

CITY OF SEGUIN, TEXAS

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF SEGUIN, TEXAS

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

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

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

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

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on September 28, 2025, which date is before the seventh (7th) day before the public hearing held on October 6, 2025; and

WHEREAS, at the public hearing on October 6, 2025, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on October 6, 2025, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 6, 2025; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

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

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

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

SECTION 1. RECITALS INCORPORATED.

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

SECTION 2. FINDINGS.

That the City Council, after conducting the above-described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located within the City limits of the City; and

2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

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

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of nine (9) members comprised of eight (8) City Council members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2055 (with the final year's tax increment to be collected by September 1, 2056); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2025, which is the year in which the Zone was designated as a reinvestment zone and the total sales generated in the Zone, subject to City sales tax for the year 20205, as defined by Section 311.0123.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) fifty percent (50%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any

time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment and (iii) seventy five (75%) for Years 1-10 and fifty (50%) for Years 11-30 of the City's 1% percent general sales tax rate, as defined by section 311.0123 (b), generated from taxable sales within the Zone above the sales tax base.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

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

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that 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 Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter 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 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

PASSED AND APPROVED ON this _____ day of October 2025.

CITY OF SEGUIN

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller
City Secretary

APPROVED AS TO FORM:

Mark Kennedy
City Attorney

APPROVED AS TO CONTENT:

Steve Parker
City Manager

EXHIBIT A

BOUNDARY DESCRIPTION

TIRZ #3 consists of approximately 544 acres located within the city limits of the City of Seguin. The zone is contiguous and includes Property ID 136699, a 10 acre tract legally described as ABS: 11 SUR: J D CLEMENTS 10.00 AC, as well as a 533.619 acre tract described in detail below.

533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas

A FIELD NOTE DESCRIPTION of 533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas; said 533.619 acre tract being all of Lots 1-3, Block 1 of the Project Green Subdivision, according to the map or plat recorded in Volume 7, Pages 263-264 of the Guadalupe County Map Records, conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File Nos. 07-022168 and 07-022173, being the remainder of an 87.9012 acre tract of land conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File No. 08- 013115 and being all of a 4.6132 acre tract of land conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File No. 202599011082; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a smooth 5/8-inch iron rod found in the northwest right-of-way line of Interstate Highway 10 (right-of-way varies) for the southwest corner of said Lot 3, for the southeast corner of said 87.9012 acre tract and for an angle point of this tract;

THENCE, South 68° 42' 28" West - 710.50 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said 87.9012 acre tract to a 60d nail in concrete found for an angle point of this tract;

THENCE, South 58° 05' 50" West- 215.79 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said 87.9012 acre tract to a 1/2-inch iron rod with cap stamped 'B&A' found for a southwest corner of said 87.9012 acre tract and for a southwest corner of this tract;

THENCE, North 01° 31' 26" West - 3,279.16 feet with the east line of a 40 acre tract of land conveyed to Robin R. Rector Harrel, as recorded in Volume 1528, Page 234 of Guadalupe County Deed Records and with a west line of said 87.9012 acre tract to a point for the southwest corner a 10.0000 acre tract of land conveyed to John T. Montgomery, Rob Killen, Kathy Ambrose, Terry Journey and Jessica Burks, as recorded in Guadalupe County Clerk's File No. 09-011277 and for a northwest corner of this tract;

THENCE, North 88° 28' 34" East - 660.00 feet with the south line of said 10.0000 are tract to a point for the southeast corner of said 10.0000 acre tract and for an interior corner of this tract;

THENCE, North 01° 31' 26" West - 660.00 feet with the east line of said 10.0000 acre tract to a point for the northeast corner of said 10.000 acre tract and for an interior corner of this tract;

THENCE, South 88° 28' 34" West - 660.00 feet with the north line of said 10.0000 acre tract to a point in the east line of said 40 acre tract and in the west line of said 87.9012 acre tract for the northwest corner of said 10.0000 acre tract and for a southwest corner of this tract;

THENCE, North 01° 31' 26" West – 200.01 feet with the east line of said 40 acre tract and with the west line of said 87.9012 acre tract to a 1/2-inch iron rod with cap found for the northeast corner of said 40 acre tract, for an interior corner of said 87.9012 acre tract and for an interior corner of this tract;

THENCE, South 89° 03' 44" West - 536.71 feet with the north line of said 40 acre tract and with a south line of said 87.9012 acre tract to a 1/2-inch iron pipe found for the northwest corner of said 40 acre tract, for the northeast corner of a 27.44 acre tract of land conveyed to William Hallberg and Nancy Hallberg, as recorded in Volume 2854, Page 125 of the Guadalupe County Deed Records and for an angle point of this tract;

THENCE, South 88° 21' 42" West - 60.21 feet with the north line of said 27.44 acre tract and with a south line of said 87.9012 acre tract to a 4-inch metal pole found for the southeast corner of a 2.935 acre tract of land conveyed to Strata Ferrous, Inc., as recorded in Volume 1504, Page 468 of the Guadalupe County Deed Records, for a southwest corner of said 87.9012 acre tract and for a southwest corner of this tract;

THENCE, North 01° 07' 53" West - 495.80 feet with the east line of said 2.935 acre tract and with a west line of said 87.9012 acre tract to a metal fence post found in the southwest right-of-way line of Friesenhahn Road (Youngs Ford Road, right-of-way varies) for the northeast corner of said 2.935 acre tract, for a northwest corner of said 87.9012 acre tract and for a northwest corner of this tract;

THENCE, South 76° 37' 07" East - 1,503.28 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said 87.9012 acre tract to a 10-inch x10-inch concrete fence post found for the northeast corner of said 87.9012 acre tract, for the northwest corner of said Lot 3 and for an angle point of this tract;

THENCE, South 75° 48' 22" East - 622.44 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said Lot 3 to a 10-inch x10-inch concrete fence post found for an angle point of this tract;

THENCE, South 76° 34' 50" East - 1,425.29 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said Lot 3 to a 1/2-inch iron rod with cap found in the northwest line of said Lot 2 for a northeast corner of said Lot 3 and for an interior corner of this tract; from which a 1/2-inch iron rod found bears North 74° 17' 36" East - 0.33 feet;

THENCE, North 20° 52' 10" East - 84.74 feet with the northwest line of said Lot 2 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the southeast corner of said Lot 1 and for an interior corner of this tract;

THENCE, North 76° 54' 03" West - 682.88 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 1/2-inch iron rod with cap found for an interior corner of this tract;

THENCE, South 12° 54' 49" West - 9.69 feet with a jog in the northeast right-of-way line of said Friesenhahn Road to a 10-inch x10-inch concrete fence post found for a south corner of this tract;

THENCE, North 76° 24' 13" West - 936.14 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a west corner of this tract;

THENCE, North 14° 03' 37" East - 10.20 feet with a jog in the northeast right-of-way line of said Friesenhahn Road to a 1/2-inch iron rod found for an interior corner of this tract;

THENCE, North 75° 11' 12" West - 503.39 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 1/2-inch iron rod found for the southeast corner of a 19.21 acre tract of land conveyed to O.J. Riedel, Trustee, as recorded in Volume 724, Page 541 of the Guadalupe County Deed Records, for a southwest corner of said Lot 1 and for a southwest corner of this tract;

THENCE, North 01° 08' 08" West - 848.44 feet with the east line of said 19.21 acre tract and with the west line of said Lot 1 to a 1/2-inch iron rod found for the northeast corner of said 19.21 acre tract, for the southeast corner of Westgate Subdivision, according to the map or plat recorded in Volume 4, Page 96 of the Guadalupe County Map Records, for an angle point of said Lot 1 and for an angle point of this tract;

THENCE, North 01° 28' 34" West - 551.15 feet with the east line of said Westgate Subdivision and with the west line of said Lot 1 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of said Lot 1 and for an angle point of this tract;

THENCE, North 01° 22' 32" West - 1,262.61 feet with the east line of said Westgate Subdivision and with the west line of said Lot 1 to a concrete monument disk found in the southwest right-of-way line of F.M. Highway 78 (right-of-way varies) for the northeast corner of said Westgate Subdivision, for the northwest corner of said Lot 1 and for a northwest corner of this tract;

THENCE, South 76° 33' 09" East - 1,256.79 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 1 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the northwest corner of an 11.684 acre tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 476, Page 679 of the Guadalupe County Deed Records, for a northeast corner of said Lot 1 and for a northeast corner of this tract; from which a metal fence post bears South 00° 50' 29" East - 0.91 feet;

THENCE, South 00° 50' 29" East - 741.45 feet with the west line of said 11.684 acre tract and with an east line of said Lot 1 to a 10-inch x 10-inch concrete fence post found for the southwest corner of said 11.684 acre tract, for an interior corner of said Lot 1 and for an interior corner of this tract;

THENCE, South 76° 36' 44" East with the northeast line of said Lot 1 and with the southwest line of said 11.684 acre tract, with the southwest line of a tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 1000, Page 572 of the Guadalupe County Deed Records, and with the southwest line of a 13.730 acre tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 476, Page 679 of the Guadalupe County Deed Records, at a distance of 1,604.24 feet pass a 1/2-inch iron rod in concrete found for a northeast corner of said Lot 1 and for a northwest corner of said Lot 2 and continuing for a total distance of 1,893.61 feet to a 10-inch x10-inch concrete fence post found for the

southeast corner of said 13.730 acre tract, for an interior corner of said Lot 2 and for an interior corner of this tract;

THENCE, North 01° 09' 52" West - 747.68 feet with the east line of said 13.730 acre tract and with a west line of said Lot 2 to a concrete monument found in the southwest right-of-way line of said F.M. Highway 78 for a northeast corner of said 13.730 acre tract, for a northwest corner of said Lot 2 and for a northwest corner of this tract;

THENCE, South 78° 44' 39" East - 972.43 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 2 to a concrete monument found for an angle point of this tract;

THENCE, South 76° 37' 15" East - 737.62 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 2 to a 2-inch iron pipe found for the northwest corner of an 8.521 acre tract of land conveyed to Superior Energy Group, Ltd., as recorded in Volume 732, Page 1301 of the Guadalupe County Deed Records, for a northeast corner of said Lot 2 and for a northeast corner of this tract;

THENCE, South 01° 17' 10" East - 1,097.52 feet with the west line of said 8.521 acre tract and with the east line of said Lot 2 to a 1/2-inch iron rod found in the north line of a called 26.5 acre tract of land conveyed to Mount Vernon, LLC, as recorded in Guadalupe County Clerk's File No. 202299008845 for a southwest corner of said 8.521 acre tract, for a southeast corner of said Lot 2 and for a southeast corner of this tract;

THENCE, South 87° 34' 00" West - 711.09 feet with the north line of said 26.5 acre tract and with a south line of said Lot 2 to a 1/2-inch iron rod with cap in concrete found for an interior corner of said Lot 2 and for an interior corner of this tract; from which a bent 1-inch iron pipe bears South 87° 34' 10" West - 2.83 feet;

THENCE, South 01° 22' 58" East - 1,116.97 feet with the east line of said Lot 2 to a 6 foot chain link fence corner found for an angle point of this tract;

THENCE, South 00° 15' 22" East - 290.39 feet with the east line of said Lot 2 to a 1/2-inch iron rod with cap stamped 'Kling' found in the northeast right-of-way line of Friesenhahn Road (Youngs Ford Road) (width varies), as recorded in Volume 321, Page 58 and Volume 322, Page 220 of the Guadalupe County Deed Records for a southeast corner of said Lot 2 and for a southeast corner of this tract;

THENCE, North 76° 54' 03" West - 62.59 feet with the northeast right-of-way line of said Friesenhahn Road and with a southwest line of said Lot 2 to a 5/8-inch iron rod found for an interior corner of said Lot 2 and for an interior corner of this tract;

THENCE, South 01° 04' 17" East - 82.51 feet with the east line of said Lot 2 to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the southwest right-of-way of said Friesenhahn Road for the northwest corner of said 4.6132 acre tract and for an interior corner of this tract;

THENCE, South 78° 34' 40" East - 557.92 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said 4.6132 acre tract to a TXDOT disc found at the north end of a cutback corner at intersection of the southwest right-of-way line of said Friesenhahn Road with the northwest right-of-way line of said Interstate Highway No. 10 for the northeast corner of said 4.6132 acre tract and for a northeast corner of this tract;

THENCE, South 12° 50' 11" East - 86.78 feet with said cutback corner and with an east line of said 4.6132 acre tract to a TXDOT disc found at the south end of said cutback corner for the southeast corner of said 4.6132 acre tract and for the southeast corner of this tract;

THENCE, South 51° 29' 46" West with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said 4.6132 acre tract, at a distance of 708.25 feet pass a TXDOT disc found for a southeast corner of said Lot 2 and for the southwest corner of said 4.6132 acre tract and continuing with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said Lot 2, at a distance of 1,198.17 feet pass a 1/2-inch iron rod with cap stamped 'B&A' found for a southeast corner of said Lot 2 and for a northeast corner of said Lot 3 and continuing with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said Lot 3 for a total distance of 1,578.36 feet to a brass monument disk found for an angle point of this tract;

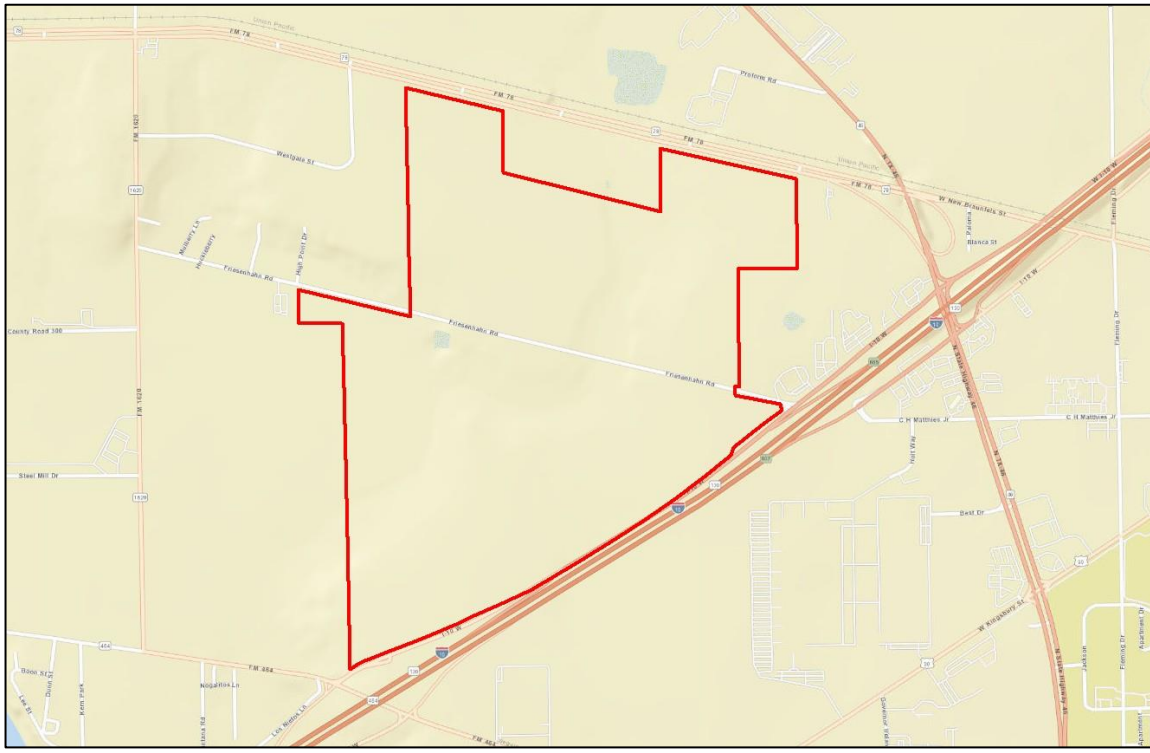
THENCE, South 54° 44' 17" West - 652.94 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a brass monument disk found for an angle point of this tract;

THENCE, South 58° 04' 52" West - 1,419.28 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a 3/4-inch square bar found for an angle point of this tract;

THENCE, South 61° 55' 18" West - 999.03 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a 1/2-inch iron rod with cap stamped 'Kling' found for an angle point of this tract;

THENCE, South 69° 00' 37" West - 561.36 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to the POINT OF BEGINNING and containing 533.619 acres of land.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN