

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, AMENDING ORDINANCE NO. 0264, CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, TOWN OF HORIZON CITY, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, TOWN OF HORIZON CITY, TEXAS

WHEREAS, the Town of Horizon City, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City or the extraterritorial jurisdiction (the "ETJ") of the municipality 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 City limits 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 noncontiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the expansion 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, on December 8, 2020, the City Council of the Town of Horizon City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 0264 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, Town of Horizon City, Texas (the "Zone"); and

WHEREAS, on September 12, 2023, the City Council of the Town of Horizon City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Amendment No. 1 to Ordinance No. 0264 amending the Project and Financing Plan to add Project Horizon Manor; and

WHEREAS, the City Council of the Town of Horizon City, Texas, now desires to further amend Reinvestment Zone Number One, Town of Horizon City, Texas, to expand the boundaries of the existing Reinvestment Zone Number One; and

WHEREAS, upon approval of this Ordinance, Reinvestment Zone Number One, Town of Horizon City, Texas, will consist of noncontiguous land, as described and depicted in Exhibits "A" and "B" of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.01 1(e) of the Texas Tax Code, in pertinent part provides, "If an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness

to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);" and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number One, Town of Horizon City*, attached as **Exhibit "C"** (hereinafter referred to as the "Preliminary Amended Project and Financing Plan") for a proposed amended tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on May 22, 2026, which date is before the seventh (7th) day before the public hearing held on June 9, 2026; and

WHEREAS, at the public hearing on June 9, 2026, interested persons were allowed to speak for or against the expanded 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 June 9, 2026, and in favor of the amendment 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 June 9, 2026; and

WHEREAS, the City has taken all actions required to expand 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 public owned, that is used for residential purposes is less than thirty percent; and

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, 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 hearings and having heard the evidence and testimony presented at the hearings, has made the following findings and

determined based on the evidence and testimony presented to it:

- (a) That the public hearings on the expansion 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 expansion of the 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 expanded 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 wholly within the City limits and extraterritorial jurisdiction 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. DURATION OF THE ZONE.

That the expanded 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, 2050 (with the final year's tax increment to be collected by September 1, 2051), for those parcels added to the TIRZ upon the creation in 2020 ("Original Boundaries") and for those parcels added to the TIRZ with the boundary expansion included in this 2026 amendment ("TIRZ 1A"); (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 4. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Original Boundaries of 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, 2020, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 1A, the 2026 expanded boundaries of 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, 2026, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123.

For both the Original Boundaries and the expanded boundaries, TIRZ 1A, the Tax Increment 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 Tax Increment Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) one hundred percent (100%) 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.

SECTION 5. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") has been created. The Board shall consist of (8) members comprised of Town of Horizon City Council members from Places 1 through 7 and the Mayor. The Mayor shall serve as chair 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 at least one member of the Board. A contributing taxing entity may waive its right to appoint a director. The number of directors on the Board shall be increased by at least one for each taxing unit that appoints a director to the Board; provided, that the maximum number of directors shall not exceed fifteen (15). All appointments to the Board must be made in accordance of Section 311.009 of the Act. The powers and duties of the board of directors are set forth in Section 311.010 of the Act.

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 6. 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 7. 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 8. EFFECTIVE DATE.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, ON THIS THE ___ DAY OF JUNE 2026.

TOWN OF HORIZON CITY

Andres Renteria, Mayor

ATTEST:

Elvia Schuller
City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth
City Attorney

EXHIBIT A
BOUNDARY DESCRIPTION

DESCRIPTION OF A 753.984 ACRE TRACT OF LAND, AND BEING COMPRISED HEREIN OF FOUR (4) PARTS, PART 1 AND 2 BEING SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, AND PART 3 AND 4 BEING SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, ALL IN EL PASO COUNTY, TEXAS, SAID 753.984 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART I: SECTION 32

BEGINNING at the northwest corner of the herein described tract, said point having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=10,628,885.50, E=478,523.79, from which a 2" iron pipe found for the original common corner of Sections 21 and 22, both of Block 79, Township 3, Texas and Pacific Railroad Company Surveys, and being the common corner of the W.J. Rand Survey Nos. 320 and 325 bears N 87°00'31" W, a distance of 10,633.42 feet, and the NGS Monument "TX04A" bears N 63°25'41" W, a distance of 20,353.75 feet;

THENCE S 87°04'04" E, with the north line of the herein described tract, a distance of **4263.90 feet** to the northeast corner of the herein described tract;

THENCE with the east line of the herein described tract, the following ten (10) courses and distances:

- 1) **S 02°56'19" W**, for a distance of **30.00 feet** to a point in the beginning of a curve to the right,
- 2) Along said curve to the right, having an arc length of **31.06 feet**, a radius of **20.00 feet**, a delta angle of **88°59'13"**, with a chord bearing of **S 42°34'06" E**, for a chord distance of **28.03 feet** to a point in the beginning of a reversed curve to the left,
- 3) Along said curve to the left, having an arc length of **90.99 feet**, a radius of **330.00 feet**, a delta angle of **15°47'52"**, with a chord bearing of **S 04°57'36" E**, for a chord distance of **90.70 feet** to a point in the beginning of a reversed curve to the right,
- 4) Along said curve to the right, having an arc length of **64.30 feet**, a radius of **240.00 feet**, a delta angle of **15°21'04"**, with a chord bearing of **S 05°10'59" E**, for a chord distance of **64.11 feet** to a point at the end of said curve,
- 5) **S 02°29'32" W**, for a distance of **3059.73 feet** to a point,
- 6) **N 87°30'53" W**, for a distance of **123.77 feet** to a point,

- 7) **N 86°58'35" W**, for a distance of **1200.23 feet** to a point,
- 8) **S 02°32'17" W**, for a distance of **1376.53 feet** to a point,
- 9) **N 86°58'35" W**, for a distance of **429.74 feet** to a point, and
- 10) **S 03°00'09" W**, for a distance of **483.13 feet** to a point for the southeast corner of the herein described tract;

THENCE N 87°03'11" W, with the south line of the herein described tract, and being the north line of Horizon Boulevard, for a distance of **215.51 feet** to a point for the southwest corner of the herein described tract;

THENCE departing said common line, with the west line of the herein described tract, and being the east line of a 120 foot wide strip of land, as conveyed in a deed to the Town of Horizon City, of record in Document No. 20160056220, the following 17 courses and distances:

- 1) **N 02°56'49" E**, for a distance of **90.64 feet** to a point in the beginning of a curve to the right,
- 2) Along said curve to the right, having an arc length of **345.34 feet**, a radius of **1840.00 feet**, a delta angle of **10°45'13"**, with a chord bearing of **N 08°19'16" E**, for a chord distance of **344.83 feet** to a point at the end of said curve,
- 3) **N 13°41'52" E**, for a distance of **142.05 feet** to a point in the beginning of a curve to the left,
- 4) Along said curve to the left, having an arc length of **485.70 feet**, a radius of **1560.00 feet**, a delta angle of **17°50'20"**, with a chord bearing of **N 04°46'42" E**, for a chord distance of **483.74 feet** to a point at the end of said curve,
- 5) **N 04°08'27" W**, for a distance of **598.71 feet** to a point in the beginning of a curve to the right,
- 6) Along said curve to the right, having an arc length of **497.67 feet**, a radius of **3940.00 feet**, a delta angle of **07°14'11"**, with a chord bearing of **N 00°31'22" W**, for a chord distance of **497.28 feet** to a point at the end of said curve,
- 7) **N 03°05'43" E**, for a distance of **465.69 feet** to a point in the beginning of a curve to the left,
- 8) Along said curve to the left, having an arc length of **1051.30 feet**, a radius of **1160.00 feet**, a delta angle of **51°55'36"**, with a chord bearing of **N 22°52'05" W**, for a chord distance of **1015.69 feet** to a point at the end of said curve,
- 9) **N 48°49'53" W**, for a distance of **1131.39 feet** to a point in the beginning of a curve to the left,

- 10) Along said curve to the left, having an arc length of **75.55 feet**, a radius of **1560.00 feet**, a delta angle of **02°46'29"**, with a chord bearing of **N 50°13'08" W**, for a chord distance of **75.54 feet** to a point at the end of said curve,
- 11) **N 51°36'22" W**, for a distance of **488.79 feet** to a point in the beginning of a curve to the right,
- 12) Along said curve to the right, having an arc length of **93.47 feet**, a radius of **1440.00 feet**, a delta angle of **03°43'08"**, with a chord bearing of **N 49°44'48" W**, for a chord distance of **93.45 feet** to a point at the end of said curve,
- 13) **N 47°53'14" W**, for a distance of **372.24 feet** to a point in the beginning of a curve to the right,
- 14) Along said curve to the right, having an arc length of **129.64 feet**, a radius of **1440.00 feet**, a delta angle of **05°09'29"**, with a chord bearing of **N 45°18'29" W**, for a chord distance of **129.60 feet** to a point at the end of said curve,
- 15) **N 42°43'45" W**, for a distance of **85.11 feet** to a point,
- 16) **N 42°43'33" W**, for a distance of **42.27 feet** to a point, and
- 17) **N 02°28'46" E**, for a distance of **96.64 feet** to the **POINT OF BEGINNING**, containing **225.228 acres** of land

PART 2: (SECTION 32)

BEGINNING at the northwest corner of the herein described tract, said point having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=10,628,619.84, E=478,512.29, from which a 2" iron pipe found for the original common corner of Sections 21 and 22, both of Block 79, Township 3, Texas and Pacific Railroad Company Surveys, and being the common corner of the W.J. Rand Survey Nos. 320 and 325 bears **N 85°34'39" W**, a distance of 10,639.11 feet;

THENCE with the east line of the herein described tract, and being the east line of a 120 foot wide strip of land, as conveyed in a deed to the Town of Horizon City, of record in Document No. 20160056220, the following 15 courses and distances:

- 1) **S 42°43'33" E**, for a distance of **8.16 feet** to a point in the beginning of a curve to the left,
- 2) Along said curve to the left, having an arc length of **140.53 feet**, a radius of **1560.00 feet**, a delta angle of **05°09'42"**, with a chord bearing of **S 45°18'23" E**, for a chord distance of **140.49 feet** to a point at the end of said curve,
- 3) **S 47°53'14" E**, for a distance of **372.24 feet** to a point in the beginning of a curve to the left,

- 4) Along said curve to the left, having an arc length of **101.26 feet**, a radius of **1560.00 feet**, a delta angle of **03°43'08"**, with a chord bearing of **S 49°44'48" E**, for a chord distance of **101.24 feet** to a point at the end of said curve,
- 5) **S 51°36'22" E**, for a distance of **488.79 feet** to a point in the beginning of a curve to the left,
- 6) Along said curve to the left, having an arc length of **69.74 feet**, a radius of **1440.00 feet**, a delta angle of **02°46'29"**, with a chord bearing of **S 50°13'08" E**, for a chord distance of **69.73 feet** to a point at the end of said curve,
- 7) **S 48°49'53" E**, for a distance of **1131.38 feet** to a point in the beginning of a curve to the right,
- 8) Along said curve to the right, having an arc length of **942.54 feet**, a radius of **1040.00 feet**, a delta angle of **51°55'36"**, with a chord bearing of **S 22°52'05" E**, for a chord distance of **910.62 feet** to a point at the end of said curve,
- 9) **S 03°05'43" W**, for a distance of **465.69 feet** to a point in the beginning of a curve to the left,
- 10) Along said curve to the left, having an arc length of **512.76 feet**, a radius of **4060.00 feet**, a delta angle of **07°14'11"**, with a chord bearing of **S 00°31'22" E**, for a chord distance of **512.42 feet** to a point at the end of said curve,
- 11) **S 04°08'27" E**, for a distance of **598.71 feet** to a point in the beginning of a curve to the right,
- 12) Along said curve to the right, having an arc length of **448.34 feet**, a radius of **1440.00 feet**, a delta angle of **17°50'20"**, with a chord bearing of **S 04°46'42" W**, for a chord distance of **446.53 feet** to a point at the end of said curve,
- 13) **S 13°41'52" W**, for a distance of **142.05 feet** to a point in the beginning of a curve to the left,
- 14) Along said curve to the left, having an arc length of **367.86 feet**, a radius of **1960.00 feet**, a delta angle of **10°45'13"**, with a chord bearing of **S 08°19'16" W**, for a chord distance of **367.32 feet** to a point at the end of said curve, and
- 15) **S 02°56'39" W**, for a distance of **90.63 feet** to the southeast corner of the herein described tract;

THENCE N 87°03'11" W, with the south line of the herein described tract, and being the north line of Horizon Boulevard, for a distance of **1485.58 feet** to an angle point;

THENCE N 87°03'28" W, continuing with the south line of the herein described tract, being also the north line of said Horizon Boulevard, for a distance of **572.49 feet** to the southwest corner of the herein described tract;

THENCE departing said common line, with the west line of the herein described tract, the following three (3) courses and distances:

- 1) **N 02°29'28" E**, for a distance of **591.24 feet** to a point,
- 2) **N 25°43'37" W**, for a distance of **317.63 feet** to a point, and
- 3) **N 02°28'46" E**, for a distance of **3984.49 feet** to the **POINT OF BEGINNING**, containing **200.238 acres** of land.

PART 3: (SECTION 30)

BEGINNING at the northwest corner of the herein described tract, said point having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=10,634,186.16, E=475,724.59, from which a 2" iron pipe found for the original common corner of Sections 21 and 22, both of Block 79, Township 3, Texas and Pacific Railroad Company Surveys, and being the common corner of the W.J. Rand Survey Nos. 320 and 325 bears S 58°44'13" W, a distance of 9147.36 feet, and the NOS Monument "TX04A" bears N 76°08'01" W, a distance of 15,866.44 feet;

THENCE S 87°03'50" E, with the north line of the herein described tract, for a distance of **2693.96 feet** to a point;

THENCE S 87°04'13" E, continuing with the north line of the herein described tract, for a distance of **232.24 feet** to the northeast corner of the herein described tract;

THENCE departing the north line of the herein described tract, with the east line of the herein described tract, the following nine (9) courses and distances:

- 1) **S 02°28'23" W**, for a distance of **293.01 feet** to a point,
- 2) **N 87°02'24" W**, for a distance of **427.99 feet** to a point,
- 3) **S 02°57'36" W**, for a distance of **20.00 feet** to a point,
- 4) **S 87°02'24" E**, for a distance of **120.17 feet** to a point,
- 5) **S 02°29'32" W**, for a distance of **248.44 feet** to a point,
- 6) **S 87°02'27" E**, for a distance of **308.08 feet** to a point,
- 7) **S 02°28'27" W**, for a distance of **4562.08 feet** to a point,
- 8) **S 87°02'34" E**, for a distance of **99.97 feet** to a point, and
- 9) **S 02°28'26" W**, for a distance of **28.36 feet** to the southeast corner of the herein described tract;

THENCE departing the east line of the herein described tract, with the south line of the herein described tract, being also the north line of a 120 foot wide strip of land, as conveyed in a deed to the Town of Horizon City, of record in Document No. 20160056220, the following five (5) courses and distances:

- 1) **N 87°04'12" W**, for a distance of **98.12 feet** to a point,
- 2) **N 42°43'33" W**, for a distance of **585.92 feet** to a point in the beginning of a curve to the left,
- 3) Along said curve to the left, having an arc length of **888.04 feet**, a radius of **1160.00 feet**, a delta angle of **43°51'47"**, with a chord bearing of **N 64°39'26" W**, for a chord distance of **866.52 feet** to a point at the end of said curve,
- 4) **N 87°01'32" W**, for a distance of **133.87 feet** to a point, and
- 5) **N 87°02'26" W**, for a distance of **2081.18 feet** to a point in the beginning of a curve to the right;

THENCE departing said common line, with the west line of the herein described tract, being also the east line of Horizon Mesa Unit 1, 3, 5 and 6, the following 55 courses and distances:

- 1) Along said curve to the right, having an arc length of **47.12 feet**, a radius of **30.00 feet**, a delta angle of **90°00'00"**, with a chord bearing of **N 41°57'17" W**, for a chord distance of **42.43 feet** to a point at the end of said curve,
- 2) **N 03°02'33" E**, for a distance of **620.25 feet** to a point,
- 3) **S 86°57'27" E**, for a distance of **1252.46 feet** to a point in the beginning of a curve to the right,
- 4) Along said curve to the right, having an arc length of **204.16 feet**, a radius of **2340.41 feet**, a delta angle of **04°59'53"**, with a chord bearing of **N 22°27'12" W**, for a chord distance of **204.10 feet** to a point at the end of said curve,
- 5) **THENCE N 68°22'17" E**, for a distance of **60.03 feet** to a point in the beginning of a curve to the right,
- 6) Along said curve to the right, having an arc length of **32.10 feet**, a radius of **20.00 feet**, a delta angle of **91°56'46"**, with a chord bearing of **N 24°24'32" E**, for a chord distance of **28.76 feet** to a point at the end of said curve,
- 7) **N 21°07'04" W**, for a distance of **60.00 feet** to a point in the beginning of a curve to the right,
- 8) Along said curve to the right, having an arc length of **31.47 feet**, a radius of **20.00 feet**, a delta angle of **90°08'39"**, with a chord bearing of **N 66°36'04" W**, for a chord distance of **28.32 feet** to a point at the beginning of a reversed curve to the left,

- 9) Along said curve to the left, having an arc length of **467.26 feet**, a radius of **3140.06 feet**, a delta angle of **08°31'34"**, with a chord bearing of **N 26°07'08" W**, for a chord distance of **466.83 feet** to a point at the end of said curve,
- 10) **S 59°33'32" W**, for a distance of **60.00 feet** to a point in the beginning of a curve to the left,
- 11) Along said curve to the left, having an arc length of **741.92 feet**, a radius of **3126.67 feet**, a delta angle of **13°35'44"**, with a chord bearing of **N 37°17'58" W**, for a chord distance of **740.18 feet** to a point at the end of said curve,
- 12) **N 45°48'13" E**, for a distance of **60.00 feet** to a point in the beginning of a curve to the left,
- 13) Along said curve to the left, having an arc length of **3.83 feet**, a radius of **3186.67 feet**, a delta angle of **00°04'08"**, with a chord bearing of **N 44°08'01" W**, for a chord distance of **3.83 feet** to a point in the beginning of a reversed curve to the right,
- 14) Along said curve to the right, having an arc length of **31.48 feet**, a radius of **20.00 feet**, a delta angle of **90°11'16"**, with a chord bearing of **N 00°33'26" E**, for a chord distance of **28.33 feet** to a point at the end of said curve,
- 15) **N 45°27'45" E**, for a distance of **88.93 feet** to a point in the beginning of a curve to the right,
- 16) Along said curve to the right, having an arc length of **455.32 feet**, a radius of **2473.41 feet**, a delta angle of **10°32'50"**, with a chord bearing of **N 50°44'10" E**, for a chord distance of **454.67 feet** to a point at the end of said curve,
- 17) **N 56°00'35" E**, for a distance of **144.22 feet** to a point in the beginning of a curve to the right,
- 18) Along said curve to the right, having an arc length of **258.95 feet**, a radius of **4817.28 feet**, a delta angle of **03°04'47"**, with a chord bearing of **N 57°33'03" E**, for a chord distance of **258.91 feet** to a point in the beginning of a compound curve to the right,
- 19) Along said curve to the right, having an arc length of **30.85 feet**, a radius of **20.00 feet**, a delta angle of **88°23'09"**, with a chord bearing of **S 76°42'59" E**, for a chord distance of **27.88 feet** to a point at the end of said curve,
- 20) **S 32°31'24" E**, for a distance of **3.56 feet** to a point,
- 21) **N 57°28'36" E**, for a distance of **52.00 feet** to a point in the beginning of a curve to the right,
- 22) Along said curve to the right, having an arc length of **32.38 feet**, a radius of **20.00 feet**, a delta angle of **92°45'03"**, with a chord bearing of **N 13°51'07" E**, for a chord distance of **28.96 feet** to a point at the beginning of a compound curve to the right,

- 23) Along said curve to the right, having an arc length of 68.90 feet, a radius of 6299.36 feet, a delta angle of $00^{\circ}37'36''$, with a chord bearing of $N 60^{\circ}32'27'' E$, for a chord distance of **68.90 feet** to a point at the end of said curve,
- 24) **$N 29^{\circ}08'45'' W$** , for a distance of **52.00 feet** to a point,
- 25) **$N 35^{\circ}46'46'' W$** , for a distance of **98.77 feet** to a point,
- 26) **$N 47^{\circ}36'57'' W$** , for a distance of **58.30 feet** to a point,
- 27) **$N 49^{\circ}42'50'' W$** , for a distance of **58.30 feet** to a point,
- 28) **$N 46^{\circ}55'05'' W$** , for a distance of **58.60 feet** to a point,
- 29) **$N 53^{\circ}56'09'' W$** , for a distance of **59.92 feet** to a point,
- 30) **$N 56^{\circ}03'35'' W$** , for a distance of **58.48 feet** to a point,
- 31) **$N 58^{\circ}09'28'' W$** , for a distance of **58.48 feet** to a point,
- 32) **$N 60^{\circ}15'20'' W$** , for a distance of **58.48 feet** to a point,
- 33) **$N 61^{\circ}52'03'' W$** , for a distance of **76.14 feet** to a point,
- 34) **$N 25^{\circ}02'00'' E$** , for a distance of **96.56 feet** to a point in the beginning of a curve to the right,
- 35) Along said curve to the right, having an arc length of **31.96 feet**, a radius of **20.00 feet**, a delta angle of **$91^{\circ}33'16''$** , with a chord bearing of **$N 70^{\circ}48'38'' E$** , for a chord distance of **28.67 feet** to a point at the end of said curve,
- 36) **$N 23^{\circ}52'11'' E$** , for a distance of **52.06 feet** to a point in the beginning of a curve to the right,
- 37) Along said curve to the right, having an arc length of **30.90 feet**, a radius of **20.00 feet**, a delta angle of **$88^{\circ}31'32''$** , with a chord bearing of **$N 19^{\circ}13'46'' W$** , for a chord distance of **27.92 feet** to a point at the end of said curve,
- 38) **$N 25^{\circ}02'00'' E$** , for a distance of **202.64 feet** to a point in the beginning of a curve to the right,
- 39) Along said curve to the right, having an arc length of **31.85 feet**, a radius of **20.00 feet**, a delta angle of **$91^{\circ}15'01''$** , with a chord bearing of **$N 70^{\circ}39'30'' E$** , for a chord distance of **28.59 feet** to a point at the end of said curve,
- 40) **$N 24^{\circ}05'37'' E$** , for a distance of **52.04 feet** to a point in the beginning of a curve to the right,

- 41) Along said curve to the right, having an arc length of **31.00 feet**, a radius of **20.00 feet**, a delta angle of **88°48'19"**, with a chord bearing of **N 19°22'09" W**, for a chord distance of **27.99 feet** to a point at the end of said curve,
- 42) **N 25°02'00" E**, for a distance of **77.40 feet** to a point in the beginning of a curve to the right,
- 43) Along said curve to the right, having an arc length of **31.84 feet**, a radius of **20.00 feet**, a delta angle of **91°13'13"**, with a chord bearing of **N 70°38'37" E**, for a chord distance of **28.58 feet** to a point at the end of said curve,
- 44) **N 24°23'26" E**, for a distance of **74.04 feet** to a point in the beginning of a curve to the right,
- 45) Along said curve to the right, having an arc length of **31.01 feet**, a radius of **20.00 feet**, a delta angle of **88°50'27"**, with a chord bearing of **N 19°23'13" W**, for a chord distance of **28.00 feet** to a point at the end of said curve,
- 46) **N 64°58'02" W**, for a distance of **52.00 feet** to a point in the beginning of a curve to the right,
- 47) Along said curve to the right, having an arc length of **31.01 feet**, a radius of **20.00 feet**, a delta angle of **88°50'24"**, with a chord bearing of **S 69°27'12" W**, for a chord distance of **28.00 feet** to a point in the beginning of a reversed curve to the left,
- 48) Along said curve to the left, having an arc length of **536.64 feet**, a radius of **2253.13 feet**, a delta angle of **13°38'47"**, with a chord bearing of **N 72°56'59" W**, for a chord distance of **535.37 feet** to a point at the end of said curve,
- 49) **N 10°13'37" E**, for a distance of **167.00 feet** to a point in the beginning of a curve to the left,
- 50) Along said curve to the left, having an arc length of **28.79 feet**, a radius of **2420.13 feet**, a delta angle of **00°40'54"**, with a chord bearing of **N 80°06'50" W**, for a chord distance of **28.79 feet** to a point at the end of said curve,
- 51) **N 09°32'43" E**, for a distance of **131.29 feet** to a point,
- 52) **S 80°04'35" E**, for a distance of **18.12 feet** to a point,
- 53) **N 02°57'36" E**, for a distance of **188.16 feet** to a point,
- 54) **N 87°02'24" W**, for a distance of **13.58 feet** to a point, and
- 55) **N 02°48'44" E**, for a distance of **121.26 feet** to the **POINT OF BEGINNING**, containing **279.476 acres** of land.

PART 4: (SECTION 30)

BEGINNING at the northwest corner of the herein described tract, said point having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=10,629,715.82, E=474,466.73, from which a 2" iron pipe found for the original common corner of Sections 21 and 22, both of Block 79, Township 3, Texas and Pacific Railroad Company Surveys, and being the common corner of the W.J. Rand Survey Nos. 320 and 325 bears S 87°35'34" W, a distance of 6566.75 feet, and the NGS Monument "TX04A" bears N 59°40'36" W, a distance of 16,387.92 feet;

THENCE S 86°57'17" E, with the north line of the herein described tract, being also the south line of Eastlake Boulevard, for a distance of **561.65 feet** to a point;

THENCE continuing with the north line of the herein described tract, being also the south line of a 120 foot wide strip of land, as conveyed in a deed to the Town of Horizon City, of record in Document No. 20160056220, the following four (4) courses and distances:

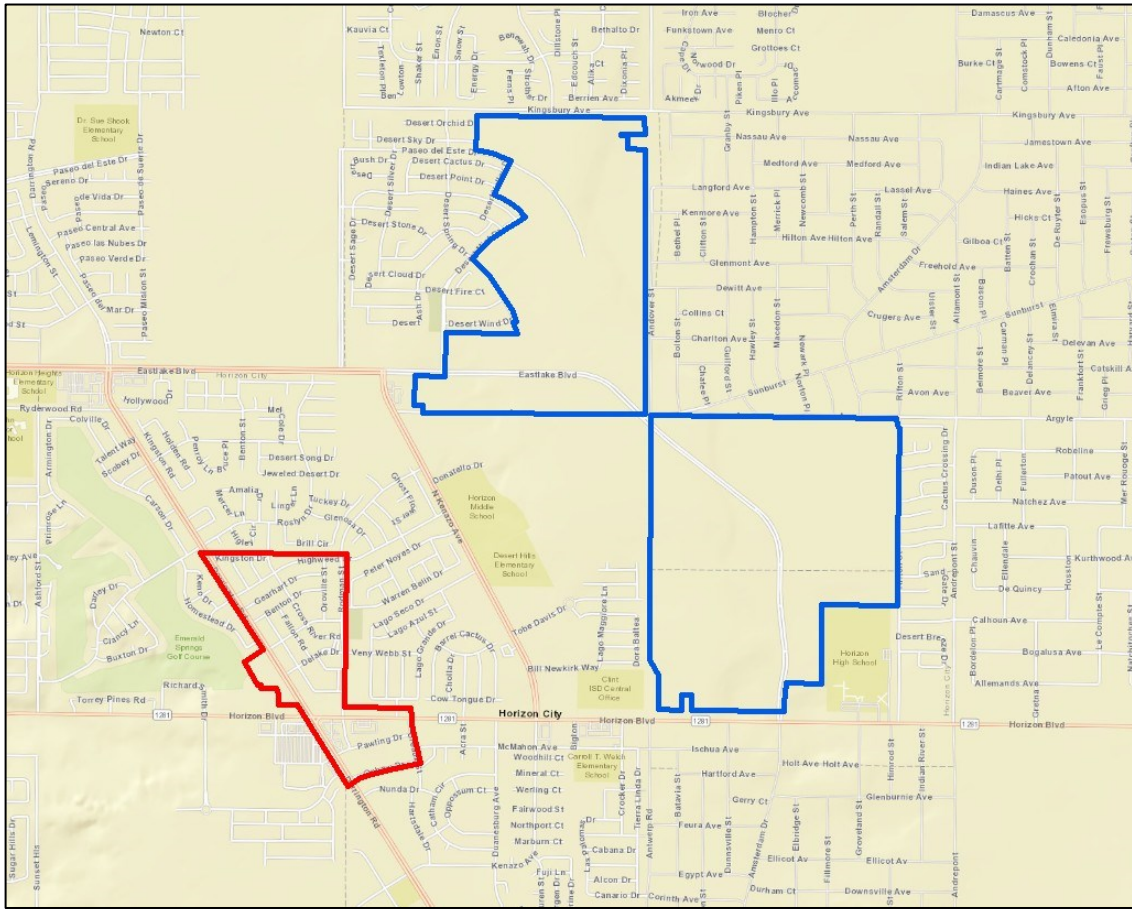
- 1) **S 87°02'26" E**, for a distance of **2080.24 feet** to a point,
- 2) **S 87°01'32" E**, for a distance of **134.24 feet** to a point in the beginning of a curve to the right,
- 3) Along said curve to the right, having an arc length of **795.97 feet**, a radius of **1040.00 feet**, a delta angle of **43°51'06"**, with a chord bearing of **S 64°39'06" E**, for a chord distance of **776.69 feet** to a point at the end of said curve, and
- 4) **S 42°43'33" E**, for a distance of **463.14 feet** to the southeast corner of the herein described tract;

THENCE departing said common line, with the south line of the herein described tract, the following three (3) courses and distances:

- 1) **N 87°04'12" W**, for a distance of **3674.74 feet** to a point,
- 2) **N 03°01'26" E**, for a distance of **125.07 feet** to a point, and
- 3) **N 86°46'35" W**, for a distance of **151.80 feet** to the southwest corner of the herein described tract;

THENCE N 03°02'43" E, with the west line of the herein described tract, being also the east line of Horizon Mesa Commercial Subdivision Unit One, for a distance of **496.38 feet** to the **POINT OF BEGINNING**, containing **49.042 acres** of land.

EXHIBIT B BOUNDARY MAP





-  - TIRZ #1 Boundary (Original Boundaries)
-  - TIRZ #1A Boundary (Expanded Boundaries)

EXHIBIT C
PRELIMINARY AMENDED PROJECT PLAN AND FINANCE PLAN