

RESOLUTION NO. 57-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. TWO 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 January 16, 1989, 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. Two, 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.

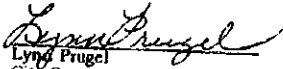
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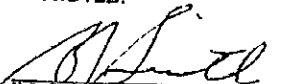
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 19th day of December, 1988.


George A. Vanner, Sr.
Mayor

ATTEST:


Lynn Prugel
City Secretary

APPROVED:


B.J. Smith
City Attorney

**GULF STATES TOYOTA, INC.
PROPERTY DESCRIPTION**

Being a 20.000 acre tract of land situated in the D. Tanner Survey, Abstract No. 1462 and the G. Pemberton Survey, Abstract No. 1154 Dallas County, Texas, said 20.000 acre tract of land being a portion of that certain 150.0002 acre tract of land as described in deed to Missouri Pacific Railroad Company and recorded in Volume 78213, Page 0907, Dallas County Deed Records, said 20.000 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with cap stamped "Carter & Burgess", set, the westerly northwest corner of Lot 1, Block A, Austin Addition, an addition to the City of Mesquite, Texas, according to the plat of same recorded in Volume 80139, Page 2026, Dallas County Map Records, and being in the easterly right-of-way line of Big Town Blvd., a 100 foot wide public right-of-way, 1298.81 feet northerly from the intersection of said easterly right-of-way line with the northerly right-of-way line of Forney Road, a 60 foot wide public right-of-way, said iron rod being the beginning of a non-tangent curve concave to the southwest whose radius is 1,482.39 feet and whose longchord bears N38°48'01"W, 305.15 feet;

Thence along said non-tangent curve and along said easterly right-of-way line, in a northwesterly direction, through a central angle of 11°48'55", an arc distance of 305.69 feet to a 5/8 inch iron rod with cap stamped "Carter and Burgess", set, the end of said curve;

Thence N44°42'29"W, 236.09 feet, continuing along said easterly right-of-way line, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set, the beginning of a curve concave to the northeast whose radius is 1,382.39 feet and whose longchord bears N37°08'14"W, 364.27 feet;

Thence along said curve and continuing along said easterly right-of-way line, in a northerly direction through a central angle of 15°08'31" an arc distance of 365.33 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set the end of said curve;

Thence N46°30'00"E, 920.76 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set, in the westerly line of the aforesaid Block A;

Thence S44°40'32"E, 902.38 feet along the westerly line of said Block A, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set;

Thence S46°30'00"W, 999.67 feet along the northerly line of said Block A, to the POINT OF BEGINNING and containing 20.000 acres of land, more or less.

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