

ORDINANCE NO. 1257-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVER OAKS, TEXAS, AMENDING THE BOUNDARY OF REINVESTMENT ZONE NUMBER ONE, CITY OF RIVER OAKS, TO INCLUDE ADDITIONAL PROPERTY CONTAINING APPROXIMATELY 3.81 ACRES, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, DESCRIBING THE BOUNDARIES OF THE ZONE, AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of River Oaks, 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, pursuant to and as required by the Act, the City Council of the City (the "City Council") prepared a *Reinvestment Zone Number One, City of River Oaks Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") for Reinvestment Zone Number One, City of River Oaks (the "Zone") defining the boundary of the Zone at approximately 152.97 acres as described and depicted in **Exhibit A** attached hereto (the "Property"); and

WHEREAS, on November 15, 2018 the City Council approved Ordinance No. 1208-2018, approving the Preliminary Project and Finance Plan and creating the Zone; and

WHEREAS, the City Council, pursuant to the Act, may amend the boundary of the Zone if the area satisfies the requirements of the Act; and

WHEREAS, a notice of public hearing on amending the Zone to include approximately 3.81 acres, as described and depicted in **Exhibit B** attached hereto (the "Additional Property"), was published in the Fort Worth Star Telegram, a newspaper of general circulation within the City on November 27, 2019, which date is not later than the seventh day prior to the public hearing held on December 10, 2019; and

WHEREAS, on December 10, 2019, the City Council held a public hearing to consider an amendment to the Zone to include the Additional Property; and

WHEREAS, at the public hearing on December 10, 2019, interested persons were allowed to speak for or against including the Additional Property in the Zone, the proposed amended boundaries of the Zone, and the concept of tax increment financing, and owners of property in the Additional Property were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the amendment of the Zone.

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

SECTION 1. DESIGNATION OF THE AMENDED ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby amends the Zone to include the Additional Property, as described and depicted in **Exhibit B** attached hereto.

SECTION 2. SEVERABILITY.

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 3. OPEN MEETINGS.

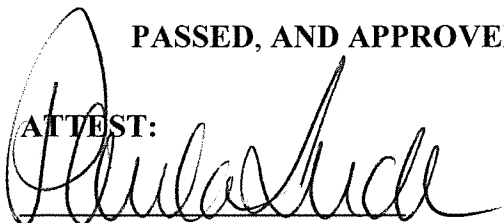
It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, 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 4. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED, AND APPROVED ON THIS THE 10th DAY OF DECEMBER 2019.

ATTEST:



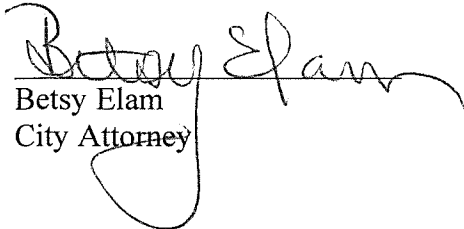
Paula Luck
City Secretary



Herman Earwood
Mayor

Effective: 12-10-2019

APPROVED AS TO FORM:



Betsy Elam
City Attorney

Exhibit A
Legal Description and Depiction of the Property
as included in the Preliminary Project and Finance Plan

BEING approximately 152.97 acres of land located in the City of River Oaks, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a point at in the East right-of-way line of Roberts Cut-Off Road at its intersection with the North right-of-way line of Ohio Garden Road;

THENCE N 89° 47' 04" E, 850.99 feet along the said North right-of-way line of Ohio Garden Road to a point at its intersection with the West right-of-way line of Merritt Street:

THENCE N 00° 59' 10" W, 147.05 feet along the said West right-of-way line of Merritt Street to a point;

THENCE S 89° 47' 55" E passing the East right-of-way line of said Merritt Street at the Northwest corner of Lot 28, Block 1, River Oaks Addition and continuing in all a total distance of 341.54 feet to a point at the at the Northwest corner of Lot 22, said Block 1;

THENCE N 49° 19' 26" E, 559.05 feet to a point at the most Northerly corner of Lot 13, said Block 1, lying in the Westerly right-of-way line of Greenbriar Drive;

THENCE N 43° 12' 45" E, 59.68 feet to a point at the most Westerly corner of Block 24, River Oaks Addition, lying in the Easterly right-of-way line of aforesaid Greenbriar Drive;

THENCE N 47° 13' 46" E, 329.82 feet along the Northwest line of said Block 24 to a point at the most Northerly corner thereof, lying in the Westerly right-of-way line of Glenwick Drive;

THENCE N 54° 08' 14" E, 59.91 feet to a point at the most Westerly corner of Lot 36, Block 12, River Oaks Addition;

THENCE N 49° 19' 21" E, 776.65 feet to a point at the Southwest corner of Lot 22, said Block 12;

THENCE N 00° 43' 58" W, 132.21 feet to a point at the Northwest corner of Lot 20, said Block 12;

THENCE N 44° 41' 41" E, 86.08 feet to a point at the Southwest corner of Lot 19, said Block 12;

THENCE N 00° 12' 44" E, passing the Northwest corner of said Lot 19 in the South right-of-way line of Almena Road and continuing in all a total distance of 147.08 feet to a point in the North right-of-way line thereof;

THENCE N 89° 17' 37" E, 86.94 feet along the said North right-of-way line of Almena Road to a point at its intersection with the West right-of-way line of Long Avenue;

THENCE N 02° 26' 53" W, 56.25 feet along the said West right-of-way line of Long Avenue to a point;

THENCE N 89° 57' 21" E, passing the Southwest corner of Lot 23, Block 7, Rockwood Terrace Addition, lying in the North right-of-way line of Almena Road and continuing in all a total distance of 154.47 feet to the Beginning of a Curve to the Left, said point lying in the Northerly right-of-way line of said Almena Road;

THENCE NORTHEASTERLY, 306.28 feet along said Curve to the Left with the said Northerly right-of-way line of Almena Road to a point at the End of said Curve;

THENCE N 49° 04' 42" E, 1323.15 feet continuing along the Northerly right-of-way line of Almena Road to a point at the Beginning of a Curve to the Left;

THENCE NORTHEASTERLY, 375.71 feet along said Curve to the Left with the said Northerly right-of-way line of Almena Road to a point at the End of said Curve, lying in the Westerly right-of-way line of Shenna Boulevard;

THENCE N 29° 11' 57" W, 259.55 feet along the said Westerly right-of-way line of Shenna Boulevard to a point;

THENCE N 61° 29' 32" E, passing the most Westerly corner of Lot 7, Block 5, Rockwood Terrace Addition in the East right-of-way line of said Shenna Boulevard and continuing in all a total distance of 247.09 feet to a point at the most Northerly corner of said Lot 7;

THENCE N 27° 54' 58" W, 203.54 feet to a point at the most Northerly corner of Lot 5, said Block 5, being the most Southerly corner of Tract 16C4, Abstract 655;

THENCE N 51° 18' 01" E, 115.78 feet along the Southeast line of said Tract 16C4 to a point at the most Easterly corner thereof;

THENCE N 45° 33' 57" W, 753.04 feet to a point at the most Westerly corner of Lot 17R, aforesaid Block 5, Rockwood Terrace Addition lying in the Easterly right-of-way line of Long Avenue;

THENCE NORTHEASTERLY, 147.30 feet along the said Easterly right-of-way line of Long Avenue with a Curve to the Right to a point at the End of said Curve;

THENCE N 89° 45' 16" E, 16.61 feet continuing along the said Easterly right-of-way line of Long Avenue to a point at its intersection with the Southwest right-of-way line of Jacksboro Highway;

THENCE along the said Southwest right-of-way line of Jacksboro Highway as follows:

S 45° 50' 00" E, 280.00 feet to a point;

S 46° 48' 03" E, 308.00 feet to a point;

S 45° 20' 38" E, 351.48 feet to a point;

S 06° 42' 28" W, 24.88 feet to a point;

N 75° 18' 01" E, 25.19 feet to a point;

S 45° 50' 17" E, passing the Northwest right-of-way line of River Oaks Boulevard and continuing in all a total distance of 766.75 feet to a point;

THENCE S 48° 01' 35" W, passing a point at the intersection of the Westerly right-of-way line of Shenna Boulevard with the Southeast right-of-way line of River Oaks Boulevard and continuing along the Southeast right-of-way line of River Oaks Boulevard, in all a total distance of 2688.27 feet to a point at its intersection with the Southwest right-of-way line of Churchill Road;

THENCE S 53° 33' 06" E, 145.44 feet along the said Southwest right-of-way line of Churchill Road to a point;

THENCE S 03° 10' 29" W, 16.41 feet along the West right-of-way line of Churchill Road to a point at the Northeast corner of Lot 30, Block 1, Woodlawn Addition;

THENCE S 89° 46' 12" W, 167.12 feet along the North line of said Lot 30 to a point at the Northwest corner thereof;

THENCE S 00° 26' 32" E, 282.20 feet to a point at the Southeast corner of Lot 2R, said Block 1, Woodlawn Addition;

THENCE N 89° 54' 34" W, 158.15 feet along the South line of said Lot 2R to a point at the Southwest corner thereof, lying in the East right-of-way line of Long Avenue;

THENCE 40° 42' 43" W, 124.41 feet to a point at the Southeast corner of Lot 4, Block 21, River Oaks Addition lying in the West right-of-way line of Said Long Avenue;

THENCE S 89° 40' 03" W, 77.36 feet along the South line of said Lot 4 to a point at the Southwest corner thereof;

THENCE S 37° 50' 02" W, 278.28 feet to a point at the most Southerly corner of Lot 1, said Block 21, being the Northwest corner of Lot 8, said Block 21 and lying in the Easterly line of Lot A, Block 25, River Oaks Addition;

THENCE S 12° 37' 08" E, 110.38 feet along the East line of said Lot A with the West line of

said Lot 8 to a point at the Southwest corner of said Lot 8, being the Northwest corner of Lot 11, said Block 21, River Oaks Addition;

THENCE S 29° 13' 30" E, 133.08 feet continuing along the East line of said Lot A with the West line of said Lot 11 to a point at the Southwest corner of said Lot 11, lying in the Northerly right-of-way line of Arc Circle;

THENCE SOUTHWESTERLY, 17.55 feet along the said Northerly right-of-way line of Arc Circle with a Curve to the Left to a point at the End of said Curve, being the most Easterly corner of Lot 12, aforesaid Block 21, River Oaks Addition;

THENCE N 27° 56' 19" W, 134.98 feet along the Northeast line of said Lot 12 to a point at the most Northerly corner thereof;

THENCE S 51° 34' 58" W, 69.91 feet along the Northwest line of said Lot 12 to a point at the most Westerly corner thereof;

THENCE S 47° 40' 34" W, 348.51 feet to a point at the Northeast corner of Lot 21, aforesaid Block 12, River Oaks Addition;

THENCE S 79° 49' 26" W, 69.95 feet to a point at the Northwest corner of said Lot 21, being the Northeast corner of Lot 22, said Block 12;

THENCE S 84° 07' 13" W, 87.64 feet to a point at the Northwest corner of said Lot 22;

THENCE S 68° 03' 21" W, 70.90 feet to a point at the Northwest corner of Lot 23, aforesaid Block 12, River Oaks Addition;

THENCE S 66° 00' 23" W, 91.09 feet to a point at the Northwest corner of Lot 24, said Block 12;

THENCE S 01° 23' 25" W, 64.78 feet to a point at the Southwest corner of said Lot 24, lying in the North right-of-way line of Ohio Garden Road;

THENCE S 27° 44' 00" E, 63.37 feet to a point at the Northeast corner of Tract 2A1, Abstract 462, lying in the South right-of-way line of said Ohio Garden Road;

THENCE S 00° 29' 41" E, 340.54 feet along the East line of said Tract 2A1 to a point at the Southeast corner thereof;

THENCE N 89° 55' 13" W, 388.25 feet to a point at the Southwest corner of Lot 2, Miller Addition, being the most Easterly Southeast corner of Lot 2B, Block 1, Troy Eubanks Addition;

THENCE NORTH, 26.20 feet to a point at the Northeast corner of Lot 2A, said Block 1, Troy Eubanks Addition;

THENCE S 89° 24' 51" W, 159.43 feet along the North line of said Lot 2A to a point at the Northwest corner thereof, lying in the East right-of-way line of Red Oak Lane;

THENCE S 00° 12' 01" W, 185.81 feet along the said East right-of-way line of Red Oak Lane to a point at the Southwest corner of Lot 3, Block 1 T. J Potts Addition;

THENCE S 41° 50' 54" W, 51.59 feet to a point at the Northeast corner of Lot B, M. J. Sheridan Addition, lying in the Westerly right-of-way line of said Red Oak Lane;

THENCE S 18° 50' 39" W, 36.69 feet along the East line of said Lot B to a point;

THENCE S 00° 35' 59" E, 83.09 feet continuing along the East line of said Lot B to a point at the Southeast corner thereof;

THENCE S 89° 59' 45" W, 349.56 feet along the South line of said Lot B to a point at the Northwest corner thereof, lying in the East right-of-way line of Merritt Street;

THENCE S 00° 08' 46" W, 212.23 feet along the said East right-of-way line of Merritt Street to a point;

THENCE N 88° 28' 52" W, 60.30 feet to a point at the Northeast corner of Lot 2, V. V. Tipton Addition, lying in the West right-of-way line of said Merritt Street;

THENCE S 00° 03' 47" W, 179.21 feet along the said West right-of-way line of Merritt Street to a point at the Southeast corner of Lot 3, aforesaid V. V. Tipton Addition;

THENCE S 89° 42' 17" W, 215.78 feet along the South line of said Lot 3 to a point at the Southwest corner thereof, being the Northwest corner of Lot C2, E. B. Clark Subdivision;

THENCE S 00° 02' 42" W, 82.77 feet along the West line of said Lot C2 to a point at the Southwest corner thereof, being the Northeast corner of Lot 3A, Block 30, Forest Acres Addition, 2nd Filing;

THENCE S 88° 47' 23" W, 96.96 feet along the North line of said Lot 3A to a point at the Northwest corner thereof;

THENCE S 00° 03' 26" W, 162.25 feet along the West line of said Lot 3A to a point at the Southwest corner thereof, lying in the North right-of-way line of Black Oak Lane;

THENCE N 89° 37' 28" W, 194.26 feet along the said North right-of-way line of Black Oak Lane to a point at the Southwest corner of Lot 5R2-1, aforesaid Block 30, Forest Acres Addition, 2nd Filing;

THENCE S 12° 27' 04" W, 47.69 feet to a point at the Northeast corner of Lot 6, Block 29, aforesaid Forest Acres Addition, 2nd Filing, lying in the South right-of-way line of said Black Oak Lane;

THENCE S 00° 31' 48" E, 253.18 feet along the East line of said Lot 6 to a point at the Southeast corner thereof;

THENCE S 89° 53' 48" W, 314.41 feet along the South line of said Lot 6 to a point at the Southwest corner thereof, lying in the East right-of-way line of Roberts Cut-Off Road;

THENCE S 00° 00' 12" W, 374.18 feet along the said East right-of-way line of Roberts Cut-Off Road to a point;

THENCE S 01° 42' 51" E, 175.33 feet continuing along the said East right-of-way line of Roberts Cut-Off Road to a point;

THENCE S 89° 51' 42" W, passing the West right-of-way line of said Roberts Cut-Off Road at the Southeast corner of Lot 2, Block 1, NationsBank Addition and continuing in all a total distance of 414.92 feet to a point at the Southwest corner of said Lot 2, lying in the East line of Lot 1R, Brumbaugh Subdivision;

THENCE S 00° 11' 19" W, 86.26 feet along the East line of said Lot 1R to a point at the most Easterly Southeast corner thereof, lying in the Northwest right-of-way line of Club Oak Drive;

THENCE SOUTHWESTERLY, 47.83 feet along the said Northwest right-of-way line of Club Oak Drive with a Curve to the Left to a point at the End of said Curve, being the most Southerly Southeast corner of said Lot 1R;

THENCE N 86° 22' 48" W, 108.95 feet along the South line of said Lot 1R to a point at the Southwest corner thereof, being the Northeast corner of Lot 46B1, Whitehall and Brumbaugh Subdivision;

THENCE S 00° 01' 08" E, 104.67 feet along the East line of said Lot 46B1 to a point at the Southeast corner thereof;

THENCE N 86° 44' 31" W, 150.02 feet to a point at the most Easterly corner of Lot 1, Block 1, Pecan Park Addition;

THENCE S 41° 55' 47" W, 131.17 feet along the Southeast line of said Lot 1 to a point at the most Southerly corner thereof, lying in the Northeast right-of-way line of Schieme Street;

THENCE S 37° 43' 11" W, 50.16 feet to a point at the most Easterly corner of Lot 1, Block 2, aforesaid Pecan Park Addition, lying in the Southwest right-of-way line of said Schieme Street;

THENCE S 45° 16' 27" W, 135.72 feet along the Southeast line of said Lot 1 to a point at the most Southerly corner thereof, being the most Easterly Northeast corner of Lot 5, said Block 2, Pecan Park Addition;

THENCE S 02° 13' 56" E, 102.36 feet along the East line of said Lot 5 to a point at the most

Easterly Southeast corner thereof, lying in the Westerly right-of-way line of Andrea Court;

THENCE SOUTHWESTERLY, 56.78 feet along the said Westerly right-of-way line of Andrea Court with a Curve to the Left to a point at the End of said Curve, being the most Southerly Southeast corner of said Lot 5;

THENCE N 89° 47' 50" W, 105.47 feet along the South line of said Lot 5 to a point at the Southwest corner thereof, being the Northeast corner of Lot 10A, Block 5, River Oaks Garden Addition;

THENCE S 00° 37' 54" E, 209.59 feet to a point at the most Easterly Southeast corner of Lot 8, said Block 5, River Oaks Garden Addition;

THENCE S 43° 08' 22" W, 222.93 feet to a point at the Northeast corner of Lot 4, said Block 5;

THENCE S 00° 04' 23" E, 85.57 feet along the East line of said Lot 4 to a point at the Southeast corner thereof;

THENCE S 89° 06' 25" W, 340.48 feet to a point at the at the Northeast corner of Lot 1, Block 4, aforesaid River Oaks Garden Addition;

THENCE S 00° 34' 29" E, 108.65 feet along the East line of said Lot 1 to a point at the Southeast corner thereof, lying in the North right-of-way line James Drive;

THENCE S 07° 27' 09" E, 50.34 feet to a point at the Northeast corner of Lot 4, Block 3, aforesaid River Oaks Garden Addition, lying in the South right-of-way line of said James Drive;

THENCE S 89° 28' 38" W, 125.05 feet along the said South right-of-way line of James Drive to a point at the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 51.87 feet continuing along the said South right-of-way line of James Drive with said Curve to the Right to a point at the End of said Curve, being the Northeast corner of Lot 1, Block 3, aforesaid River Oaks Garden Addition;

THENCE S 00° 37' 31" W, 126.47 feet along the East line of said Lot 1 to a point at the Southeast corner thereof;

THENCE S 89° 09' 11" W, 121.76 feet along the South line of said Lot 1 to a point at the Northeast corner of Lot 26, said Block 3;

THENCE S 01° 17' 41" E, 112.42 feet along the East line of said Lot 26 to a point at the Southeast corner thereof, lying in the North right-of-way line of Thomas Lane;

THENCE S 01° 27' 16" W, 50.04 feet to a point at the Northeast corner of Lot 3, Block 2, aforesaid River Oaks Garden Addition, lying in the South right-of-way line of said Thomas Lane;

THENCE N 89° 13' 05" W, 82.32 feet along the said South right-of-way line of Thomas Lane to a point at the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 36.60 feet continuing along the said South right-of-way line of Thomas Lane with said Curve to the Right to a point at the End of said Curve, being the Northeast corner of Lot 1, Block 2, aforesaid River Oaks Garden Addition;

THENCE S 00° 41' 13" E, 119.79 feet along the East line of said Lot 1 to a point at the Southeast corner thereof;

THENCE N 89° 02' 33" W, 120.82 feet along the South line of said Lot 1 to a point at the Northeast corner of Lot 46, said Block 2;

THENCE S 01° 19' 22" E, 109.02 feet along the East line of said Lot 46 to a point at the Southeast corner thereof, lying in the North right-of-way line of Taylor Road;

THENCE S 00° 14' 52" W, 50.36 feet to a point at the Northeast corner of Lot 3, Block 1, River Oaks Garden Addition, lying in the South right-of-way line of said Taylor Road;

THENCE N 86° 53' 52" W, 125.84 feet along the said South right-of-way line of Taylor Road to a point at the Northeast corner of Lot 1, said Block 1;

THENCE SOUTH, 115.00 feet along the East line of said Lot 1 to a point at the Southeast corner thereof;

THENCE WEST, 55.07 feet along the South line of said Lot 1 to a point at the Southwest corner thereof;

THENCE N 01° 06' 13" W, passing the Southeast and Northwest right-of-way lines of River Oaks Boulevard and continuing in all a total distance of 826.95 feet to a point at the Northwest corner of Lot AR, Block 1, River Oaks Garden Addition;

THENCE N 89° 55' 50" E, 414.94 feet along the North line of said Lot AR to a point at the Southwest corner of Lot 1, Block 1, River Oaks Garden Addition;

THENCE N 00° 08' 43" W, 120.73 feet along the West line of said Lot 1 to a point at the Northwest corner thereof, lying in the South right-of-way line of South Schilder Drive;

THENCE N 01° 22' 17" E, 51.59 feet to a point in the South right-of-way line of said South Schilder Drive;

THENCE N 89° 45' 31" E, 136.71 feet along the said North right-of-way line of South Schilder Drive to a point at its intersection with the West right-of-way line of Thersa Drive;

THENCE N 00° 18' 21" W, 171.94 feet along the said West right-of-way line of Thersa Drive to

a point;

THENCE S 89° 31' 50" E, passing the Northwest corner of Lot 1, Block 4, River Oaks Garden Addition, lying in the East right-of-way line of said Thersa Drive and continuing in all a total distance of 184.53 feet to a point at the Southeast corner of said Lot 1, Block 4;

THENCE N 00° 38' 23" W, 327.65 feet to a point at the Northwest corner of Lot 14, Block 9, River Oaks Garden Addition;

THENCE N 44° 08' 39" E, 466.03 feet to a point at the most Northerly Northwest corner of Lot 21, said Block 9;

THENCE N 89° 32' 55" E, 122.09 feet to a point at the Northeast corner of said Lot 21, lying in the West right-of-way line of Yale Street;

THENCE N 33° 42' 35" E, 89.68 feet to a point at the Southwest corner of Lot 1, Block 3, West River oaks Addition, lying in the Northwest right-of-way line of Truman Drive;

THENCE N 42° 53' 45" E, 405.60 feet along the said Northwest right-of-way line of Truman Drive to a point at its intersection with the West right-of-way line of Gustav Street;

THENCE N 01° 03' 22" W, along the said West right-of-way line of Gustav Street passing the South right-of-way line of Black Oak Lane and continuing in all a total distance of 519.18 feet to a point in the North right-of-way line of said Black Oak Lane;

THENCE N 89° 12' 28" E, along the said North right-of-way line of Black Oak Lane passing the West and East right-of-way lines of Hallum Street and continuing in all a total distance of 299.93 feet to a point at the Southeast corner of Lot 10, Block 2, Western Addition;

THENCE N 01° 09' 28" W, 207.88 feet to a point at the Southwest corner of Lot 7, Block 1, said Western Addition;

THENCE S 89° 27' 06" E, passing the West and East right-of-way lines of Cody Court and continuing in all a total distance of 150.70 feet to a point at the Southeast corner of Lot 6, said Block 1, Western Addition;

THENCE N 00° 34' 31" W, 133.28 feet to a point at the Northeast corner of Lot 1, said Block 1, lying in the Southwest right-of-way line of Meandering Road;

THENCE NORTHWESTERLY, 310.66 feet along the said Southwest right-of-way line of Meandering Road with a Curve to the Left to a point at the End of said Curve;

THENCE N 00° 48' 40" W, passing the Southwest corner of Lot 17, Block 1, Castleberry Gardens Addition, lying in the North right-of-way line of said Meandering Road and continuing in all a total distance of 399.36 feet to a point at the Northwest corner of said Lot 17;

THENCE N 88° 55' 01" E, 131.19 feet along the North line of said Lot 17 to a point at the Northeast corner thereof, being the Southeast corner of Lot 4, said Block 1, Castleberry Gardens Addition;

THENCE N 01° 04' 38" W, passing the Northeast corner of said Lot 4, lying in the South right-of-way line of Ohio Garden Road and continuing in all a total distance of 295.68 feet to a point in the North right-of-way line of said Ohio Garden Road;

THENCE N 88° 45' 45" E, 125.03 feet along the said North right-of-way line of Ohio Garden Road to a point at the Southwest corner of Lot 12, Block 3, Oxford Hills Addition;

THENCE N 00° 22' 19" E, passing the South and North right-of-way lines of Tulane Avenue and passing the South and North right-of-way lines of Auburn Street and continuing in all a total distance of 1237.19 feet to a point at the Northwest corner of Lot 1, Block 1, aforesaid Oxford Hills Addition, lying in the South right-of-way line of Notre Dame Avenue;

THENCE N 89° 22' 32" E, 134.07 feet along the said South right-of-way line of Notre Dame Avenue to a point at its intersection with the West right-of-way line of Roberts Cut-Off Road;

THENCE N 86° 15' 57" E, 63.28 feet to a point at the Northwest corner of Lot 4, Block 7, River Oaks Addition, lying in the West right-of-way line of said Roberts Cut-Off Road;

THENCE S 00° 37' 30" E, along the said East right-of-way line of Roberts Cut-Off Road, passing the North and South right-of-way lines of Almena Road and passing the North and South right-of-way lines of Tulane Avenue and continuing in all a total distance of 1308.44 feet to the PLACE OF BEGINNING, containing approximately 152.97 acres of land.

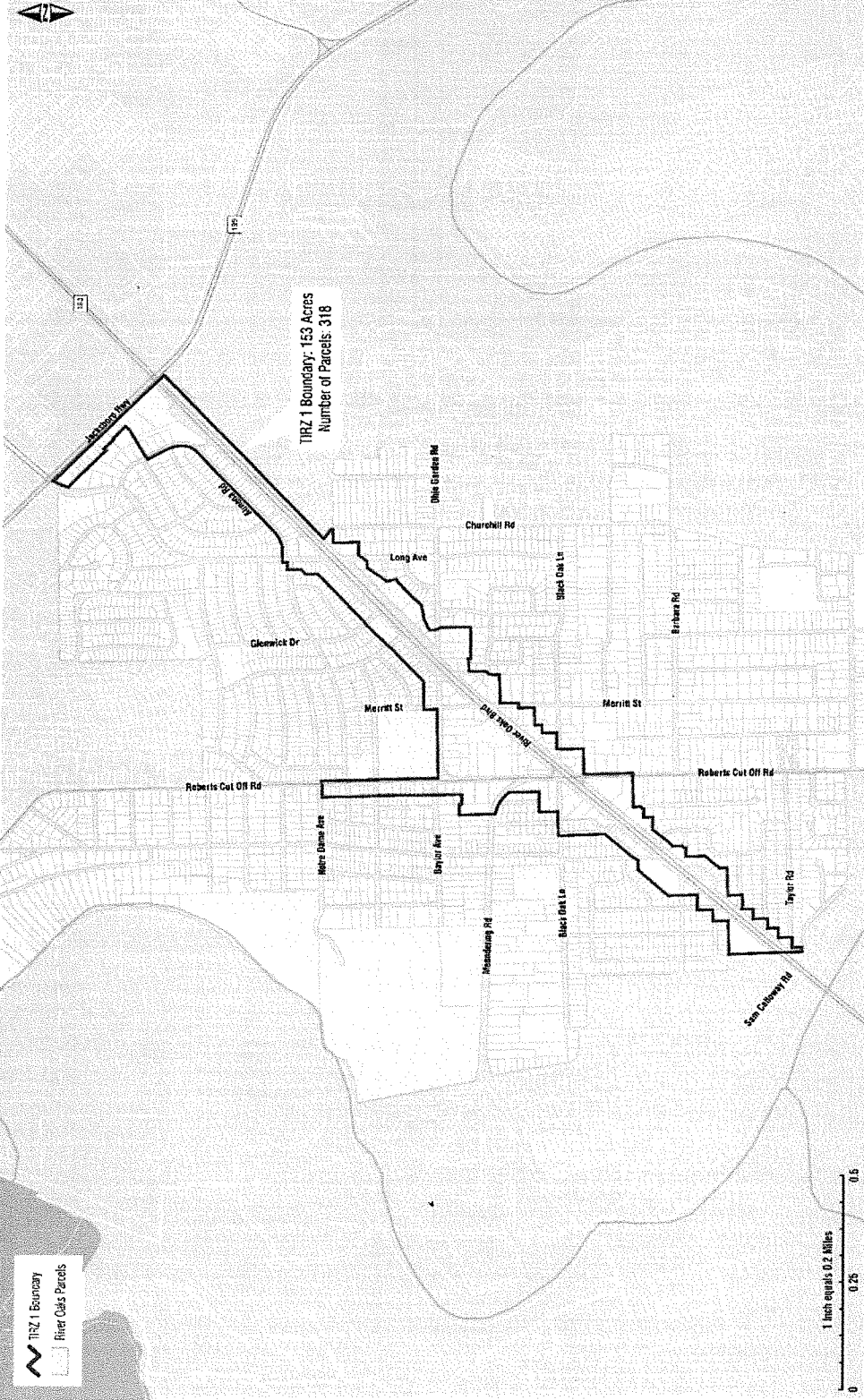


Exhibit B
Legal Description and Depiction of the Additional Property Boundary

LEGAL DESCRIPTION
WEST TRACT

BEING approximately 2.21 acres of land located in the City of River Oaks, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a point at the Southwest corner of Lot 7, Block 1, Western Addition;

THENCE N 00° 34' 48" W, 495.74 feet along the West boundary line of said Block 1, Western Addition to a point at the Northwest corner of Lot 1, said Block 1, lying in the Southerly right-of-way line of Meandering Road;

THENCE SOUTHEASTERLY, 300.44 feet along the said Southerly right-of-way line of Meandering Road to a point at the Northeast corner of Lot 1, Block 2, said Western Addition;

THENCE S 00° 28' 13" E, 209.50 feet along the East boundary line of said Block 2, Western Addition, to a point at the Southeast corner of Lot 4, said Block 2;

THENCE N 89° 59' 34" W, 99.14 feet along the South boundary line of said Lot 4 to a point at the Southwest corner thereof, lying in the East right-of-way line of Cody Court;

THENCE S 00° 34' 31" E, 133.28 feet along the said East right-of-way line of Cody Court to a point at the Southeast corner thereof, being the Southwest corner of Lot 6, said Block 2, Western Addition;

THENCE N 89° 27' 06" W, at 50 feet passing the West right-of-way line of said Cody Court, being the Southeast corner of aforesaid Lot 7, Block 1, Western Addition and continuing in all a total distance of 150.70 feet to PLACE OF BEGINNING, containing approximately 2.21 acres of land.

LEGAL DESCRIPTION
EAST TRACT

BEING approximately 1.60 acres of land located in the City of River Oaks, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a point in the West right-of-way line of Merritt Street at its intersection with the North right-of-way line of Black Oak Lane;

THENCE N 89° 37' 28" W, 312.68 feet along the said North right-of-way line of Merritt Street to at the Southwest corner of Lot 3A, Block 30, Forest Acres Addition, 2nd Filing;

THENCE N 00° 03' 26" E, 162.25 feet along the West boundary line of said Lot 3A to a point at the Northwest corner thereof;

THENCE N 88° 47' 23" E, 96.96 feet along the North boundary line of said Lot 3A to a point at the Northeast corner thereof, being the Southwest corner of Lot C2, said Block 30, Forest Acres Addition, 2nd Filing;

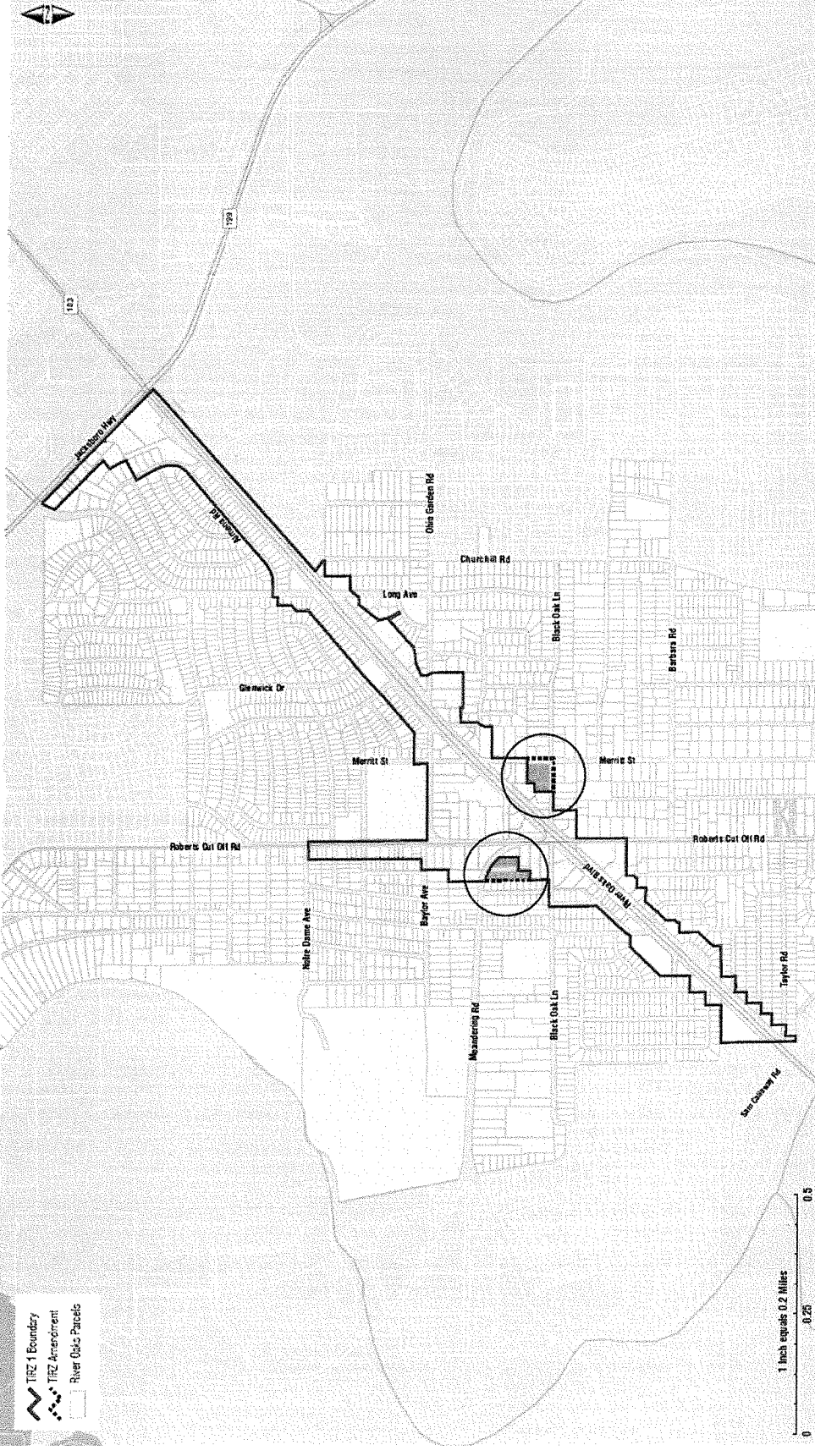
THENCE N 00° 02' 42" E, 82.77 feet along the West boundary line of said Lot C2 to a point at the Northwest corner thereof, being the Southwest corner of Lot 3, V. V. Tipton Addition;

THENCE N 89° 42' 17" E, 215.78 feet along the South boundary line of said Lot 3, V. V. Tipton Addition to a point at the Southeast corner thereof, lying in the aforesaid West right-of-way line of Merritt Street;

THENCE S 00° 03' 47" W, 250.23 feet along the said West right-of-way line of Merritt Street to PLACE OF BEGINNING, containing approximately 1.60 acres of land.

RIVER OAKS, TX

TIRZ 1 BOUNDARY - OVERVIEW



 TIRZ 1 Boundary
 TIRZ Amenity
 River Oaks Parcels