

RESOLUTION NO. 06-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. TEN FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT FOR FOUR RIVERS CORPORATION, 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 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

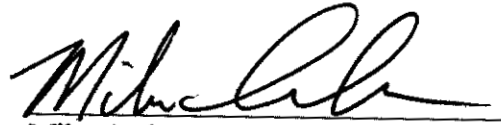
WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any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

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

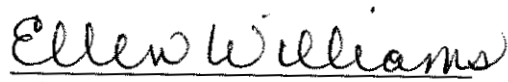
SECTION 1. That a public hearing shall be held at 3:00 p.m. on March 1, 1999, in the City Council Chamber, City Hall, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed Reinvestment Zone No. Ten for Four Rivers Corporation, 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.

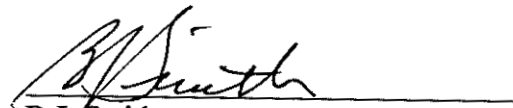
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 15th day of February, 1999.

  
Mike Anderson  
Mayor

ATTEST:

  
Ellen Williams,  
City Secretary

APPROVED:

  
B.J. Smith  
City Attorney

**REINVESTMENT ZONE NO. TEN  
METES AND BOUNDS SURVEY**

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**Legal Description of Land**

BEING all that certain lot, tract, or parcel of land lying and being situated in Dallas County, Texas, being out of the south corner of Tract 35 of the subdivision of the DANIEL TANNER SURVEY, Abstract Number 1462, Dallas County, Texas, also being tracts or parcels (Tract I & II) remaining from a 23.55 acre tract conveyed to H.B. Stellmaker by J.F. Smith on January 14, 1920, and recorded in the Deed Records of Dallas, Volume 3248, Page 4, January 23, 1920, said tract being more particularly describes as follows:

BEGINNING at an iron pin found at the most Southerly corner of North Ridge Estates No. 5, in addition to the City of Mesquite, as recorded in Deed Records of Dallas County, Volume 40, page 37;

THENCE South 44 degrees 31 minutes 11 seconds West along and near a fence with the northerly line of Northridge Estates No. 6, an addition to the City of Mesquite as recorded in Deed Records of Dallas County, Volume 28, Page 197, a distance of 844.79 feet to a Texas Highway Department monument found for corner on the Easterly R.O.W. line on I.H. 635;

THENCE North 24 degrees 47 minutes 52 seconds West along said easterly R.O.W. of I.H. 635 a distance of 341.76 feet to a Texas Highway Department monument found for corner;

THENCE North 01 degrees 37 minutes 41 seconds West continuing along said R.O.W. of I.H. 635 a distance of 434.77 feet to a concrete monument found for corner;

THENCE North 06 degrees 07 minutes 15 seconds West continuing along said easterly R.O.W. of I.H. 635 a distance of 318.64 feet to a Texas Highway Department monument found for corner;

THENCE North 49 degrees 22 minutes 54 seconds East along a fence a distance of 223.17 feet to an iron pin set for corner, said point being the most westerly corner of said Northridge Estates Number 5;

THENCE South 45 degrees 18 minutes 06 seconds East along the westerly line of Northridge Estates Number 5, a distance of 860.77 feet to the Point of Beginning and containing in 11.663 acres of land, more or less.