

RESOLUTION NO. 36-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. NINE FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT FOR NORKOL CONVERTING, INC., 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

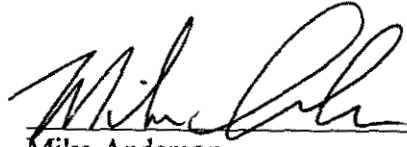
WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any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

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

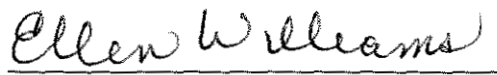
SECTION 1. That a public hearing shall be held at 3:00 p.m. on October 19, 1998, in the City Council Chamber, City Hall, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed Reinvestment Zone No. Nine for Norkol Converting, Inc., 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.

  
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Mike Anderson  
Mayor

ATTEST:

  
\_\_\_\_\_  
Ellen Williams  
City Secretary

APPROVED:

  
\_\_\_\_\_  
B.J. Smith  
City Attorney

**EXHIBIT "A"**

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**Reinvestment Zone No. Nine  
Metes and Bounds Survey**

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Whereas Norkol Curtis Building Partnership is the sole owner of

Being a 6.437 acre tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, in the City of Mesquite, Dallas County, Texas, said tract being all of that certain 6.411 acre tract conveyed to the Northern Trust Company as trustee for the Electronic Data Systems Corporation Retirement Trust as evidenced by Deed recorded in Volume 89234, Page 1789, Deed Records of Dallas County, Texas (DRDCT) and being more particularly described by metes and bounds as follows (bearings based on the west right-of-way line of Town East Boulevard (a 100-foot wide right-of-way) as per deed in Volume 90196, Page 3744, DRDCT, said bearing being South 00° 10'00" East):

BEGINNING at a found 5/8 inch iron rod on the south line of Curtis Boulevard (50-foot wide right-of-way), said point being South 89° 50'00" West, 836.35 feet from the west line of said Town East Boulevard, said point also being the northwest corner of that certain 12.00 acre tract (Tract 1) conveyed to Foamex, L.P., a Delaware Limited Partnership as evidenced by Deed recorded in Volume 90196, Page 3744, DRDCT;

THENCE South 00° 10'00" East, departing the south line of said Curtis Boulevard and along the west line of said Foamex Tract 1, a distance of 525.00 feet to a 1/2 inch iron rod set for corner said point being the northeast corner of a called 0.798 acre tract (Tract 2) as described in said Foamex Deed;

THENCE South 89° 50'00" West, departing the west line of said Foamex Tract 1 and along the north line of said Foamex Tract 2, a distance of 157.00 feet to a 1/2 inch iron rod set at the beginning of a curve to the right;

THENCE in a northwesterly direction along the arc of said curve to the right, having a central angle of 45° 14'00" and a radius of 528.15 feet, an arc distance of 416.96 feet to a 1/2 inch iron rod set for corner, said point being on the northerly right-of-way line of a Texas and Pacific Railway Company tract, as evidenced by Deed recorded in Volume 70087, Page 199, DRDCT;

THENCE North 44° 56'00" West, along the northerly line of said Texas and Pacific Railway tract, a distance of 234.07 feet to 1/2 inch iron rod found for corner at the intersection of the northerly line of said Texas and Pacific Railway tract with the southerly right-of-way line of said Curtis Boulevard;

THENCE North 45° 04'00" East, a distance of 48.07 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right;

THENCE Northeasterly along said curve to the right, having a central angle of 45° 05'15", a radius of 579.55 feet and a radial bearing of South 45° 01'40" East, an arc distance of 456.06 feet to a 1/2 inch iron rod set for corner;

THENCE North 89° 50'00" East, a distance of 251.59 feet to the POINT OF BEGINNING and containing 6.437 acres of land, more or less.