

ORDINANCE NO. 66-2014

AN ORDINANCE DESIGNATING A GEOGRAPHIC AREA WITHIN CITY OF OAK RIDGE NORTH AS REINVESTMENT ZONE NUMBER ONE, CITY OF OAK RIDGE NORTH, 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; AND PROVIDING A SEVERABILITY CLAUSE.

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WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that certain City of Oak Ridge North ad valorem property 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 City 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 December 15, 2014, public hearing on the creation of the proposed zone was published on December 7, 2014 in the Courier, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on December 15, 2014, 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 City has provided all information and 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, as of the date of this Ordinance, no other tax increment reinvestment zone is in operation within the City; and

WHEREAS, based on the latest certified values, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is approximately \$111,013,652; and

WHEREAS, based on the latest certified values, the total appraised value of taxable property in the City and in industrial districts created by the City is approximately \$111,013,652 and

WHEREAS, the total area within the proposed zone is approximately 795.63 acres, including property that is publicly owned; **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 for all purposes.

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

(c) That the City Council further finds and declares that that the zone 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 with inadequate street layout and lack public water distribution, wastewater collection and storm drainage facilities, which conditions substantially impair and arrest the sound growth of the City.

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a geographic area located within both the corporate limits and the extraterritorial jurisdiction of the City of Oak Ridge North;
- (2) That the total appraised value of taxable real property in the proposed zone does not exceed fifty percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and
- (3) That based on the latest certified values, 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 City, 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 A and depicted in the map attached hereto as Exhibit B to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, City of Oak Ridge North, Texas (the "Zone"). The City Council 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. Positions One through Four on the Board of Directors shall be reserved for the City. Position Five shall be 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 September 30, 2015, 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 Four of the Board of Directors and to any position unfilled on September 30, 2015, 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 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of this Ordinance, provided however, that the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Ordinance shall not commence until January 1, 2016, and termination of the operation of the Zone shall occur on December 31, 2045, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full.

Section 5. Tax Increment Base

That the Tax Increment Base of any taxing unit participating in the Zone through property tax increments is the total appraised value of all real property taxable by such taxing unit and located in the Zone as of January 1, 2014, the year in which the Zone was designated 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 ordinances. All Tax Increments (as defined by Chapter 311 of the Texas Tax Code) received by the City or Zone plus other revenues identified in the project plan and the reinvestment zone financing plan to be approved by the Zone and the City shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. 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 8. Open Meetings

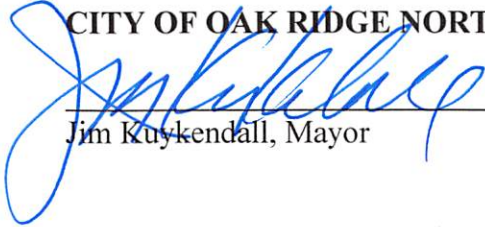
It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City 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.

Section 9. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on December 15, 2014, and the publication of said notice, are hereby ratified, and confirmed.

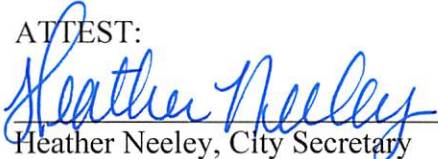
PASSED AND ADOPTED this 15th day of December, 2014.

CITY OF OAK RIDGE NORTH, TEXAS



Jim Kuykendall, Mayor

ATTEST:



Heather Neeley, City Secretary



Exhibit A

TIRZ No. 1 Boundaries

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

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

A **METES AND BOUNDS** description of a 795.63 acre tract of land situated in Montgomery County, Texas; said 795.63 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
795.63 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
795.63 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, 938.35 feet along the east line of said lot to a point, being the southeast corner of Lot 499 of Oak Ridge North Section 4;

THENCE, South 88°00'18" West, 1771.46 feet along the south line of said lot and following the rear lot line of residential lots fronting the south right-of-way of Robinson Road to a point, being the southwest corner of Lot 412 of Oak Ridge North Section 4;

THENCE, South 00°30'25" East, 873.56 feet 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;

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;

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

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 Merilyn 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 Merilyn 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;

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

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

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;

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

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

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;

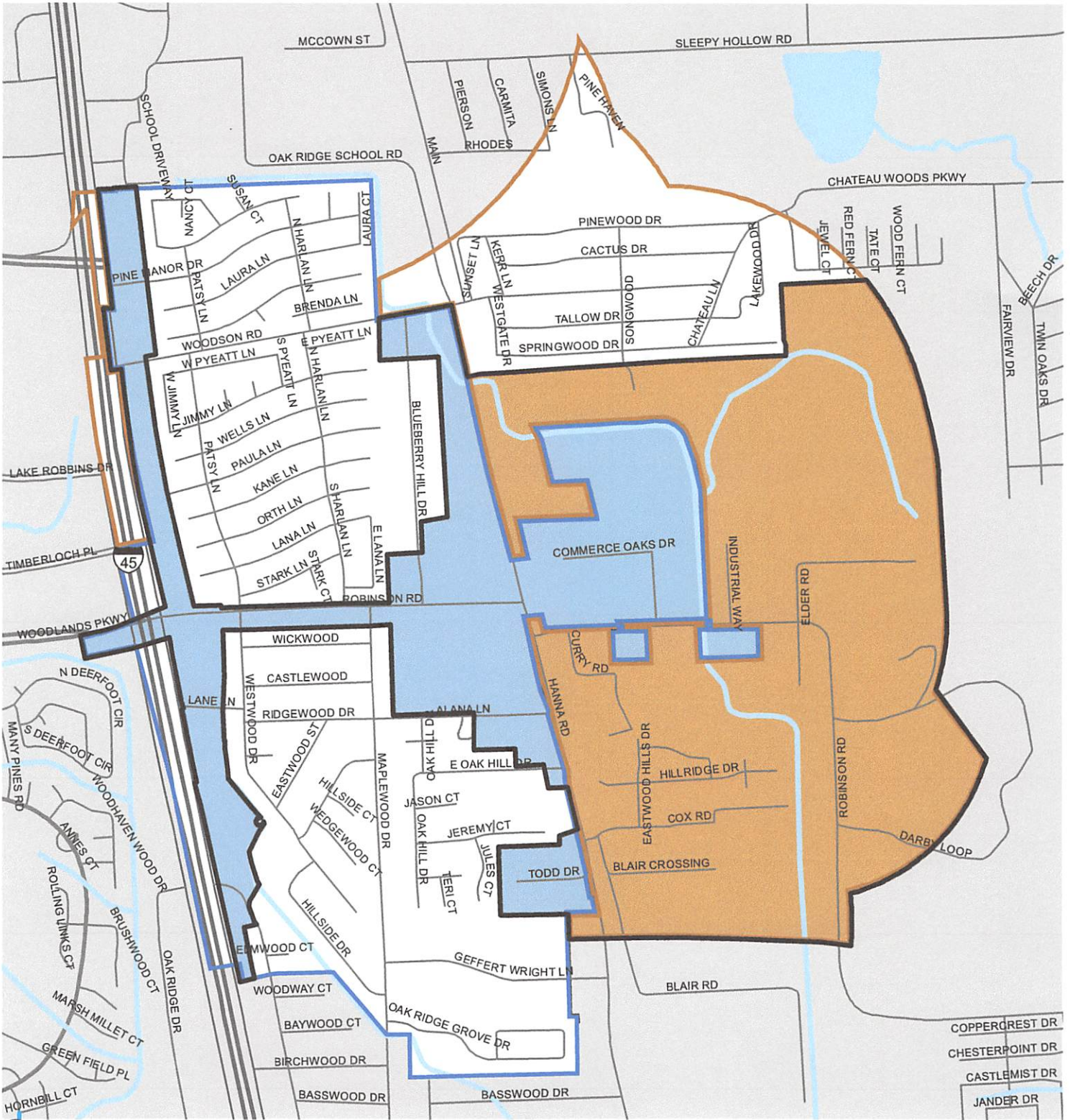
THENCE, North 86°44'32" East, 650.38 feet along the north line of said Lot 26 to a point, said point being the northeast corner of Lot 26 of Blueberry Hill Estates, Block 2;

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;

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 795.63 acres of land in Montgomery County, Texas.

Exhibit B
TIRZ No. 2 Map



LEGEND

- Proposed TIRZ Boundary
- Proposed TIRZ Boundary within City Limits
- Proposed TIRZ Boundary within ETJ
- Oak Ridge North City Limit
- Oak Ridge North ETJ
- Bodies of Water