

## RESOLUTION NO. 09-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. FOUR 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' meets the criteria for a reinvestment zone under the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Property Tax Code, as amended (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:

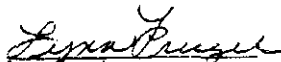
SECTION 1. THAT a public hearing shall be held at 3:00 p.m. on May 6, 1991, in the City Council Chambers, City Hall, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed Reinvestment Zone No. Four, whether all or part of the territory described in the metes and bounds description attached hereto as Exhibit 'A' 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.

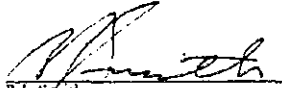
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 15th day of April, 1991.

  
George A. Venner, Sr.  
Mayor

ATTEST:

  
Lynn Prugel  
City Secretary

APPROVED:

  
B.J. Smith  
City Attorney

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SCHEDULE 1.1(a)(1)

TRACT I

Description of an 8.237 acre tract of land situated in the M.L. Swing Survey, Abstract No. 1397, in the City of Mesquite, said tract also being all of Lot 1, Block 28, of the El Rosa addition, an addition to the City of Mesquite, Dallas County, Texas, recorded in Volume 80153, Page 3018, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING, at a 4-inch iron rod with Powell & Powell cap set for corner in the intersection of the west line of Gus Thomasson Road (a 100' right-of-way) and the north line of Highland Village Drive (a 50' right-of-way);

THENCE, S 75° 25' 00" W, along the north line of said Highland Village Drive, a distance of 293.24 feet to an "x" in concrete set for corner in the east line of Ebrite Street (a 50' right-of-way);

THENCE, N 00° 01' 00" E, along the east line of said Ebrite Street, a distance of 322.94 feet to an "x" cut in concrete for corner, said point being in the south line of Rosabelle Drive (a 60' right-of-way);

THENCE, N 88° 39' 00" E, along the south line of said Rosabelle Drive, a distance of 8.56 feet to an "x" cut in concrete for corner, said point being in the west line of a 60' drainage and utility easement, as recorded in Volume 79118, Page 1337, Deed Records, Dallas County, Texas;

THENCE, N 01° 10' 00" E, along the west line of said easement and east line of said Rosabelle Drive, a distance of 60.09 feet to a 4-inch iron rod with Powell & Powell cap set for corner;

THENCE, S 88° 39' 00" W, along the north line of said Rosabelle Drive and departing the west line of said easement, a distance of 545.79 feet to a 4-inch iron rod with Powell & Powell cap set for corner, said iron rod also being the southeast corner of City of Mesquite tract;

THENCE, N 01° 15' 30" W, along the east line of said City of Mesquite tract, a distance of 427.57 feet to a 4-inch iron rod found for corner, said point also being in the south line of Hillview Addition;

THENCE, N 83° 37' 30" E, along the south line of said addition, a distance of 256.45 feet to a 4-inch iron rod with Powell & Powell cap set for corner, said iron rod also being the northwest corner of Jesse A. Allen tract;

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THENCE, S 14° 32' 20" E, a distance of 105.00 feet to a 5/8-inch iron rod found for corner, said iron also being the southwest corner of said Jesse A. Allen tract;

THENCE, N 83° 30' 37" E, along the south line of said Jesse A. Allen tract, a distance of 369.77 feet to a 4-inch iron rod with Powell & Powell cap set for corner;

THENCE, S 14° 35' 00" E, along the west line of the aforementioned road, a distance of 715.79 feet to the POINT OF BEGINNING.

TOGETHER WITH:

TRACT II

BEING a tract of land situated in the City of Mesquite, Dallas County, Texas and being part of the M. L. Swing Survey, Abstract No. 1397, Dallas County, Texas, and being all of Block 23 of the Replat of Block 23 and part of Block 24 and Block 25 of the El Rosa Addition, an addition to the City of Mesquite, as recorded in Vol. 95112, Page 1330 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a chisel mark for corner at the intersection of the westerly line of North Galloway Avenue (Gus Thomas Road) (100 foot right-of-way) and the southerly line of Highland Village Drive (50 foot right-of-way);

THENCE South 14° 35' 00" East along the westerly line of North Galloway Avenue a distance of 253.11 feet to an iron rod for corner and point being the southeast corner of said Block 23 and the northeast corner of Lot 1, Block 24A of El Rosa Addition Replat as recorded in Volume 95141, Page 832 of the Deed Records of Dallas County, Texas;

THENCE South 75° 25' 00" West along the common line between said Block 23 and Lot 1, Block 24A a distance of 294.01 feet to an iron rod found for corner, said point being the southwest corner of Block 23 and the northwest corner of said Lot 1, Block 24A;

THENCE North 81° 12' 00" West a distance of 260.01 feet to an iron rod in the southerly line of Highland Village Drive 50 foot right-of-way;

THENCE North 85° 25' 00" East along the southerly line of Highland Village Drive a distance of 333.63 feet to the POINT OF BEGINNING.

**RETAKE  
OF  
PREVIOUS  
DOCUMENT**

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THENCE, S 14° 32'20" E, a distance of 105.00 feet to a 5/8-inch iron rod found for corner, said iron also being the southwest corner of said Jesse A. Allen tract;

THENCE, N 83° 30'37" E, along the south line of said Jesse A. Allen tract, a distance of 369.77 feet to a 4-inch iron rod with Powell & Powell cap set for corner;

THENCE, S 14° 35'00" E, along the west line of the aforementioned road, a distance of 715.79 feet to the POINT OF BEGINNING.

TOGETHER WITH:

TRACT II

BEING a tract of land situated in the City of Mesquite, Dallas County, Texas and being part of the M. L. Swing Survey, Abstract No. 1397, Dallas County, Texas, and being all of Block 23 of the Replat of Block 23 and part of Block 24 and Block 25 of the El Rosa Addition, an addition to the City of Mesquite, as recorded in Vol. 85112, Page 1330 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a chisel mark for corner at the intersection of the westerly line of North Galloway Avenue (Gus Thomason Road) (100 foot right-of-way) and the southerly line of Highland Village Drive (50 foot right-of-way);

THENCE South 14°35'00" East along the westerly line of North Galloway Avenue a distance of 253.11 feet to an iron rod for corner and point being the southeast corner of said Block 23 and the northeast corner of Lot 1, Block 24A of El Rosa Addition Replat as recorded in Volume 85141, Page 332 of the Deed Records of Dallas County, Texas;

THENCE South 75°25'00" West along the common line between said Block 23 and Lot 1, Block 24A a distance of 294.01 feet to an iron rod found for corner, said point being the southwest corner of Block 23 and the northwest corner of said Lot 1, Block 24A;

THENCE North 01°10'00" West a distance of 160.21 feet to an iron rod in the southerly line of Highland Village Drive (50 foot right-of-way);

THENCE North 75°25'00" East along the southerly line of Highland Village Drive a distance of 233.63 feet to the POINT OF BEGINNING.