

ORDINANCE NO. 4579

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA CONSISTING OF APPROXIMATELY 248.1466 ACRES OF LAND CONSISTING OF THE FOLLOWING SIX (6) TRACTS OF LAND: (1) 4300 LAWSON ROAD; (2) 3400 MCKENZIE ROAD; (3) 4800 LASATER ROAD; (4) 4900 LASATER ROAD; (5) 2700 MCKENZIE ROAD; AND (6) 925 MCKENZIE ROAD, ALL SIX (6) TRACTS OF LAND BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER TWELVE, CITY OF MESQUITE, TEXAS (IH-20 BUSINESS PARK); DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the corporate limits of the City or within the extraterritorial jurisdiction (the “ETJ”) of the City, or in both, 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 within 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 of the City (the “City Council”) desires for the City to consider the creation of a tax increment reinvestment zone containing approximately 248.1466 acres of land consisting of the following six (6) tracts of land: (1) 4300 Lawson Road; (2) 3400 McKenzie Road; (3) 4800 Lasater Road; (4) 4900 Lasater Road; (5) 2700 McKenzie Road; and (6) 925 McKenzie Road, all six (6) tracts of land being located within the corporate limits of the City, said tracts being more particularly described by metes and bounds in Exhibit “A” attached hereto and made a part hereof for all purposes, with the boundaries of said tracts being generally depicted in Exhibit “B” attached hereto and made a part hereof for all purposes; and

WHEREAS, pursuant to and as required by the Act, the City will prepare a preliminary project and financing plan for the proposed zone (the “Preliminary Project and Finance Plan”) containing the real property described and depicted in Exhibits “A” and “B” attached hereto; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper of general circulation in the City on June 7, 2018, which date is more than seven (7) days before the public hearing on June 18, 2018; and

WHEREAS, on June 18, 2018, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the proposed zone, the boundaries of the proposed 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 proposed zone; and

WHEREAS, on June 18, 2018, the City Council continued the public hearing on the creation of the proposed zone to the City Council meeting on July 2, 2018, with the public hearing remaining open; and

WHEREAS, on July 2, 2018, the City Council continued the public hearing on the creation of the proposed zone in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the proposed zone, the boundaries of the proposed 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 proposed zone; and

WHEREAS, the public hearing on the creation of the proposed zone, opened on June 18, 2018, and continued on July 2, 2018, is hereinafter referred to as the “public hearing”; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on July 2, 2018; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the proposed zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other laws applicable to the creation of the proposed zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is currently used for residential purposes is less than thirty percent (30%); 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 MESQUITE, TEXAS:

SECTION 1. RECITALS INCORPORATED.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described public hearing and having heard the evidence and testimony presented at the public 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 proposed reinvestment zone has been properly called, held and conducted and that notice of the public hearing has been published as required by applicable law, including the Act, and that owners of property within the proposed reinvestment zone were given a reasonable opportunity to protest the inclusion of their property in the proposed reinvestment zone; and
- (b) That 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 described and depicted 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 corporate limits of the City; and
  - 2. The area is predominately open, unproductive and undeveloped or underdeveloped, and the lack of necessary public improvements and other facilities substantially impairs the sound growth of the City; and
- (d) That thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property that is publicly owned, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the proposed reinvestment zone, 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 twenty-five percent (25%) 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; and

- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the proposed reinvestment zone will promote development or redevelopment of the economy within the proposed reinvestment zone and develop or expand business and commercial activity within the proposed reinvestment zone; and
- (i) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (j) The City Council finds that the Preliminary Project and Finance Plan is feasible.

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 by metes and bounds in Exhibit "A" attached hereto and depicted on Exhibit "B" attached hereto as a tax increment reinvestment zone (the "Zone"). The name assigned to the Zone for identification is Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members all appointed by the City Council. Members of the City Council may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by the Board shall not take effect unless and until adopted by the City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.

(f) The initial Board shall be seven members and the following shall be members:

1. Stan Pickett
2. Robert Miklos
3. Jeff Casper
4. Bruce Archer
5. Dan Aleman
6. Greg Noschese
7. Tandy Boroughs

The City Council hereby appoints Mayor Stan Pickett to serve as Chairman of the Board for the remainder of calendar year 2018. Before the end of calendar year 2018 and each calendar year thereafter, the City Council shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the following year. If the City Council does not appoint a chairman during that period, the Mayor of the City is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and the Zone shall terminate on the earlier of: (1) December 31, 2039, or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That pursuant to Section 311.012(c) of the Act, the tax increment base of the City for the Zone is the total taxable value, as of January 1, 2018, of all real property taxable by the City and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). Pursuant to Section 311.013(l) of the Act, the amount of the tax increment for a year on real property located in the Zone is fifty percent (50%) of real property taxes levied and collected by the City for that year on the Captured Appraised Value (defined below) of real property taxable by the City and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, the captured appraised value of real property taxable by the City for a year is the total taxable value of all real property taxable by the City and located in the Zone for that year less the Tax Increment Base of the City (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a tax increment fund (the "Tax Increment Fund") for the Zone, that may be divided into subaccounts as set forth in the Project and Finance



Plan, into which the Tax Increment of the City and participating taxing units, if any, as such increments are described in the Project and Finance Plan and includes 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 shall be maintained 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 to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone. Surplus funds in the Tax Increment Fund shall be disbursed as authorized and provided in the Act.

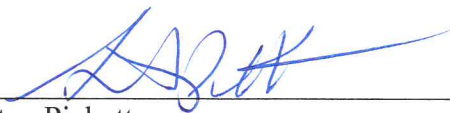
SECTION 8.                    SEVERABILITY CLAUSE.

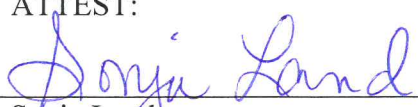
That it is hereby declared to be the intent of the City Council that the provisions, sections, subsections, sentences, articles, paragraphs, clauses, phrases and words of this Ordinance are severable and if any provision, section, subsection, sentence, article, paragraph, clause, phrase or word of this Ordinance, or the application thereto to any persons or circumstances, shall be held unconstitutional or invalid by a final judgment or decree of a court of competent jurisdiction, it is expressly provided that such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining provisions, sections, subsections, sentences, articles, paragraphs, clauses, phrases and words of this Ordinance; and the City Council hereby declares it would have passed this Ordinance without the incorporation of any such invalid or unconstitutional provision, section, subsection, sentence, article, paragraph, clause, phrase or word and such remaining provisions, sections, subsections, sentences, articles, paragraphs, clauses, phrases and words shall remain in full force and effect.

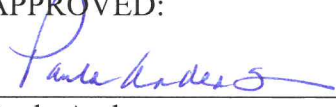
SECTION 9.                    EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 2nd day of July, 2018.

  
\_\_\_\_\_  
Stan Pickett  
Mayor

ATTEST:  
  
\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED:  
  
\_\_\_\_\_  
Paula Anderson  
Interim City Attorney

Being located in the J. P. Anderson Survey, Abstract No. 1 and the S.A. Haught Survey, Abstract No. 567 and a portion of the 93.718 acre tract deeded from Dale W. Foster to Macomo Properties; recorded in Volume 85231, Page 3139, Deed Records Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Bearing orientation is based on Interstate Highway I-20 orientation.

BEGINNING at a point at the south Right-of-Way line (100 feet Right-of-Way) of Lawson Road the Northeasterly Right-of-Way line of Interstate Highway I-20 (variable Right-of-Way).

THENCE North  $44^{\circ}43'44''$  East, 630.96 feet, along said South Right-of-Way line, to a point that is the Point of Curvature of a circular curve, concave to the South, having a central angle of  $31^{\circ}17'17''$  and a radius of 1290.00 feet;

THENCE in a northeasterly direction along said curve and south Right-of-Way line, 704.44 feet to the Point of Tangency;

THENCE North  $76^{\circ}01'01''$  East, 316.72 feet to a point for corner that is also in the Southwesterly line of a 34/42 acre tract of land now or formerly owned by Robert R. Ambridge, et. al., recorded in Volume 86023, Page 3597 (DRDCT);

THENCE South  $45^{\circ}10'15''$  East, along said line, 876.87 feet to a point for corner; also in the Southeast line of the said J. P. Anderson Survey (the Northwest line of the S. A. Haught Survey);

THENCE South  $45^{\circ}00'02''$  West, along the common line between said Anderson and Haught Surveys, 34.55 feet to a point for corner;

THENCE South  $22^{\circ}01'43''$  East, 384.89 feet to a fence corner post in the Northwest Right-of-Way line of Old Lawson Road;

THENCE South  $62^{\circ}13'02''$  West, along said Northwest Right-

Exhibit "A"  
Tract 1  
4300 Lawson Road  
(continued)

of-Way line, 305.21 feet to a point for corner at its intersection with the northerly Right-of-Way line of Interstate Highway I-20 (variable Right-of-Way);

THENCE along said northerly Interstate Highway I-20 Right of Way as follows:

North 86°17'03" West, 1076.22 feet to a point  
for corner;  
North 83°13'18" West, 797.37 feet to a point  
for corner;  
North 18°41'37" West, 43.53 feet to a point  
for corner;  
North 44°26'17" East, 74.72 feet to a point  
for corner;  
North 45°16'16" West, 10.00 feet to a point  
for corner;

at the POINT OF BEGINNING and containing 34.9386 acres of land,  
more or less.



Being located in the J. P. Anderson Survey, Abstract No. 1 and a portion of the 93.718 acre tract deeded from Dale W. Foster to Macomo Properties; recorded in Volume 85231, Page 3139, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Bearing orientation is based on Interstate Highway I-20 orientation.

COMMENCING at the Northeast corner of the Woodland Park Addition, as per map recorded in Volume 72024, Page 2639, Map Records, Dallas County, Texas; said commencing point also being the intersection of the centerline of Como Road with the original centerline of McKenzie Road (being 30 feet northeast of the present southwest line); Thence South  $45^{\circ}00'08''$  East, along the original centerline of said McKenzie Road, 162.40 feet; THENCE North  $45^{\circ}47'36''$  East, 20.00 feet to an iron rod at the POINT OF BEGINNING of the tract described herein (said Beginning Point being at a fence corner post in the Northeast line of said McKenzie Road);

THENCE North  $45^{\circ}28'52''$  East, along a crooked fence, 1751.47 feet to an old fence corner post;

THENCE South  $45^{\circ}10'15''$  East, 1646.04 feet to a point in the north Right-of-Way line of Lawson Road, said point also being in the Southwesterly line of a 34.42 acre tract of land now or formerly owned by Robert R. Ambridge, et. al., recorded in Volume 86023, Page 3597, Deed Records, Dallas County, Texas;

THENCE South  $76^{\circ}01'01''$  West, 256.19 feet, along said north Right-of-Way line, to a point that is the Point of Curvature of a circular curve concave to the South, having a central angle of  $31^{\circ}17'17''$  and a radius of 1390.00 feet;

THENCE in a southwesterly direction along said curve and north Right-of-Way line 759.05 feet to the point of Tangency;

THENCE continuing along said north Right-of-Way line South  $44^{\circ}43'44''$  West, 630.96 feet to a point for corner said point also being in the Right-of-Way of Interstate

Highway I-20;

THENCE North  $45^{\circ}16'16''$  West, along said Right-of-Way  
10.00 feet to a point for corner;

THENCE North  $80^{\circ}16'38''$  West, along said Right-of-Way,  
305.33 feet to a point for corner said point also being  
in the Northeasterly Right-of-Way of said McKenzie Road;

THENCE North  $45^{\circ}21'14''$  West along the said McKenzie Road  
Right-of-Way, 1074.71 feet to the Point of Beginning and  
containing 55.0290 acres of land, more or less.

Exhibit "A"  
Tract 3  
4800 Lasater Road

Being a 52.42 acre tract of land situated in the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, same being a portion of that tract of land conveyed to Wade T. Ingram, Trustee and Truett Cox, Trustee, by deed recorded in Volume 85090, Page 3961, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found for corner, said corner being the South corner of that tract of land conveyed to Paul D. Reese and spouse, Stephanie D. Reese, by deed recorded in Volume 99133, Page 8817, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 37 minutes 42 seconds East, along the Southeast line of said Reese tract, a distance of 289.46 feet to a point for corner, said corner being on the Southwest line of McKenzie Road (variable width right-of-way), from which a 1/2 inch iron rod found bears North 45 degrees 37 minutes 42 seconds East, a distance of 11.05 feet for witness;

THENCE South 44 degrees 17 minutes 42 seconds East, along the Southwest line of said McKenzie Road, a distance of 1078.55 feet to a point for corner, said corner being on the Northwest line of Como Drive (variable width right-of-way), from which a 2 inch iron pipe found bears North 53 degrees 35 minutes 53 seconds East, a distance of 12.40 feet for witness;

THENCE South 45 degrees 40 minutes 14 seconds West, along the Northwest line of said Como Drive, a distance of 1395.26 feet to a concrete monument found for corner, said corner being on the North line of Interstate Highway 20 (frontage road) (variable width right-of-way);

THENCE along the North line of said Interstate Highway 20 the following 3 courses and distances:

North 87 degrees 01 minutes 00 seconds West, a distance of 50.10 feet to a concrete monument found for corner;

North 82 degrees 27 minutes 15 seconds West, a distance of 159.65 feet to a concrete monument (broken) found for corner;

North 85 degrees 58 minutes 52 seconds West, a distance of 205.30 feet to a concrete monument found for corner, said corner being on the Northeast line of Lasater Road (variable width right-of-way), and at a non-tangent point in a curve to the left having a radius of 5779.58 feet, a delta angle of 02 degrees 12 minutes 12 seconds, and a chord bearing and distance of North 43 degrees 16 minutes 34 seconds West, 222.23 feet;

THENCE continuing along the Northeast line of said Lasater Road and said curve to the left, an arc length of 222.24 feet to a point for corner;

THENCE North 44 degrees 13 minutes 00 seconds West, along the Northeast line of said Lasater Road, a distance of 49.17 feet to a point for corner, said corner being the South corner of that tract of land conveyed to Whataburger of Mesquite, Inc., a Texas corporation, by deed recorded in Volume 85090, Page 3754, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 49 minutes 28 seconds East, along the Southeast line of said Whataburger of Mesquite, Inc. tract, a distance of 290.48 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Whataburger of Mesquite, Inc. tract;

THENCE North 44 degrees 10 minutes 32 seconds West, along the Northeast line of said Whataburger of Mesquite, Inc. tract, a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Whataburger of Mesquite, Inc. tract;

THENCE South 45 degrees 49 minutes 28 seconds West, along the Northwest line of said Whataburger of Mesquite, Inc. tract, a distance of 290.56 feet to a 1/2 inch iron rod found for corner, said corner being on the Northeast line of said Lasater Road and the West corner of said Whataburger of Mesquite, Inc. tract;

Exhibit "A"  
Tract 3  
4800 Lasater Road  
(continued)

THENCE North 44 degrees 13 minutes 00 seconds West, along the Northeast line of said Lasater Road, a distance of 786.74 feet to a point for corner, said corner being the South corner of that tract of land conveyed to Rock Creek MHC, Ltd., by deed recorded in Clerk's File No. 20070214939, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 43 minutes 18 seconds East, along the Southeast line of said Rock Creek MHC, Ltd. tract, a distance of 1373.60 feet to a point for corner, said corner being on the Southwest line of said Reese tract;

THENCE South 43 degrees 45 minutes 24 seconds East, along the Southwest line of said Reese tract, a distance of 414.38 feet to the POINT OF BEGINNING and containing 2,283,261 square feet or 52.42 acres of land.

Exhibit "A"  
Tract 4  
4900 Lasater Road

BEING a tract of land situated in the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, same being that same tract of land conveyed to Whatburger of Texas, Inc., a Texas Corporation, by deed recorded in Volume 85090, Page 3754, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the Northeast line of Lasater Road (variable width right-of-way) and being the most Southwesterly South corner of that tract of land conveyed to Wade T. Ingram, Trustee and Truett Cox, Trustee, by deed recorded in Volume 85090, Page 3961, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 49 minutes 28 seconds East, departing the Northeast line of said Lasater Road, a distance of 290.56 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 10 minutes 32 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 49 minutes 28 seconds West, a distance of 290.48 feet to a point for corner, said corner being in the Northeast line of said Lasater Road;

THENCE North 44 degrees 13 minutes 00 seconds West, along the Northeast line of said Lasater Road, a distance of 414.38 feet to the POINT OF BEGINNING and containing 34,862 square feet or 0.80 acre tract of land.

**Legal description of land:**

Beginning at a 1/2 inch iron rod found for the south corner of the herein described tract of land, said iron rod being the West corner of the tract of land conveyed to George F. Lucas Irrevocable Trust according to the deed recorded in Volume 2002134, Page 2221, DRDCT, said iron rod also being in the northeast line of McKenzie Road;

Thence N 45° W, with the northeast line of said McKenzie Road and the southwest line of the herein described tract of land, a distance of 1400.00 feet to an iron rod set for the west corner of the herein described tract of land, said iron rod being in the northeast line of the said McKenzie Road, said iron rod also being the south corner of a tract of land conveyed to Mesquite ISD, according to the deed recorded in Volume 92143, Page 475, DRDCT;

Thence N 45° E, with the southeast line of the said Mesquite tract and the northwest line of the herein described tract of land, a distance of 1759.26 feet to an iron pipe found for the north corner of the herein described tract of land, said iron pipe being the east corner of the said Mesquite tract, said iron pipe also being in the southwest line of the tract of land conveyed to R.E. & M.L. Carathers according to the deed recorded in Volume 82199, Page 2356, DRDCT;

Thence S 45° E, with the southwest line of the said Carathers tract and the northeast line of the herein described tract of land, a distance of 1400.00 feet to a 1/2 inch iron rod set for the east corner of the herein described tract of land, said iron rod being in the southwest line of the said Carathers tract, said iron rod also being the north corner of the tract of land conveyed to the City of Mesquite, according to the deed recorded in Volume 93248, Page 2192, DRDCT;

Thence S 45° W, with the northwest line of the said City of Mesquite tract and continuing with the northwest line of said Lucas tract and the southeast line of the herein described tract of land, a total distance of 1759.26 feet to the POINT OF BEGINNING and containing 56.542 acres (2,462,964 square feet) of land, more or less.



Exhibit "A"  
Tract 6  
925 McKenzie Road

All that certain lot, tract or parcel of land lying and being situated in Dallas County, Texas, and being described as follows:

Being a part of the John P. Anderson Survey, Abstract No. 1, and being all of that certain tract described in Deed of Paul G. Rydell and Lester Wingard filed March 14, 1962 and recorded in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the present Southeast line of McKenzie Road (Alexander Road), a measured 40 foot Right-of-Way, said point being 27.12 feet South 45 degrees 19 minutes East from the North corner of the original 50 acre tract described in Deed from S. A. Haught to John McKenzie, recorded in Volume 79, Page 175, Deed Records of said County, point also being the Southwest line of the Lucas Brother 50 acre tract described in deed filed March 2, 1960 in said Deed Records, an iron rod found for corner at a fence corner post;

THENCE South 45 degrees 19 minutes East 1211.78 feet along an existing fence line and along the common line between said McKenzie and Lucas Brothers tract to an iron rod found for corner at a fence corner post;

THENCE South 43 degrees 55 minutes 10 seconds West 1756.82 feet along an existing fence line and the common line between said McKenzie tract and the Charles L. Warner tract described in Deed filed March 6, 1953 in said Deed Records to an iron rod found for corner in the said present Northeast line of McKenzie Road and at a fence corner post;

THENCE along the said present Northeast line of McKenzie Road the following:

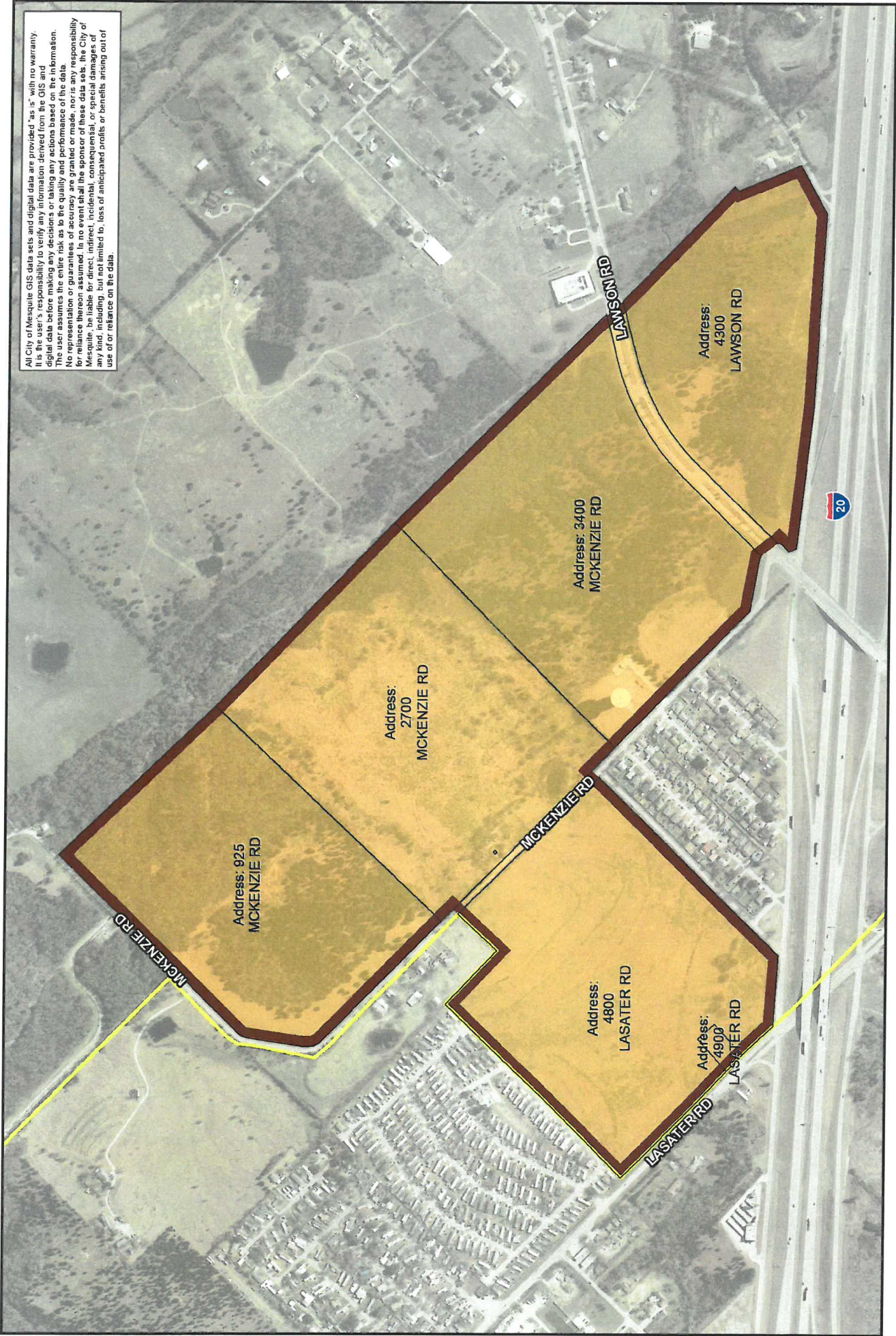
North 45 degrees 15 minutes 49 seconds West 919.36 feet to a point, the beginning of a curve to the right; along a circular curve to the right having a central angle of 53 degrees 17 minutes and a radius of 139.47 feet, an arc distance of 129.70 feet to the end of said curve;

North 8 degrees 05 minutes 06 seconds East 286.80 feet to a point, the beginning of a curve to the right; along a circular curve to the right having a central angle of 36 degrees 48 minutes and a radius of 187.43 feet, an arc distance of 120.58 feet to the end of said curve; North 44 degrees 49 minutes 24 seconds East 1356.47 feet to the POINT OF BEGINNING.

# SLJ IH20 Potential TIRZ - Parcel Addresses

## Exhibit "B"

All City of Mesquite GIS data sets and digital data are provided "as is" with no warranty. It is the user's responsibility to verify any information derived from the GIS and digital data before making any decisions or taking any actions based on the information. The user assumes the entire risk as to the quality and performance of the data. No representation or guarantee of accuracy are granted or made, nor is any responsibility for reliance thereon assumed. In no event shall the sponsor of these data sets, the City of Mesquite, be liable for direct, indirect, incidental, consequential, or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the data.



1 inch = 700 feet

Potential TIRZ City Limits

Drawn By: Olesya Powers, GISP  
 Engineering Map Date: 5/30/2018  
 Aerial Photo Date: January 2017  
 Path: Q:\GIS\Projects\Economic\_Development\SLJ\IH20\_TIRZ\_ParcelAddress.mxd

