tract to northeast corner of said tract, same being
 315 west ROW of California Rd;

316 Then generally north along west ROW of California Rd to southeast corner of Winfield Lakes Sec 14, ACRES
 317 0.327, Evergreen Avenue ROW;

318 Then generally northwest and west along south boundary of said 0.327 acre tract, and Winfield Lakes Sec 15,
319 ACRES 0.1838, Evergreen Avenue ROW, and Winfield Lakes Sec 18, ACRES 0.243, Evergreen Avenue ROW
320 (NE of Tall Sequoia Drive) to southwest corner of said 0.243 acre tract;

321 Then generally north along west boundary of said 0.243 acre tract to northwest corner of said tract, same being
322 northeast corner of Winfield Lakes Sec 18, ACRES 0.2491, Tall Sequoia Drive ROW (N of Hidden Cypress
323 Lane);

324 Then generally west along north boundary of said 0.2491 acre tract to northwest corner of said tract, same being
325 northeast corner of Winfield Lakes Sec 18, ACRES 0.2441, Evergreen Avenue ROW (NW of Tall Sequoia
326 Drive);

327 Then generally south along east boundary of said 0.2441 acre tract to southeast corner of said tract;

328 Then generally west along south boundary of said 0.2441 acre tract to southwest corner of said tract, same being
329 east boundary of 0077 E ROARK, ACRES 0.81, Proposed Evergreen Avenue ROW, Fort Bend ISD Elementary
330 School No 41 Site;

331 Then generally south along east boundary of said 0077 E ROARK, ACRES 0.81 to southeast corner of said tract,
332 same being northeast corner of 0077 E ROARK, ACRES 12.95, Unrestricted Reserve "A", Block 1, Fort Bend
333 ISD Elementary School No 41 Site (Parks Elementary);

334 Then generally west along south boundary of said 0.81 acre tract to southwest corner of said tract, same being east
335 ROW of Chimney Rock Rd, and east boundary of Winfield Lakes Sec 16, ACRES 1.8378, Chimney Rock Road
336 ROW;

337 Then generally north along east ROW of Chimney Rock Rd, and east boundary of said 1.8378 acre tract to
338 northeast corner of said 1.8378 acre tract, same being south boundary of 0077 E ROARK, ACRES 3.253;

339 Then west along north boundary of said 1.8378 acre tract to northwest corner of said tract, same being southwest
340 corner of 0077 E ROARK, ACRES 3.253;

341 Then north along west boundary of said 0077 E ROARK, ACRES 3.253 to southeast corner of 0077 E ROARK,
342 ACRES 2.266, Parcel 9, same being south ROW of Lake Olympia Pkwy;

343 Then generally west along south boundary of said 2.266 acre parcel, and 0077 E ROARK, ACRES 0.4723, and
344 0077 E ROARK Parcels 4-8, same being south ROW of Lake Olympia Pkwy to southwest corner of 0077 E
345 ROARK, ACRES 0.0122, Parcel 4, same being corporate limits of City of Missouri City and east boundary of
346 0077 E ROARK, ACRES 3.765, Lake Olympia Parkway ROW, Parcel 2;

347 Then generally north along corporate limits of City of Missouri City and east boundary of said 0077 E ROARK,
348 ACRES 3.765, Lake Olympia Parkway ROW, Parcel 2 to northeast corner of said parcel, same being south
349 boundary of 0191 THOS HABERMAKER, ACRES 1.957, Parcel 11, Lake Olympia Parkway;

350 Then generally west along south boundary of said 0191 THOS HABERMAKER, ACRES 1.957, Parcel 11, Lake
351 Olympia Parkway to southwest corner of said 1.957 acre tract, same being southeast corner of 0191 THOS
352 HABERMAKER, ACRES 36.0288;

353 Then generally north along east boundary of said 0191 THOS HABERMAKER, ACRES 36.0288, and 0191
354 THOS HABERMAKER, ACRES 6.266, and 0191 THOS HABERMAKER, ACRES 38.2914 to northeast corner
355 of said 38.2914 acre tract;

356 Then generally west along north boundary of said 0191 THOS HABERMAKER, ACRES 38.2914, and 0191
357 THOS HABERMAKER, ACRES 8.2786, Tower to northwest corner of said 38.2914 acre tract, same being
358 southwest corner of 0191 THOS HABERMAKER, ACRES 19.47, TOWER (NOT IN RD DIST #1) (HLA), same
359 being west boundary of Abstract 0191 THOS HABERMAKER;

360 Then generally north along west boundary of Abstract 0191 THOS HABERMAKER to northwest corner of said
361 abstract, same being interior corner of Abstract 0313 Shropshir;

362 Then north across Abstract 0313 H Shropshire to corporate limits of the City of Houston, same being north
363 boundary of 0313 H SHROPSHIRE, ACRES 6.5091, McHard Road ROW;

364 Then generally east along north boundary of said 6.5091 acre tract, and 0163 E DREW, ACRES 6.177, FM 2234
365 ROW (MCHARD RD), and 0163 E DREW, ACRES 1.2772, Brinadd, FM 2234 (McHard Rd ROW), and 0163 E
366 DREW, ACRES 0.0048, FM 2234 (McHard Rd ROW), TBC Brinadd, and 0163 E DREW, ACRES 6.177, FM
367 2234 ROW (MCHARD RD), and 0305 J POINTEVENT, ACRES 6.301, FM 2234 ROW (MCHARD RD) to
368 northeast corner of said 6.301 acre tract, same being northwest corner of 0513 F FRIEDENHAUS, ACRES
369 10.243, FM 2234 ROW, 43% in Hiram Clark/Fort Bend TIRZ (T125);

370 Then generally south along west boundary of said 10.243 acre tract to southwest corner of said tract;

371 Then generally east along south boundary of said 10.243 acre tract, and 0513 F FRIEDENHAUS, ACRES
372 22.3202 to southeast corner of 0513 F FRIEDENHAUS, ACRES 22.3202, same being interior corner of said
373 0286 M MERRITT, ACRES .321, PT FM 2234;

374 Then generally north along east boundary of said 22.3202 acre tract to southwest corner of 0286 M MERRITT,
375 ACRES 13.5986;

376 Then generally east along south boundary of said 13.5986 acre tract, and Clarke Springs Sec 3, and corporate
377 limits of City of Houston to a point south of southeast corner of 0668 I C STAFFORD, ACRES 2.173, PT 14.89
378 ACRE TRACT IN CITY OF HOUSTON;

379 Then north along corporate limits of City of Houston, and east boundary of said 0668 I C STAFFORD, ACRES
380 2.173, PT 14.89 ACRE TRACT IN CITY OF HOUSTON, and 0755 E A GIRAUD, ACRES 12.1 to north corner
381 of 0631 H SANDERS, ACRES 192.886, (3% Land in Ft Bend County) and Fort Bend County line, and beginning
382 of +/- **9,271 acres Tract 1 of 2.**

383 **1, Save and Except from Tract 1** BLUEBONNET ACRES, BLOCK A, LOT 136,137 (PT) (180 X 300),
384 ACRES 1.24 (2023 FBCAD: 1750-00-001-1350-907, Situs: 15030 Booth ST, Houston, TX 77053);

385 **2, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 9 (N 1/2), LOT 4, ACRES 0.712 (2023
386 FBCAD: 4600-00-009-1040-907, Situs: 2360 Naill RD, Fresno, TX 77545);

387 **3, Save and Except from Tract 1** OFFSET PROPERTY , BLOCK 1, LOT 6,7, 1.8365 ACRES (2023 FBCAD:
388 5600-00-001-0600-907, Situs: 2342 California ST, Fresno, TX 77545);

389 **3, Save and Except from Tract 1** OFFSET PROPERTY , BLOCK 1, LOT 8,9,10,11,12, 4.5913 ACRES (2023
390 FBCAD: 5600-00-001-0800-907, Situs: 2410 California ST, Fresno, TX 77545);

391 **4, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 34 (N PT), ACRES 4.2765 (2023 FBCAD:
392 4600-00-034-0000-907, Situs: 1202 Evergreen ST, Fresno, TX 77545);

393 **5, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 44 (PT), ACRES 2.896, Block 43 (Part) (2023
394 FBCAD: 4600-00-044-0000-907, Situs: 2506 Nail ST, Fresno, TX 77545);

395 **6, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 91 (Pt), ACRES 1.04, North 1/2 (2023
396 FBCAD: 4600-00-091-0010-907, Situs: 459 Evergreen ST, Fresno, TX 77545);

397 **6, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 91 (Pt), ACRES 0.96, South 1/2 (2023
398 FBCAD: 4600-00-091-0011-907, Situs: 455 Evergreen ST, Fresno, TX 77545);

399 **7, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 94, ACRES 1, OUT OF 5 ACRE TRACT
400 (2023 FBCAD: 4600-00-094-0000-907, Situs: 629 Evergreen ST, Fresno, TX 77545);

401 **8, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 100, ACRES 7.8 (2023 FBCAD: 4600-00-
402 100-0000-907, Situs: 925 Evergreen ST, Fresno, TX 77545);

403 **9, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK N 1/2 107, LOT 41-44, ACRES 0.333 (2023
404 FBCAD: 4600-00-107-1410-907, Situs: 1407 Evergreen ST, Fresno, TX 77545);

405 **9, Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 108 (Pt), Lot 4, ACRES 0.98, (N 1/2) (2023
406 FBCAD: 4600-00-108-0033-907, Situs: 1423 Evergreen ST, Fresno, TX 77545);

407 10, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 114, Lot 1 - 2, ACRES 0.4328 (2023
408 FBCAD: 4600-00-114-4110-907, Situs: Linden ST, Fresno, TX 77545);
409 11, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 0.25, Block 113 (W 1/2 of S 1/2), West 1/2 of
410 Lots 4 & 5 (2023 FBCAD: 4600-00-113-4240-907, Situs: 808 Linden ST, Fresno, TX 77545);
411 11, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 0.25, Block 113 (W 1/2 of S 1/2), East 1/2 of
412 Lots 4 & 5 (2023 FBCAD: 4600-00-113-4242-907, Situs: 808 Linden ST, Fresno, TX 77545);
413 12, **Save and Except from Tract 1** FRESNO RANCHOS, BLOCK C, LOT 49,50 (2023 FBCAD: 3400-00-003-
414 4900-907, Situs: 3006 Pennsylvania ST, Fresno, TX 77545);
415 13, **Save and Except from Tract 1** FRESNO RANCHOS, BLOCK E, LOT 4,5 (2023 FBCAD: 3400-00-005-
416 0400-907, Situs: 3021 Illinois ST, Fresno, TX 77545);
417 14, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 284, LOT 8, ACRES 1.0 (2023 FBCAD:
418 4600-00-284-0080-907, Situs: 19911 S Post Oak BLVD, Fresno, TX 77545);
419 14, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 296, LOT 1 (2023 FBCAD: 4600-00-296-
420 0010-907, Situs: 19919 S Post Oak BLVD, Fresno, TX 77545);
421 15, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 299, ACRES 5 (2023 FBCAD: 4600-00-299-
422 0000-907, Situs: 652-A W Dallas ST, Fresno, TX 77545);
423 16, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 298, Lot 3 - 5, ACRES 2.414, (168 X
424 616.50) (2023 FBCAD: 4600-00-298-0050-907, Situs: 806 W Dallas ST, Fresno, TX 77545);
425 16, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 298, Lot 6, ACRES 0.3125, (50 X 272.20)
426 (2023 FBCAD: 4600-00-298-0060-907, Situs: W Dallas ST, Fresno, TX 77545);
427 16, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 297, Lot 1, ACRES 0.3125, (50 X 272.20)
428 (2023 FBCAD: 4600-00-297-0010-907, Situs: 812 W Dallas ST, Fresno, TX 77545);
429 16, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 297, ACRES 1.3452, (Pt) Lots 2 & 3 (2023
430 FBCAD: 4600-00-297-0030-907, Situs: 830 1/2 W Dallas ST, Fresno, TX 77545);
431 16, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 297, ACRES 0.2388, (Pt) Lots 2 & 3 (2023
432 FBCAD: 4600-00-297-0032-907, Situs: 830 W Dallas ST, Fresno, TX 77545);
433 16, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 0.759, Part of Blocks 297 & 298 (2023
434 FBCAD: 4600-00-297-0015-907, Situs: W Dallas ST, Fresno, TX 77545);
435 17, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 506, ACRES 5 (2023 FBCAD: 4600-00-506-
436 0000-907, Situs: 3311 Naill RD, Fresno, TX 77545);
437 18, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 507-509 S 1/2 (PT), ACRES 3.657 (2023
438 FBCAD: 4600-00-507-0000-907, Situs: 3314 Naill RD, Fresno, TX 77545);
439 18, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 507-512 (S 1/2), ACRES 10.00 (2023
440 FBCAD: 4600-00-507-0020-907, Situs: 3314 1/2 Nail ST, Fresno, TX 77545);
441 18, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 507-508 (S 1/2) (PT), ACRES 1.028 (2023
442 FBCAD: 4600-00-507-0001-907, Situs: 3310 Naill RD, Fresno, TX 77545);
443 19, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 7.7683, BLOCKS 493-495 (PT) & BLOCKS
444 496-502 (2023 FBCAD: 4600-00-493-0000-907, Situs: 331 Trammel Fresno RD, Fresno, TX 77545);
445 20, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 540 (PT), ACRES 2 (2023 FBCAD: 4600-
446 00-540-0000-907, Situs: 3514 Kansas ST, Fresno, TX 77545);
447 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT B (2023 FBCAD: 4600-00-564-
448 0071-907, Situs: 3630 Kansas ST, Fresno, TX 77545);
449 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT C (2023 FBCAD: 4600-00-564-
450 0072-907, Situs: Kansas ST, Fresno, TX 77545);
451 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT 3, ACRES .7575 (2023 FBCAD:
452 4600-00-564-0022-907, Situs: 3612 Kansas ST, Fresno, TX 77545);
453 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT 5 (2023 FBCAD: 4600-00-564-
454 0050-907, Situs: 3606 1/2 Kansas ST, Fresno, TX 77545);
455 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 563(W 1/2), ACRES 2.0331 (2023 FBCAD:
456 4600-00-563-1000-907, Situs: 710 W Jasmine ST, Fresno, TX 77545);
457 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT 2 (N 1/2) (2023 FBCAD: 4600-00-
458 564-0021-907, Situs: 3612 Kansas ST, Fresno, TX 77545);
459 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT 4 (2023 FBCAD: 4600-00-564-
460 0040-907, Situs: 3620 Kansas ST, Fresno, TX 77545);

461 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT A (2023 FBCAD: 4600-00-564-
 462 0060-907, Situs: 3618 Kansas ST, Fresno, TX 77545);
 463 21, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 0.665, Part Block 563 (E 1/2), Tract "C"
 464 (2023 FBCAD: 4600-00-563-5000-907, Situs: 563 Jasmine ST, Fresno, TX 77545);
 465 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT 1 (2023 FBCAD: 4600-00-564-
 466 0010-907, Situs: 3606 Kansas ST, Fresno, TX 77545);
 467 21, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 564, LOT 2 (S 1/2), ACRES .38 (2023
 468 FBCAD: 4600-00-564-0023-907, Situs: 3612 Kansas ST, Fresno, TX 77545);
 469 21, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 1.25, Block 563 (E 1/2) Part (2023 FBCAD:
 470 4600-00-563-5003-907, Situs: 704 W Jasmine ST, Fresno, TX 77545);
 471 21, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 0.274, Part Block 563 (E 1/2), Tract "A"
 472 (2023 FBCAD: 4600-00-563-5005-907, Situs: 563 Jasmine ST, Fresno, TX 77545);
 473 21, **Save and Except from Tract 1** MAGNOLIA PLACE, ACRES 0.284, Part Block 563 (E 1/2), Tract "B"
 474 (2023 FBCAD: 4600-00-563-5006-907, Situs: 563 Jasmine ST, Fresno, TX 77545);
 475 22, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 559, ACRES 1, TRACT 3 NORTH (2023
 476 FBCAD: 4600-00-559-1017-907, Situs: 824 Jasmine ST, Fresno, TX 77545);
 477 23, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 596 & 597 (PTS), ACRES .7383 (2023
 478 FBCAD: 4600-00-597-1001-907, Situs: 879 W Jasmine ST, Fresno, TX 77545);
 479 24, **Save and Except from Tract 1** MAXWELL HTS, BLOCK 593, LOT 10 (S 1/2) (2023 FBCAD: 4800-00-
 480 593-1002-907, Situs: 702 Cleo ST, Fresno, TX 77545);
 481 25, **Save and Except from Tract 1** MAXWELL HTS, BLOCK 595, LOT 1,2,3 (2023 FBCAD: 4800-00-595-
 482 0100-907, Situs: 807 Cleo DR, Fresno, TX 77545);
 483 26, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 624 (PT), ACRES 4.893, (SOUTH OF
 484 MUSTANG BAYOU) (2023 FBCAD: 4600-00-624-0000-907, Situs: 323 E Palm ST, Fresno, TX 77545);
 485 26, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 625 (PT), ACRES 4.00 (2023 FBCAD:
 486 4600-00-625-0000-907, Situs: 407 E Palm ST, Fresno, TX 77545);
 487 27, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 615, LOT 3 (2023 FBCAD: 4600-00-615-
 488 0030-907, Situs: 3922 Kansas ST, Fresno, TX 77545);
 489 27, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 615, LOT 4 (2023 FBCAD: 4600-00-615-
 490 0040-907, Situs: 3926 Kansas ST, Fresno, TX 77545);
 491 27, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 615, Lot 1 - 2, ACRES 0.9468 (2023
 492 FBCAD: 4600-00-615-0022-907, Situs: 3914 Kansas ST, Fresno, TX 77545);
 493 28, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 647, ACRES 5.00 (2023 FBCAD: 4600-00-
 494 647-0000-907, Situs: 530 E Palm ST, Fresno, TX 77545);
 495 29, **Save and Except from Tract 1** Felro Trail, BLOCK 1, Lot 6, ACRES 0.5286 (2023 FBCAD: 2966-00-001-
 496 0060-907, Situs: 4010 Kansas ST, Fresno, TX 77545);
 497 29, **Save and Except from Tract 1** Felro Trail, BLOCK 1, Lot 5, ACRES 0.7124 (2023 FBCAD: 2966-00-001-
 498 0050-907, Situs: 3950 Kansas ST, Fresno, TX 77545);
 499 29, **Save and Except from Tract 1** Felro Trail, BLOCK 1, Lot 7, ACRES 1.607 (2023 FBCAD: 2966-00-001-
 500 0070-907, Situs: 3946 Kansas ST, Fresno, TX 77545);
 501 30, **Save and Except from Tract 1** Felro Trail, BLOCK 1, Lot 1, ACRES 1.607 (2023 FBCAD: 2966-00-001-
 502 0010-907, Situs: W Palm ST, Fresno, TX 77545);
 503 31, **Save and Except from Tract 1** MAGNOLIA PLACE, BLOCK 679 (Pt), ACRES 3.345 (2023 FBCAD:
 504 4600-00-679-0000-907, Situs: 830 Sycamore ST, Fresno, TX 77545);
 505 32, **Save and Except from Tract 1** Felro Trail, BLOCK 1, Lot 12, ACRES 1 (2023 FBCAD: 2966-00-001-0120-
 506 907, Situs: 718 W Sycamore ST, Fresno, TX 77545);
 507 33, **Save and Except from Tract 1** FRESNO GARDENS, BLOCK 15, LOT 1-10 (2023 FBCAD: 3300-00-015-
 508 0100-907, Situs: 4607 Kansas ST, Fresno, TX 77545);
 509 34, **Save and Except from Tract 1** FRESNO GARDENS, BLOCK 10, LOT 3,4 (2023 FBCAD: 3300-00-010-
 510 0300-907, Situs: 735 Cedar ST, Fresno, TX 77545);
 511 35, **Save and Except from Tract 1** FRESNO GARDENS, BLOCK 12, LOT 10,11 (2023 FBCAD: 3300-00-012-
 512 1000-907, Situs: 715 Elm ST, Fresno, TX 77545);
 513
 514

Tract 2 (Sub Area B) is +/- 181 acres located at the southeast corner of Lake Olympia Pkwy and Hurricane Ln within the corporate limits of the City of Missouri City and being more particularly described as follows:
beginning at northeast corner of 0077 E ROARK, BLOCK 3, ACRES 36.78, (Part of a 98.976 Arce Tract);
Then generally south along east boundary of said BLOCK 3, ACRES 36.78, and 0077 E ROARK, BLOCK 6, ACRES 11.3405, (Part of a 98.976 Acre Tract) to southeast corner of said 11.3405 tract;
Then generally west along south boundary of said 0077 E ROARK, BLOCK 6, ACRES 11.3405 to northeast corner of 0077 E ROARK, BLOCK 1, ACRES 20.585, Fort Bend Parkway Business Park Phase 2, Restricted Reserve "C" (Drainage);
Then generally south and south by west along east boundary of said BLOCK 1, ACRES 20.585 to southeast corner of said tract, same being northeast corner of 0077 E ROARK, BLOCK 9 (Pt), ACRES 14.213, (Part of a 98.976 Acre Tract);
Then generally west along south boundary of said BLOCK 1, ACRES 20.585 to southwest corner of said tract, same being northwest corner of 0077 E ROARK, ACRES 2.4871, (Part of a 98.976 Arce Tract) and east ROW of Hurricane Ln (northbound);
Then generally north by west along east ROW of Hurricane Ln (northbound) to southwest corner of 0077 E ROARK, BLOCK 1, ACRES 2.501, Fort Bend Parkway Business Park Phase 2, Restricted Reserve "A" (Drainage), same being southeast corner of 0077 E ROARK, ACRES 1.9594, FORT BEND PARKWAY BUSINESS PARK PHASE 1, HURRICANE LANE ROW (PT);
Then generally west across ROW of Hurricane Ln to southwest corner of said 0077 E ROARK, ACRES 1.9594), same being west ROW of Hurricane Ln (southbound);
Then generally north by west along west ROW of Hurricane Ln (southbound) to south ROW of Lake Olympia Pkwy, same being northeast corner of 0077 E ROARK, TRACT 2 (Pt), ACRES 8.63;
Then generally east across ROW of Hurricane Ln to east ROW of Hurricane Ln (southbound), same being northwest corner of 0077 E ROARK, ACRES 0.0067, Fort Bend Parkway Business Park Phase 2, Hurricane Lane ROW (Part);
Then generally north across ROW of Lake Olympia Pkwy to northwest corner of 0077 E ROARK, ACRES 1.2413, Lake Olympia Parkway ROW, Parcel 1;
Then generally east along north boundary of said 0077 E ROARK, ACRES 1.2413, and 0077 E ROARK, ACRES 3.765, Lake Olympia Parkway ROW, Parcel 2 to northeast corner of said 0077 E ROARK, ACRES 3.765 tract;
Then generally south across Lake Olympia Pkwy and along east boundary of said 0077 E ROARK, ACRES 3.765 to southeast corner of said tract, same being northeast corner of 0077 E ROARK, ACRES 4.504;
Then generally west along south boundary of said 0077 E ROARK, ACRES 3.765 to northeast corner of 0077 E ROARK, BLOCK 3, ACRES 36.78, (Part of a 98.976 Arce Tract), and beginning of +/- **181 acre Tract 2.**

END OF JURISDICTIONAL BOUNDARY DESCRIPTION

Exhibit Four
Participation Rate Map

