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RESOLUTION NO. 15-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. ONE FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT AND AUTHORIZING NOTICE OF SUCH HEARING.

WHEREAS, the City Council of the City of Mesquite, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous area within its jurisdiction by the creation of a reinvestment zone; and

WHEREAS, the City has preliminarily determined that the area described by the metes and bounds description attached hereto as Exhibit "A" and depicted on the drawing attached as Exhibit "B" meets the criteria for a reinvestment zone under the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Property Tax Code, as amended (hereinafter referred to as the Code); and

WHEREAS, the Code further requires that prior to the adoption of the ordinance providing for establishment of a reinvestment zone to promote development or redevelopment within such zone through the use of tax abatement as authorized by the Code, the City must hold a public hearing on the adoption of the proposed reinvestment zone and find that the improvements sought are feasible and practical and would be of benefit to the land to be included in the zone and to the municipality, providing interested persons the opportunity to speak and present evidence for or against the designation; and

WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any property therein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. THAT a public hearing shall be held at 3:00 p.m. on May 16, 1988, in the City Council Chambers, City Hall, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed Reinvestment Zone No. One, whether all or part of the territory described in the metes and bounds description attached hereto as Exhibit "A" and depicted on the drawing attached as Exhibit "B" should be included in such proposed reinvestment zone, and the concept of tax abatement.

SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite not later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the Resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed reinvestment zone.

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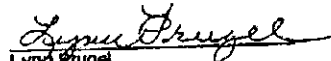
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DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 2nd
day of May, A.D., 1988.


George A. Venner, Sr.
Mayor

ATTEST:

APPROVED:


Lynn Prugel
City Secretary


Jonathan Graham
City Attorney

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EXHIBIT "A"

BEING all that certain lot, tract, or parcel of land situated in the County of Dallas, Texas, and being part of the Thomas Scott Survey, Abstract No. 1353, and being part of a tract of land conveyed by Maude Range Johnson, a widow, to Joe C. Pritchett, Vance W. Staffcup, John W. Conly, M. Dee Ogden and Don Glendenning by deed dated October 5, 1967, and recorded in Volume 67199 at page 1254 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the South line of Long Creek Road, said point being the Northeast corner of a tract of land being 10.912 acres conveyed to the City of Mesquite, Texas, by deed dated March 11, 1969, and recorded in Volume 69055 at page 1378 of the Deed Records of Dallas County, Texas;

THENCE, North 89 degrees 39' 30" East along the South line of Long Creek Road, a distance of 1899.11 feet to the beginning of a curve to the left having a central angle of 11 degrees 13' 40" and a radius of 1556.00 feet;

THENCE, along said curve to the left an arc distance of 304.92 feet to the end of said curve;

THENCE, North 78 degrees 25' 50" East along the Southerly line of Long Creek Road, a distance of 1.13 feet to its intersection with the North line of said Pritchett, et al, tract;

THENCE, North 89 degrees 39' 30" East along the North line of said Pritchett, et al, tract a distance of 32.98 feet to its Northeast corner, said point being in the West line of a tract of land conveyed to Ethel Dennis by deed dated March 4, 1950, and recorded in Volume 3272 at page 208 of the Deed Records of Dallas County, Texas;

THENCE, South 0 degrees 31' 30" East along the West line of said Dennis tract and the West line of a tract of land conveyed to H.W. Horton by deed dated June 22, 1962, and recorded in Volume 5811 at page 498 of the Deed Records of Dallas County, Texas, a distance of 814.01 feet to the Southerly corner of said Horton tract and being in the Northwest right of way of State Highway No. 352;

THENCE, South 39 degrees 43' 30" West along the Northwest line of State Highway No. 352, a distance of 1079.71 feet to its intersection with the North line of the Texas and Pacific Railroad right of way line;

THENCE, North 83 degrees 45' West along the North line of said Texas and Pacific Railroad, a distance of 1554.44 feet to the Southeast corner of a 14.133 acre tract conveyed to the City of Mesquite, Texas, by deed dated May 19, 1961, and recorded in Volume 5569 at page 310 of the Deed Records of Dallas County, Texas;

THENCE, North 0 degrees 20' 30" West along the East line of said City of Mesquite's two tracts, a distance of 1431.45 feet to the place of Beginning and containing 73.062 acres of land, more or less.

SAMUEL
0001
PARK

EXHIBIT 'B'

PD 2110
A-2
PD 2020

PD 2318
(SF)

PD 1858

PD 2049

PD 1858
(PATIO
HOMES)

PD 1995
(PATIO)

LONG

PD 1995 (R3)

PD 1926

PD 2278
(LC)

KEARNEY

ST. GR 1258

PD 2075
(LC)

CUZ426
(C)

I

I

R-1

I 2178

DRENCE
BLACK
ELEMENTARY
SCHOOL

PD 2386
(SF)

AGNEW
UNION
HIGH
SCHOOL

PD 1983

PD 1848

PD 1983

PD 1983

PD 1983

PD 1983

PD 1983

PD 1983

PD 1983

PD 1983

PD 1983

R-1

R-3

