

RESOLUTION NO. 06-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. SEVEN 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 certain contiguous areas 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 hearings 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,

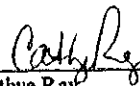
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That a public hearing shall be held at 3:00 p.m. on March 17, 1997, 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. Seven, 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 hearings shall be published in the official newspaper of the City of Mesquite not later than seven (7) days prior to the date of such hearings, and that written notice of such hearings along with a copy of the Resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed reinvestment zones.

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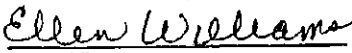
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of March, 1997.



Cathye Ray
Mayor

ATTEST:

APPROVED:



Ellen Williams
City Secretary



B.J. Smith
City Attorney

EXHIBIT A
PART 1

BEING a 45.584 acre tract situated in the THEOPHALUS THOMAS SURVEY, ABSTRACT NO. 1461, Dallas County, Texas; said tract being part of that same as described as TRACT 4 in deed to Audubon Partners Ltd., as recorded in Volume 94033, Page 2414, Deed Records, Dallas County, Texas; and all of the tract of land as described in deed from Andy Beal recorded in Volume 94033, Page 2389, Deed Records, Dallas County, Texas; said 45.584 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southerly line of 175 foot T.P. & L. Right-of-way as recorded in Volume 5458, Page 216 and Volume 71063, Page 567; said point also being in the north line of Interstate Highway 30 (a variable right-of-way); said point also being the beginning of a curve to the left whose center bears South 33 degrees 37 minutes 50 seconds East, a distance of 11,773.93 feet from this point;

THENCE Southwesterly with said curve to the left and along said north line of Interstate Highway 30, through a central angle of 01 degrees 30 minutes 02 seconds, an arc distance of 308.35 to a 1/2 inch iron rod with "Pacheco Koch" cap found;

THENCE South 56 degrees 25 minutes 35 seconds West with said north line of Interstate Highway 30, a distance of 33.71 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found; said point being the southeast corner of a tract of land described in deed to Mike Bieler and S.A. Bieler, recorded in Volume 82234, Page 2565, Deed Records, Dallas County, Texas;

THENCE North 58 degrees 53 minutes 17 seconds West, with the northeast line of said Bieler tract, a distance of 473.93 feet to a 1/2 inch iron rod found;

THENCE South 34 degrees 34 minutes 12 seconds West, with the northwest line of said Bieler tract, a distance of 261.19 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found; said point being in the northeast line of Audubon Parkway (a 60 foot right-of-way) as described in Volume 88248, Page 3828, Deed Records, Dallas County, Texas;

THENCE North 55 degrees 17 minutes 28 seconds West, with said northeasterly line of Audubon Parkway, a distance of 980.14 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found;

THENCE South 44 degrees 57 minutes 36 seconds West, passing at 60.97 feet the northeast corner of Twin Hills Estates Addition, as recorded in Volume 17, Page 351, Plat Records, Dallas County, Texas; continuing along the north line of said Twin Hills Estates Addition; in all 1211.48 feet to a 1/2 inch iron rod found; said point being in the north line of Republic Drive (a 100 foot right-of-way), described in Volume 88248, Page 3828, Deed Records, Dallas County, Texas; said point being the beginning of a curve to the left whose center bears South 27 degrees 47 minutes 49 seconds East, a distance of 890.00 feet from this point;

THENCE Southwesterly along said north line of Republic Drive and with said curve to the left through a central angle of 17 degrees 14 minutes 35 seconds, an arc distance of 267.84 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found;

THENCE South 44 degrees 57 minutes 36 seconds West, continuing along the said northeast line of Republic Drive, a distance of 87.47 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found at the most southerly southeast corner of the Dallas Christian School Addition, an addition to the City of Mesquite as recorded in Volume 94163, Page 2553, Deed Records, Dallas County, Texas;

THENCE North 08 degrees 43 minutes 00 seconds East, departing Republic Drive and with the easterly boundary of said Dallas Christian School Addition, passing at a distance of 321.15 feet a 1/2 inch iron rod with "Pacheco Koch" cap found at an east corner of said Dallas Christian School Addition, in all a distance of 592.86 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set for corner;

THENCE North 00 degrees 59 minutes 13 seconds West, a distance of 708.57 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set an east corner of said Dallas Christian School Addition;

North 02 degrees 39 minutes 30 seconds West, along a southeast line of said Dallas Christian School Addition, a distance of 132.16 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found;

North 01 degrees 38 minutes 30 seconds West, departing said Dallas Christian School Addition, a distance of 312.70 feet to a 1/2 inch iron rod with "Pacheco Koch" cap found;

North 18 degrees 06 minutes 38 seconds East, a distance of 370.40 feet to a 1/2 inch iron rod with "Pacheco Koch" cap set; said point being in the southwestern line of said 175 foot T.P. & L. tract;

THENCE South 62 degrees 50 minutes 01 seconds East, with said southwest line of T.P. & L. tract, a distance of 2931.29 feet to the POINT OF BEGINNING and containing 1,985,618 square feet or 45.584 acres of land, more or less.

EX-187 1
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... and a 40' 00" radius curve to the left with a central angle of 63 degrees 40' 43" ...
... of the City of Mesquite, Texas ...
... as recorded in Volume 22143 page 2227 Deed ...
... as follows:

... at the intersection of the northwest line of Republic Parkway ...
... with the southwest line of Audubon Parkway ...

... the northwest line of Republic Parkway:

... a distance of 19.32 feet to a found 1/2 inch iron rod at ...
... with a central angle of 63 degrees 40' 43", a radius of 250.00 feet, a chord bearing of S 66 degrees 31' 52" W and a chord distance of 254.57 feet.

Southwesterly, along said curve, an arc distance of 900.19 feet to a found 1/2 inch iron rod at the beginning of a reverse curve to the left with a central angle of 35 degrees 15' 53", a radius of 890.00 feet, a chord bearing of S 80 degrees 16' 42" W and a chord distance of 652.73 feet;

Southwesterly, along said curve, an arc distance of 562.02 feet to a found 1/2 inch iron rod for a corner in the northwest line of the said vacated Twin Hills Estates, said point being in the southeast line of a tract of land conveyed to Audubon Partners, Ltd. by deed recorded in Volume 94033, Page 2414, Deed Records of Dallas County, Texas;

THENCE, N 44 degrees 50' 40" E, departing the northwest line of Republic Parkway and with the northwest line of the said vacated Twin Hills Estates and the southwest line of the said Audubon Partners, Ltd. tract, a distance of 1150.51 feet to a found 1/2 inch iron rod with a cap for a corner in the southwest line of Audubon Parkway;

THENCE, N 88 degrees 18' 23" E, with the southwest line of Audubon Parkway, a distance of 840.86 feet to the Point of Beginning.

**RETAKE
OF
PREVIOUS
DOCUMENT**

EXHIBIT A
PART 2

BEING a 481,320 square feet or 11.0496 acre tract of land, more or less situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being part of the Twin Hill Estates, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 17, Page 351, Map Records of Dallas County, Texas and vacated by City of Mesquite Ordinance No. 2473 as recorded in Volume 87206, Page 1157, Deed Records of Dallas County, Texas, said tract being all of a 11.0496 acres tract described in deed to Warner Commercial, Lusardi, Trustee of the Warner Commercial, Lusardi Family Trust, as recorded in Volume 93243, page 5237, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner at the intersection of the northwest line of Republic Parkway (an 80 foot right of way) with the southwest line of Audubon Parkway (a 60 foot right of way);

THENCE, the following courses and distances with the northwest line of Republic Parkway;

- S 34 degrees 41' 37" W, a distance of 19.32 feet to a found 1/2 inch iron rod at the beginning of a tangent curve to the right with a central angle of 63 degrees 40' 31", a radius of 810.00 feet, a chord bearing of S 66 degrees 31' 52" W and a chord distance of 854.57 feet;

- Southwesterly, along said curve, an arc distance of 900.19 feet to a found 1/2 inch iron rod at the beginning of a reverse curve to the left with a central angle of 36 degrees 10' 53", a radius of 890.00 feet, a chord bearing of S 80 degrees 16' 42" W and a chord distance of 552.73 feet;

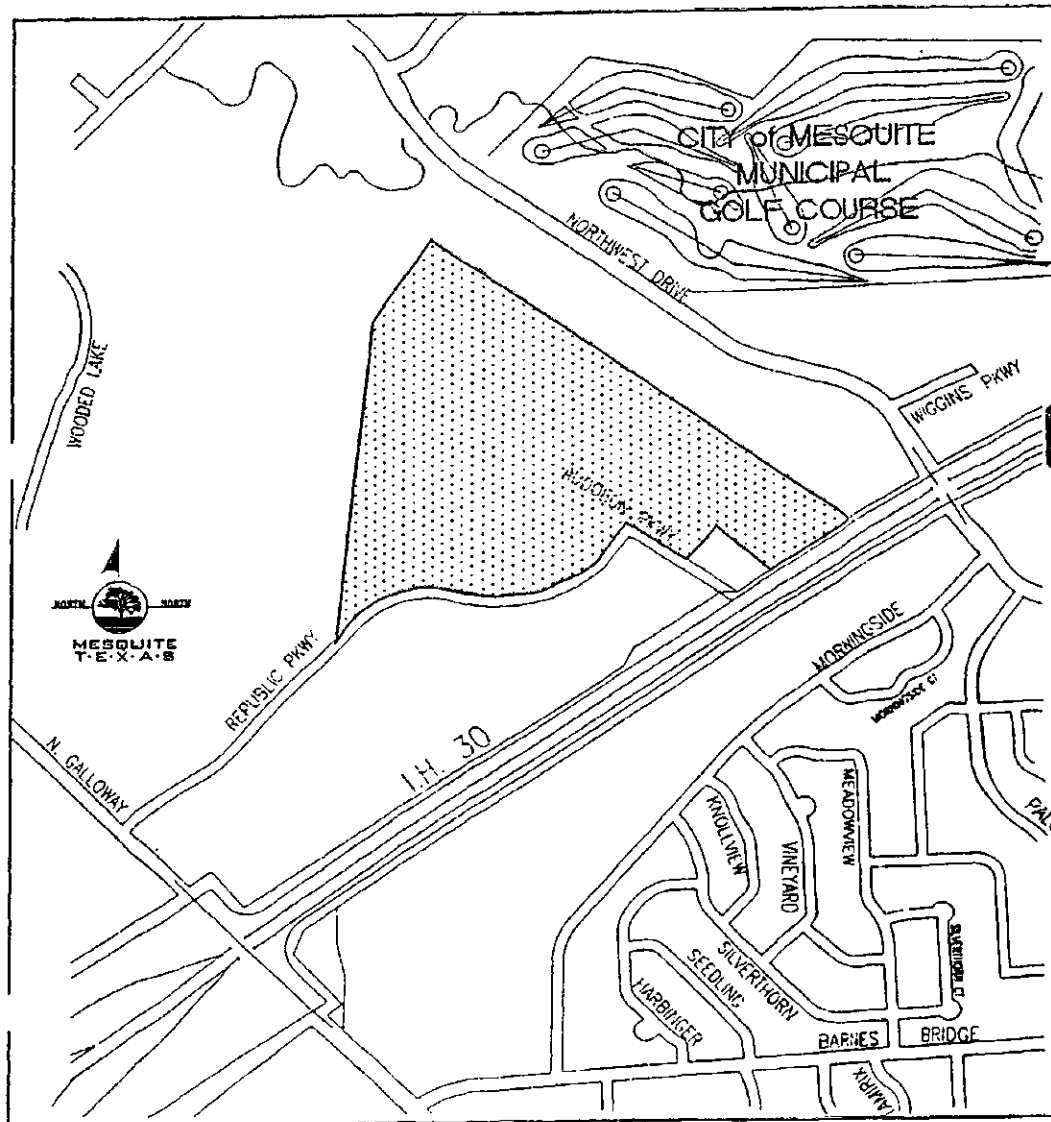
- Southwesterly, along said curve, an arc distance of 562.02 feet to a found 1/2 inch iron rod for a corner in the northwest line of the said vacated Twin Hills Estates, said point being in the southeast line of a tract of land conveyed to Audubon Partners, Ltd. by deed recorded in Volume 94033, Page 2414, Deed Records of Dallas County, Texas;

THENCE, N 44 degrees 56' 40" E, departing the northwest line of Republic Parkway and with the northwest line of the said vacated Twin Hills Estates and the southwest line of the said Audubon Partners, Ltd. tract, a distance of 1150.51 feet to a found 1/2 inch iron rod with a cap for a corner in the southwest line of Audubon Parkway;

THENCE, S 55 degrees 18' 23" E, with the southwest line of Audubon Parkway, a distance of 640.86 feet to the Point of Beginning.

CITY OF MESQUITE
REINVESTMENT ZONE
NO. Seven (7)

EXHIBIT "A"
4 of 5



Notice of the Intention of the City of Mesquite, Texas, to Establish a
Reinvestment Zone for Tax Abatement Pursuant to
Texas Tax Code Ann. Ch. 312
City of Mesquite, Texas

March 4, 1997

Board of Trustees
Mesquite Independent School District
c/o Greg Everett, President
405 E. Davis
Mesquite, Texas 75149

Board of Trustees
Dallas County Community College District
c/o Pattie Powell, Chairman
701 Elm Street, Suite 400
Dallas, Texas 75202

Dallas County Commissioners
c/o Lee Jackson, County Judge
411 Elm Street
Dallas, Texas 75202

Board of Managers
Dallas County Hospital District
c/o Pat Cotton, Chairman
5201 Harry Hines Blvd.
Dallas, Texas 75235

Dear Honorable Members:

In accordance with the attached certified copy of the resolution approved by the Mesquite City Council on March 3, 1997 ("Resolution"), please be advised that the City of Mesquite intends to establish a reinvestment zone for the purpose of tax abatement in the City of Mesquite pursuant to the Texas Tax Code Ann. Chapter 312 for the purpose of encouraging development. A description of the boundaries for the proposed reinvestment zone is attached to the Resolution as Exhibit "A".

A public hearing to receive public comment on the creation of the proposed reinvestment zone and the benefits to the City and to the property in the proposed reinvestment zone is scheduled to be held on March 17, 1997 at 3:00 p.m. at 711 N. Galloway Mesquite, Texas.

For more information on this matter, please contact the City of Mesquite, Economic Development Office, P.O. Box 850137, Mesquite, Texas 75185-0137, 1515 North Galloway Mesquite, Texas 75149, (972) 216-6342, FAX (972) 216-8100.

Ellen Williams
City Secretary