

RESOLUTION NO. 35-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. EIGHT FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT FOR HORTICULTURAL PRINTERS, LTD., 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 areas described by the metes and bounds descriptions attached hereto as Exhibit "A" meet 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, 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, 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 October 19, 1998, in the City Council Chamber, 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. Eight for Horticultural Printers, Ltd., 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 5th day of October, 1998.



Mike Anderson
Mayor

ATTEST:



Ellen Williams
City Secretary

APPROVED:



B.J. Smith
City Attorney

Reinvestment Zone No. Eight Metes and Bounds Survey

Being all of that certain lot, tract or parcel of land situated in the Daniel Tanner Survey, A-1462, and in the City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3/4" iron rod for corner at the present Intersection of the south R.O.W. line of Curtis Boulevard (a 50' R.O.W.) with the west R.O.W. line of Town East Boulevard (a 100' R.O.W.);

Thence S 00° 10' 00" E, 652.35' with the west line of Town East Boulevard to a 3/4" iron rod for corner in the north line of a 63' T. &P. R.R. spur;

Thence S 89° 50' 00" W, 934.27' with the north line of said spur to a 1/2" iron rod for corner at the beginning of a curve to the right having a central angle of 45° 14' 00" and a radius of 432.37';

Thence around said curve and with the north line of the railroad spur, a distance of 341.34' to a 3/8" iron rod for corner;

Thence N 44° 56' 00" W, 180.75' with the north line of the railroad spur to a 3/4" iron rod for corner at the beginning of a curve to the left having a central angle of 45° 14' 00" and radius of 528.15' bearing N 45° 04' 00" E;

Thence southeasterly around said curve and with the south line of the Cancor, J/V 6.411 acre tract of land, a distance of 416.96' to a 1/2" iron rod for corner;

Thence N 99° 50' 00" E, 157.21' with the south line of the Cancor tract to a 1/2" iron rod for corner;

Thence N 00° 10' 00" W, 525.00' with the east line of the Cancor tract to a 3/4" iron rod for corner in the south line of Curtis Boulevard;

Thence N 89° 50' 00" E, 436.35' with the south line of Curtis Boulevard to a cross for corner at the beginning of a curve to the left having a central angle of 10° 20' 00" and a radius of 854.46';

Thence around said curve and with the south line of Curtis Boulevard, a distance of 154.10' to a nail for corner;

Thence N 79° 30' 00" E, 2.47' with the south line of Curtis Boulevard to a nail for corner at the beginning of a curve to the right having a central angle of 10° 20' 00" and a radius of 804.46';

Thence around said curve and with the south line of Curtis Boulevard, a distance of 145.09' to a 3/4" iron rod for corner;

Thence N 89° 50' 00" E, 100.00' with the south line of Curtis Boulevard to the place of beginning and containing 564,290.22 square feet or 12.9643 acres of land, more or less.

SUBJECT TO THE FOLLOWING:

1. Restrictive covenants recorded in Volume 5650, Page 267, extended to subject property by Deeds recorded in Volume 68211, Page 919, and Volume 69144, Page 276, Deed Records, Dallas County, Texas.
2. Easement to Texas Power & Light Company dated October 8, 1968, filed October 14, 1968, recorded in Volume 68202, Page 731, Deed Records, Dallas County, Texas, and as shown on survey prepared by Len Davis, Davis Land Surveying Co., Inc. dated July 21, 1986. (along South 10 feet)
3. Mineral reservation of that certain 1/32nd non-participating royalty interest by the Prospect Company in Deed dated September 26, 1941, recorded in Volume 2315, Page 159, Deed Records, Dallas County, Texas.
4. Railroad spur tract in place and all rights incident thereto as shown on survey prepared by Len Davis, Davis Land Surveying Co., Inc. dated July 21, 1986.