

RESOLUTION NO. 19-2001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. THIRTEEN 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 reinvestment zones; and

WHEREAS, the City has determined that preliminary areas described by the metes and bounds description 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 providing interested persons the opportunity to speak and present evidence for or against the designation, 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; 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 June 5, 2001, in the City Council Chambers, City Hall, 711 N. Galloway, 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. Thirteen, 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 no 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.

00202

Reinvestment Zone No. 13/May 21, 2001

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 21st day of May, 2001.



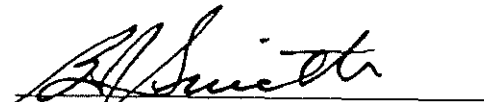
Mike Anderson
Mayor

ATTEST:



Ellen Williams
City Secretary

APPROVED:



B. J. Smith
City Attorney

(SBP-4)

00203

PROPOSED BLOCK 1, LOT 2

Being a tract of land situated in the Daniel Turner Survey, Abstract No. 1462, in the City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in deed to Petrus Investment, L.P., as recorded in Volume 98251, Page 9371, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being all of proposed Block 1, Lot 2 of proposed Skyline Business Park, Block 1, Lot 1, & Lot 2 and Block 2, Lot 1, a proposed addition to said City of Mesquite, and being more particularly described as follows:

COMMENCING at a set 1/2-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap"), at the intersection of the westerly right-of-way line of Town East Boulevard (100 foot right-of-way) and the northerly right-of-way line of a Texas & Pacific Railroad right-of-way (200 foot right-of-way);

THENCE North 79 degrees 34 minutes 15 seconds West, departing said westerly line and along said northerly line, a distance of 616.03 feet to a set 1/2-inch iron rod with cap for the point of curvature of a circular curve to the left having a radius of 2964.79 feet;

THENCE Westerly, continuing along said northerly line and said curve to the left, through a central angle of 02 degrees 13 minutes 47 seconds for an arc distance of 115.38 feet to the POINT OF BEGINNING, said point being on a circular curve to the left having a radius of 2964.79 feet and whose chord bears North 89 degrees 35 minutes 51 seconds West, a distance of 804.44 feet;

THENCE Westerly, continuing along said northerly line and said curve to the left, through a central angle of 15 degrees 35 minutes 39 seconds for an arc distance of 806.93 feet to a found 1/2-inch iron rod on the northeast line of a tract of land described in deed to Missouri Pacific Railroad Co. as recorded in Volume 96052, Page 1833, D.R.D.C.T.;

THENCE North 45 degrees 10 minutes 05 seconds West, departing said northerly line and along said northeast line, a distance of 947.58 feet to a set 1/2-inch iron rod with cap on the southeast line of a Dallas Power & Light Co. right-of-way (125 foot right-of-way) as recorded in Volume 5591, Page 588, D.R.D.C.T.;

THENCE North 44 degrees 13 minutes 32 seconds East, departing said northeast line and along said southeast line, a distance of 681.59 feet to a point on the southerly line of proposed Chase Road (70 foot right-of-way at this point);

THENCE South 45 degrees 46 minutes 28 seconds East, departing said southeast line and along said southerly line, a distance of 775.90 feet to the point of curvature of a circular curve to the right having a radius of 25.00 feet;

THENCE Southeasterly, continuing along said southerly line and said curve to the right, through a central angle of 50 degrees 49 minutes 53 seconds for an arc distance of 22.18 feet to the point of reverse curvature of a circular curve to the left having a radius of 70.00 feet;

SBP-4

D.6

00204

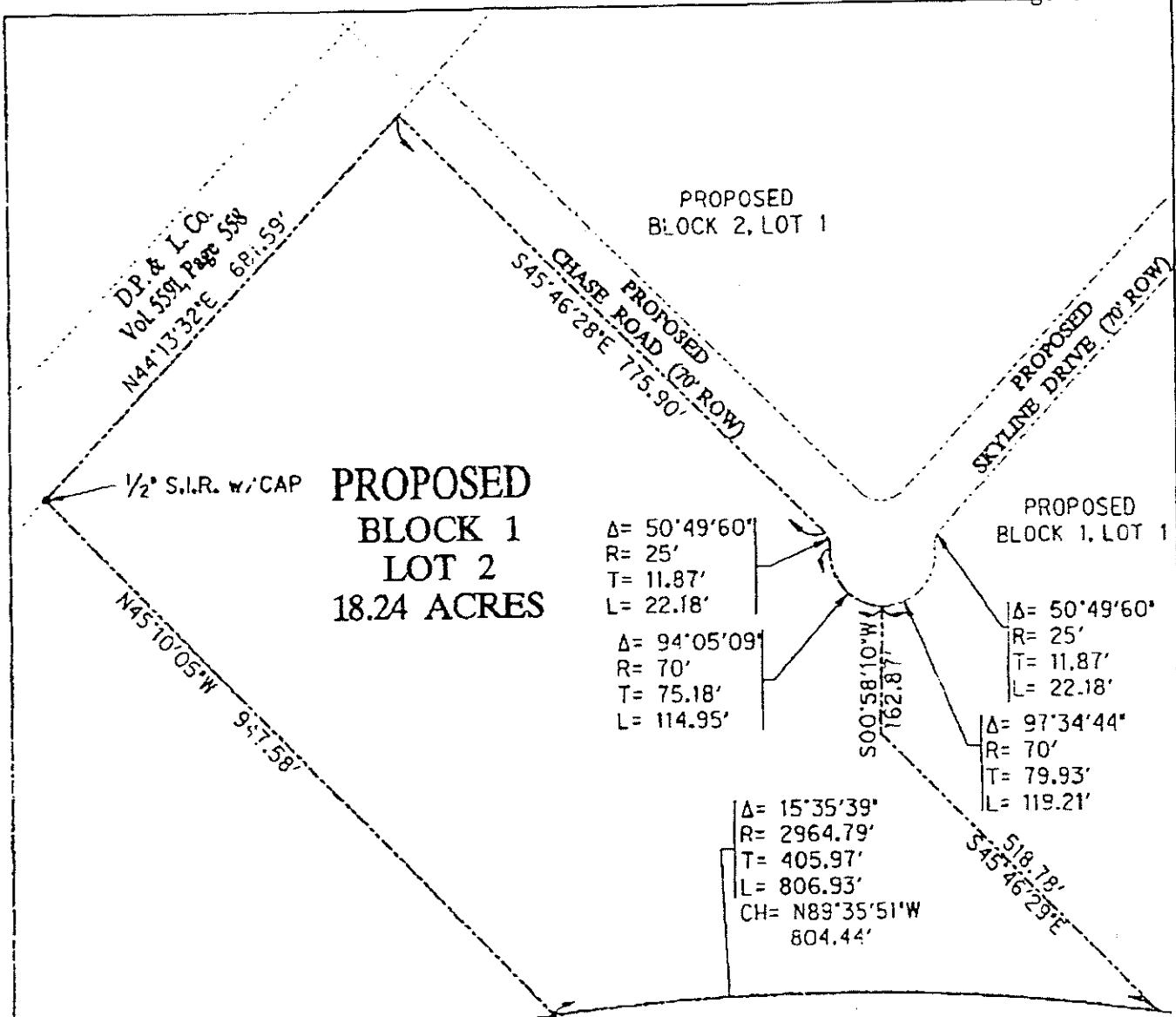
Exhibit "A"
Page 2 of 3

THENCE Southeasterly, continuing along said southerly line and said curve to the left, through a central angle of 94 degrees 05 minutes 09 seconds for an arc distance of 114.95 feet to a point on the westerly line of proposed Block 1, Lot 1;

THENCE South 00 degrees 58 minutes 10 seconds West, departing said southerly line and along said westerly line a distance of 162.87 feet to a point for corner;

THENCE South 45 degrees 46 minutes 29 seconds East continuing along said westerly line, a distance of 518.78 feet to the POINT OF BEGINNING AND CONTAINING 794,473 square feet or 18.24 acres of land, more or less.

00201



D.P. & L. Co.
Vol. 5591, Page 558
N44°13'32"E 681.59'

PROPOSED
BLOCK 2, LOT 1

CHASE ROAD (20' ROW)
S45°46'28"E 775.90'

SKYLINE DRIVE (70' ROW)

1/2° S.I.R. w/CAP

PROPOSED
BLOCK 1
LOT 2
18.24 ACRES

Δ= 50°49'60"
R= 25'
T= 11.87'
L= 22.18'

PROPOSED
BLOCK 1, LOT 1

Δ= 94°05'09"
R= 70'
T= 75.18'
L= 114.95'

Δ= 50°49'60"
R= 25'
T= 11.87'
L= 22.18'

N45°10'05"W 947.58'

S00°58'10"W
162.8'
182.91'

Δ= 97°34'44"
R= 70'
T= 79.93'
L= 119.21'

Δ= 15°35'39"
R= 2964.79'
T= 405.97'
L= 806.93'
CH= N89°35'51"W
804.44'

S45°46'28"E
518.78'

1/2° F.I.R.

T & P R.R.
(200' R.O.W.)



SCALE IN FEET
SCALE: 1"=200'

EXHIBIT B-2
PROPOSED BLOCK 1, LOT 2
SKYLINE BUSINESS PARK
SECTION THREE
IN THE
CITY OF MESQUITE
DALLAS COUNTY, TEXAS
BY
HALFF ASSOCIATES, INC.
AVO 18570 MAY, 2000

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