

ORDINANCE NO. 25-2016

AN ORDINANCE REDUCING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER ONE, CITY OF OAK RIDGE NORTH, TEXAS; EXPANDING THE BOARD OF DIRECTORS FOR SUCH ZONE; AMENDING ORDINANCE 66-2014 TO PROVIDE FOR APPOINTMENT OF TWO DIRECTORS BY MONTGOMERY COUNTY; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND PROVIDING A SEVERABILITY CLAUSE.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City adopted Ordinance No. 66-2014 on December 15, 2014 (the "Creating Ordinance") designating a 795.63-acre geographic area within the City and within the City's extraterritorial jurisdiction as Reinvestment Zone Number One, City of Oak Ridge North (the "Zone") and creating a board of directors for such Zone; and

WHEREAS, the City now desires to reduce the boundaries of the Zone by approximately 6.34 acres of land, which land is more particularly described in Exhibit "A," attached hereto and incorporated herein (which tract is referred to herein as the "Exclusion Tract"); and

WHEREAS, the City and Montgomery County (the "County") entered into an Interlocal Agreement for Montgomery County Participation in Reinvestment Zone Number One, City of Oak Ridge North, Texas effective February 23, 2016, which provides that the County has the right to appoint two directors to the board of directors of the Zone (the "Board of Directors"); and

WHEREAS, the City now desires to expand the Board from five to seven directors and to amend the Creating Ordinance to allow the County to appoint two directors,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAK RIDGE NORTH, TEXAS:

Section 1. Findings.

- (a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance; and
- (b) That it is in the best interest of the Zone to reduce its boundaries by excluding the Exclusion Tract.

Section 2. Board of Directors.

That Section 3 of the Creating Ordinance is hereby amended to provide that the Board of Directors for the Zone shall consist of seven (7) members with Positions One through Five on the Board of Directors reserved for the City and Positions Six and Seven reserved for Montgomery County. The City reserves the right to increase the number of Board members by ordinance consistent with Section 311.009(a) of the Texas Tax Code. Failure of a taxing unit to appoint a director by December 31, 2016, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Five of the Board of Directors and to any position unfilled on January 1, 2017, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position Three is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council 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 City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City 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 City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Ordinance, subject to the approval of the Mayor, 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 City 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 3. Reduction of the Boundaries of the Zone. That the boundaries of the Zone are hereby reduced in accordance with Section 311.007, Texas Tax Code, and

the Exclusion Tract for the Zone is hereby excluded from the boundaries of the Zone, leaving the total approximate acreage in the Zone at 789.74 acres as more particularly described in Exhibit "B," attached hereto and incorporated herein for all purposes.

Section 4. Creating Ordinance. That all other provisions of the Creating Ordinance remain in full force and effect.


Section 5. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, 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 Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 6. 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 City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by 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 Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

[EXECUTION PAGE FOLLOWS]


PASSED AND ADOPTED this 23rd day of May, 2016.

CITY OF OAK RIDGE NORTH, TEXAS



Jim Kuykendall, Mayor

ATTEST:



Laura Calcote, City Secretary



Exhibit A

The Exclusion Tract - 6.34 acres

City of Oak Ridge North
6.34 Acres

Charles Eisterwall Survey
Abstract Number 191

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

A **METES AND BOUNDS** description of a 6.34 acre tract of land situated in Charles Eisterwall Survey, Abstract Number 191, Montgomery County, Texas; being all of Lots 412, 421-433 and Lot 499, a portion of Maplewood Drive (called 60-feet wide) and a portion of Westwood Drive (called 60-feet wide), all being out of Oak Ridge North Section Four as shown on a plat filed for record under Volume 7, Page 297 of the Montgomery County Map Records; said 6.34 acres being more particularly described as follows with all bearings being based on the City of Oak Ridge North City Limit map dated May 8, 2014 and signed by Heather Neeley, City Secretary of City of Oak Ridge North (the "City Limits Map") and land parcel information made available by the Montgomery County Appraisal District as of December 1, 2014:

BEGINNING at a point in the west line of a called 1.1249 acre tract conveyed to Flips-N-Fun, Inc. by Warranty Deed dated August 5, 1993 and filed for record under Clerk's File No. 9342818 of the Montgomery County Official Public Records of Real Property and the east line of said Oak Ridge North Section Four, for the northeast corner of Lot 500 of said Oak Ridge Section 4 and the southeast corner of said Lot 499, same being the southeast corner of the herein described tract;

THENCE, South 88°00'18" West, 1771.46 feet, along the south line of said Lot 499 and the north line of said Lot 500, passing the southwest corner of said Lot 499, the northwest corner of said Lot 500 and the east right-of-way of said Maplewood Drive, continuing over and across said Maplewood Drive, passing the southeast corner of said Lot 433, the northeast corner of Lot 434 of said Oak Ridge North Section Four and the west right-of-way of said Maplewood Drive, continuing along the south line of said Lots 421-433, the north line of said Lot 434 and the north line of Lots 435-446 of said Oak Ridge North Section Four, passing the southwest corner of said Lot 421, the northwest corner of said Lot 446 and the east right-of-way of said Westwood Drive, continuing over and across said Westwood Drive, passing the southeast corner of said Lot 412, the northeast corner of Lot 413 of said Oak Ridge North Section Four and the west right-of-way of said Westwood Drive, continuing along the south line of said Lot 412 and the north line of said Lot 413 to a point in the west line of said Oak Ridge North Section Four and the east line of the remainder of a called 3.949 acres conveyed to Southwestern Bell Telephone Company by Deed dated December 10, 1971 and filed for record under Volume 757, Page 739 of the Montgomery County Deed Records , for the northwest corner of said Lot 413 and the southwest corner of said Lot 412, same being the southwest corner of the herein described tract;

THENCE, North 00°30'25" West, 159.20 feet, along the east line of said 3.949 acres and the west line of said Lot 412, same being the west line of said Oak Ridge North Section Four, passing the northeast corner of said 3.949 acres and continuing along the west line of said Lot 412 and the west line of said Oak Ridge North Section 4 to a point in the south right-of-way of Robinson Road (called 60-feet wide), for the northwest corner of said Lot 412, said Oak Ridge North Section 4 and the herein described tract;

THENCE, North 88°12'25" East, 1765.96 feet along the south right-of-way of said Robinson Road, the north line of said Lot 412 and said Oak Ridge North Section 4, passing the northeast corner of said Lot 412 and the west right-of-way of said Westwood Drive, continuing along the south right-of-way of said Robinson Road and the north line of said Oak Ridge North Section Four, over and across said Westwood Drive, passing the east right-of-way of said Westwood Drive and the northwest corner of said Lot 421, continuing along the south right-of-way of said Robinson Road, the north line of said Lots 421-433 and Oak Ridge North Section Four, passing the west right-of-way of said Maplewood Drive and the northeast corner of said Lot 433, continuing along the south right-of-way of said Robinson Road and the north line of said Oak Ridge North Section Four, over and across said Maplewood Drive, passing the east right-of-way of said Maplewood Drive and the northwest corner of said Lot 499, continuing along the south right-of-way of said Robinson Road, the north line of said Lot 499 and said Oak Ridge North Section Four to a point for the northwest corner of said 1.1249 acres, the northeast corner of said Lot 499, Oak Ridge North Section 4 and the herein described tract;

THENCE, South 02°30'41" East, 152.93 feet along the west line of said 1.1249 acres, the east line of said Lot 499 and Oak Ridge North Section Four to the **POINT OF BEGINNING, CONTAINING 6.34 acres** of land in Montgomery County, Texas.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B

Description of the Zone Boundaries after Exclusion - 789.74 acres

City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

A **METES AND BOUNDS** description of a 789.74 acre tract of land situated in Montgomery County, Texas; said 789.74 acres being more particularly described as follows with all bearings being based on the City of Oak Ridge North City Limit map dated May 8, 2014 and signed by Heather Neeley, City Secretary of City of Oak Ridge North (the "City Limits Map") and land parcel information made available by the Montgomery County Appraisal District as of December 1, 2014:

COMMENCING at a point in the north right-of-way line of Woodson Road, for the southeast corner of Oak Ridge North, Section 10 as shown on a plat filed for record in Cabinet A, Sheet 51-B of the Montgomery County Map Records;

THENCE, South 00°20'13" East, 61.18 feet to a point in the south right-of-way line of said Woodson Road for the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 79°27'31" East, 601.23 feet along the south right-of-way line of Woodson Road to a point;

THENCE, North 80°47'41" East, 178.60 feet continuing along the south right-of-way line of Woodson Road to a point, said point being the southwest corner of the intersection of Woodson Road and Hanna Road.

THENCE, South 12°31'07" East, 521.96 feet following the City Limits to a point in the east right-of way of Hanna Road;

THENCE, South 12°13'42" East, 308.23 feet following the City Limits to a point in the east right-of-way of Hanna Road;

THENCE, North 77°46'18" East, 410.44 feet along the south line of Lot 8 of Lake Chateau Woods Section 1, Block 8, to a point, said point being the southeast corner of said Lot 8;

THENCE, North 88°27'33" East, 2,934.94 feet along the south line of residential lots fronting the south right-of-way of Springwood Drive, to a point, said point being the southeast corner of Lot 5-C of Lake Chateau Woods Section 5, Block 4;

THENCE, North 02°20'39" West, 927.92 feet to a point, said point being the southwest corner of Lot 11 of Chateau Woods, Block 1;

THENCE, North 87°02'38" East, 892.51 feet along the south line of residential lots of Chateau Woods, Block 1 to a point, being approximately the southeast corner of Lot 26 of Chateau Woods, Block 1, beginning a non-tangent curve to the right and representing the intersection of the proposed TIRZ boundary with the City's ETJ limits as shown on the City Limits Map;

City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres

THENCE, in a Southeast direction, with the arc of said non-tangent curve to the right, following the limits of the City's ETJ as shown on the City Limits Map, having a radius of 3,792.07 feet, a central angle of 34°33'54", an arc length of 2,287.64 feet, and a chord bearing South 20°42'22" East, 2,253.11 feet to a point, being approximately 475 feet due west of the northwest corner of Lot 24-C of Lake Chateau Woods Section 6, Block 2;

THENCE, South 03°23'04" East, 1378.51 feet following the limits of the City's ETJ as shown on the City Limits Map, to a point, beginning a curve to the right, being approximately 1,600 feet due east of the southeast corner of Lot 1 of Robinson Trade Center, Block 1;

THENCE, in a Southwest direction, with the arc of said curve to the right, following the limits of the City's ETJ as shown on the City Limits Map, having a radius of 2,567.89 feet, a central angle of 20°28'30", an arc length of 917.66 feet, and a chord bearing South 06°51'32" West, 912.78 feet to a point approximately on the north right-of-way line of Darby Loop, being approximately 220 feet northeast of the intersection of right-of-way of Darby Loop and Fussell Road.

THENCE, South 37°57'41" East, 861.65 feet following the limits of the City's ETJ as shown on the City Limits Map, to a point, beginning a non-tangent curve to the right, being approximately 500 feet due west of the northeast corner of the property located at 11077 Darby Loop;

THENCE, in a Southwest direction, with the arc of said non-tangent curve to the right, following the limits of the City's ETJ as shown on the City Limits Map, having a radius of 2,639.13 feet, a central angle of 45°35'45", an arc length of 2,100.22 feet, and a chord bearing South 46°25'29" West, 2,045.23 feet to a point, beginning a compound curve to the right;

THENCE, in a Southwest direction, along said compound curve to the right following the limits of the City's ETJ as shown on the City Limits Map, having a radius of 2,734.37 feet, a central angle of 11°34'42", an arc length of 552.56 feet, and a chord bearing South 01°09'34" West, 551.62 feet to a point, beginning a reverse curve to the left;

THENCE, in a Northwest direction, with the arc of said reverse curve to the left following the limits of the City's ETJ as shown on the City Limits Map, having a radius of 24,733.38 feet, a central angle of 06°45'07", an arc length of 2,914.70 feet, and a chord bearing North 88°41'50" West, 2,913.01 feet to a point, said point being the most southeastern intersection of the City's ETJ with the City Limits as shown on the City Limits Map, and being approximately 265 feet due south of the south line of the Oakhill Business Park;

THENCE, North 01°49'20" West, 276.35 feet to a point in the south line of the Oakhill Business Park and following the line of the City Limits as shown on the City Limits Map;

THENCE, South 87°59'21" West, 723.03 feet to a point, being the southeast corner of Lot 10 of Oakhill Village East, Block 1;

THENCE, North 02°38'07" West, 759.26 feet to a point, being the northeast corner of Lot 17 of Oakhill Village East, Block 1;

THENCE, North 87°21'53" East, 639.20 feet to a point, being the southeast corner of Lot 26 of Oakhill Village East, Block 1;

**City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres**

THENCE, North 02°53'20" West, 100.31 feet to a point, being the northwest corner of Tract 3-A out of the Montgomery County School Land Survey, Abstract 350;

THENCE, North 77°37'17" East, 230.73 feet along the north line of said Tract 3-A to a point in the west right-of-way of Hanna Road;

THENCE, North 12°22'43" West, 488.32 feet along the west right-of-way of Hanna Road to a point, being the southeast corner of Tract 22 out of the Montgomery County School Land Survey, Abstract 350;

THENCE, South 87°46'11" West, 237.44 feet along the south line of said tract to a point, being the southwest corner of Tract 22 out of the Montgomery County School Land Survey, Abstract 350;

THENCE, North 12°22'43" West, 205.66 feet along the west line of said tract to a point in the north right-of-way of East Oakhill Drive;

THENCE, South 87°31'31" West, 215.99 feet along the north line of said right-of-way to a point, being the southwest corner of Lot 47 of Oak Hill Village;

THENCE, North 03°06'47" West, 192.04 feet along the west line of said lot to a point, being the northwest corner of Lot 47 of Oak Hill Village;

THENCE, South 87°46'11" West, 419.27 feet along the north line of residential lots fronting East Oakhill Drive in Oak Hill Village to a point, being the southeast corner of Lots 12-14 of Little Oak, Block 1;

THENCE, North 02°10'16" West, 387.69 feet along the east line of said tracts to a point in the north right-of-way of Alana Lane;

THENCE, South 87°59'48" West, 900.78 feet along the north line of said right-of-way to a point, being the southeast corner of Lot 507 of Oak Ridge North Section 4;

THENCE, North 02°30'41" West, 1091.28 feet along the east line of said lot 507 and east line of lots 506-499 of Oak Ridge North Section 4, same being the east line of Oak Ridge North Section 4 to a point in the south right-of-way of Robinson Road, for the northeast corner of said Lot 499, same being the northeast corner of Oak Ridge North Section 4;

THENCE, South 88°00'18" West, 1765.96 feet along the south line of said Robinson Road, same being the north line of Oak Ridge North Section 4, to a point for the northwest corner of Lot 412 of Oak Ridge North Section 4, same being the northwest corner of Oak Ridge North Section 4;

THENCE, South 00°30'25" East, 1032.75 feet, departing the south right-of-way of Robinson Road along the rear lot line of residential lots fronting the west right-of-way of Westwood Drive to a point in the south right-of-way of Lane Lane, and being the northwest corner of Lot 521 of Oak Ridge North Section 4;

THENCE, South 03°07'39" East, 695.26 feet along the rear lot line of residential lots fronting the west right-of-way of Westwood Drive to a point, being the center point of the rear lot line of Lot 527 of Oak Ridge North Section 4;

**City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres**

THENCE, South 38°10'22" East, 536.17 feet along the rear lot line of residential lots fronting the west right-of-way of Westwood Drive to a point, being the southwest corner of Lot 531 of Oak Ridge North Section 5, and beginning a non-tangent curve to the left;

THENCE, in a Southeast direction, with the arc of said non-tangent curve to the left, following the right-of-way of the cul-de-sac of Eastwood Court, having a radius of 47.50 feet, a central angle of 114°25'32", an arc length of 94.86 feet, and a chord bearing South 05°01'05" East, 79.87 feet to a point, being the northernmost corner of Marilyn Edgar Park in Oak Ridge North Section 6, Block 5;

THENCE, South 22°13'30" West, 366.29 feet along the west line of said Park to a point, beginning a non-tangent curve to the left;

THENCE, in a Southeast direction, with the arc of said non-tangent curve to the left along the west and southwest lines of said Park, having a radius of 365.64 feet, a central angle of 41°41'03", an arc length of 266.01 feet, and a chord bearing South 23°25'26" East, 260.18 feet to a point, being the southernmost corner of Marilyn Edgar Park;

THENCE, South 44°36'32" East, 54.13 feet to a point, being the northernmost corner of Lots 377 – 388 of Oak Ridge North Section 3;

THENCE, South 45°23'28" West, 226.58 feet along the west line of said tracts to a point in the west right-of-way of Spring Pines Drive, beginning a non-tangent curve to the left;

THENCE, in a Southeast direction, with the arc of said non-tangent curve to the left, having a radius of 573.87 feet, a central angle of 26°24'51", an arc length of 264.56 feet, and a chord bearing South 25°39'54" East, 262.22 feet to a point, being the northeast corner of Lot 381 of Oak Ridge North Section 3;

THENCE, South 78°14'31" West, 132.92 feet along the north line of said lot to a point, being the northwest corner of Lot 381 of Oak Ridge North Section 3;

THENCE, South 11°32'51" East, 587.78 feet along the west line of said Lot to a point, being the southwest corner of Lot 385 of Oak ridge North Section 3 and the southeast corner of Lots 404 – 406 of Oak Ridge North Section 3;

THENCE, South 78°14'08" West, 162.30 feet along the south line of said Lots, and following the line of the City Limits as shown on the City Limits Map to a point, being the southwest corner of Lots 404 – 406 of Oak Ridge North Section 3;

THENCE, along the east right-of-way of the IH-45 Feeder Road according to the following calls:

THENCE, North 11°35'30" West, 180.98 feet to a point;

THENCE, North 11°34'00" West, 2,100.08 feet to a point;

THENCE, North 10°01'55" West, 1,410.62 feet to a point in the east right-of-way of the northbound IH-45 Feeder Road, and being the northwest corner of Tract 2, Service Station 3632 as recorded in File No. 2006-151092 in the records of the City of Oak Ridge North, said tract being generally described as the

**City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres**

southeast corner of the intersection of the northbound IH-45 Feeder Road and the eastbound Robinson Road interchange ramp;

THENCE, South 75°50'32" West, 434.12 feet to a point, said point being located in the west right-of-way of the southbound IH-45 Feeder Road, approximately 85 feet south of the intersection of the southbound IH-45 Feeder Road and the eastbound Robinson Road interchange ramp;

THENCE, following the lines of the City Limits as shown on the City Limits Map according to the following calls:

THENCE, South 78°37'33" West, 528.67 feet to a point;

THENCE, North 11°25'32" West, 239.96 feet to a point;

THENCE, North 78°34'21" East, 119.94 feet to a point;

THENCE, North 72°29'47" East, 443.59 feet to a point;

THENCE, North 74°07'32" East, 408.90 feet to a point, being the southwest corner of Reserve C, Parcel 1 of Oak Ridge North Section 7, said tract being generally described as the northeast corner of the intersection of the northbound IH-45 Feeder Road and the westbound Robinson Road interchange ramp;

THENCE, North 13°48'11" West, 756.24 feet along the west line of said Reserve C and the east right-of-way of the northbound IH-45 Feeder Road to a point, being approximately 220 feet north of the northwest corner of said Reserve C and being a corner of the City Limits as shown on the City Limits Map;

THENCE, following the lines of the City Limits as shown on the City Limits Map according to the following calls:

THENCE, North 13°47'52" West, 289.41 feet to a point;

THENCE, North 11°46'52" West, 400.00 feet to a point;

THENCE, South 78°13'09" West, 10.00 feet to a point;

THENCE, North 11°46'52" West, 180.00 feet to a point;

THENCE, North 09°11'52" West, 390.00 feet to a point;

THENCE, North 06°48'52" West, 299.70 feet to a point;

THENCE, North 07°44'07" West, 271.92 feet to a point;

THENCE, South 79°28'39" West, 74.87 feet to a point;

THENCE, North 06°42'32" West, 649.37 feet to a point;

**City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres**

THENCE, North 88°20'28" East, 75.00 feet to a point;

THENCE, North 05°31'12" West, 173.78 feet to a point;

THENCE, North 88°27'44" East, 81.37 feet to a point;

THENCE, North 02°19'41" West, 1,110.32 feet to a point, being the northwest corner of the City Limits as shown on the City Limits Map;

THENCE, North 88°00'08" East, 196.30 feet following the north line of the City Limits as shown on the City Limits Map to a point, said point being the northwest corner of Lot 11 of Oak Ridge North Section 10, Block 2;

THENCE, South 05°04'15" East, 1030.34 feet along the west line of said Lot 11 to a point in the south right-of-way of Pine Manor Drive, said point being the northwest corner of Reserve J of Oak Ridge North Section 10, Block 1;

THENCE, South 10°42'56" East, 779.92 feet along the west line of said Reserve J to a point in the north right-of-way of Woodson Road, said point being the southwest corner of Lot 5 of Oak Ridge North Section 10, Block 1;

THENCE, South 79°27'31" West, 109.81 feet along the north right-of-way of Woodson Road to a point;

THENCE, South 09°03'15" East, 1,413.76 feet along the west line of residential lots fronting West Jimmy Lane to a point, said point being the southwest corner of Lot 1 of Oak Ridge North Section 7, Block 15;

THENCE, South 15°16'51" East, 1,283.64 feet to a point, said point being the southwest corner of Reserve B of Oak Ridge North Section 7;

THENCE, North 88°12'25" East, 2,032.46 feet along the north right-of-way of Robinson Road to a point, said point being the southeast corner of Lot 4 of Oak Ridge North Section 7, Block 8;

THENCE, North 02°23'52" West, 526.01 feet along the east line of said Lot 4 to a point, said point being the northwest corner of Lot 26 of Blueberry Hill Estates, Block 1;

THENCE, North 86°44'32" East, 650.38 feet along the north line of said Lot 26 to a point, said point being the northeast corner of Lot 26 of Blueberry Hill Estates, Block 2;

THENCE, North 03°15'36" West, 2,041.83 feet along the east line of residential lots fronting the east right-of-way of Blueberry Hill to a point, said point being the northeast corner of Lot 1 of Blueberry Hill Estates, Block 2;

THENCE, South 86°47'01" West, 619.64 feet along the north line of said Lot 1 to a point, said point being the northwest corner of Lot 1 of Blueberry Hill Estates, Block 1;

City of Oak Ridge North TIRZ No. 1 Boundary
789.74 Acres

THENCE, North 02°23'49" West, 402.89 feet to the **POINT OF BEGINNING**, located in the south right-of-way of Woodson Road, **CONTAINING** approximately 789.74 acres of land in Montgomery County, Texas.

Revised: November 24, 2015

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

P:\PROJECTS\00431 - Oak Ridge North\900 - General Consultation\015 - General\Survey\De-Annexation\Legal Desc\M&B - TIRZ - 789.743 Ac_11-24-2015.Docx