

RESOLUTION NO. 47-2001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. FOURTEEN 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 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 September 17, 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. Fourteen, 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.

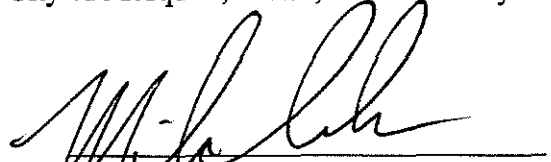
SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite no later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed reinvestment zone.

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Reinvestment Zone No. Fourteen/September 4, 2001

Page 2 of 2

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 4th day of September, 2001.



Mike Anderson

Mayor

ATTEST:



Ellen Williams

City Secretary

APPROVED:



B. J. Smith

City Attorney

PROPOSED BLOCK 1, LOT 1

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, and being all of proposed Block 1, Lot 1 of proposed Skyline Business Park, Block 1, Lot 1, & Lot 2 and Block 2, Lot 3, a proposed addition to said City of Mesquite, and being more particularly described as follows:

BEGINNING as a set ½-inch 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 ½-inch rod 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, along 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 a point on the easterly line of proposed Block 1, Lot 2;

THENCE North 45 degrees 46 minutes 29 seconds West, departing said northerly line and along said easterly line, a distance of 518.78 feet to a point for corner;

THENCE North 00 degrees 58 minutes 10 seconds East, continuing along said easterly line, a distance of 162.87 feet to a point for corner on the southerly line of proposed Skyline Drive (variable width right-of-way at this point), said point being on a circular curve to the left having a radius of 70.00 feet and a chord which bears North 42 degrees 10 minutes 58 seconds East, a distance of 105.32 feet;

THENCE Northeasterly, departing said easterly line and along said southerly line and said curve to the left, through a central angle of 97 degrees 34 minutes 38 seconds for an arc distance of 119.21 feet to the point of reverse curvature of a circular curve to the right having a radius of 25.00 feet;

THENCE Northeasterly, 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 tangency;

THENCE North 44 degrees 13 minutes 32 seconds East, continuing along said southerly line, a distance of 717.83 feet to the point of curvature of a circular curve to the right having a radius of 200.00 feet;

THENCE continuing along said southerly line and said circular curve to the right, through a central angle of 55 degrees 52 minutes 12 seconds for an arc distance of 195.02 feet to the point of tangency;

THENCE South 79 degrees 54 minutes 16 seconds East, continuing along said southerly line, a distance of 327.97 feet to the point of curvature of a circular curve to the left having a radius of 270.00 feet;

THENCE Easterly, continuing along said southerly line and said curve to the left, through a central angle of 28 degrees 30 minutes 02 seconds for an arc distance of 134.31 feet to the point of tangency;

THENCE North 71 degrees 35 minutes 42 seconds East, continuing along said southerly line, a distance of 77.40 feet to a point on the aforementioned westerly right-of-way line of Town East Boulevard, said point also being on a circular curve to the right having a radius of 600.00 feet and a chord which bears South 00 degrees 20 minutes 58 seconds East, a distance of 224.42 feet;

THENCE Southerly, departing said southerly line and along said westerly line and said curve to the right, through a central angle of 21 degrees 33 minutes 27 seconds for an arc distance of 225.75 feet to the point of tangency;

THENCE South 10 degrees 25 minutes 45 seconds West, a distance of 1,095.30 feet to the POINT OF BEGINNING AND CONTAINING 1,208,563 square feet or 27.74 acres of land, more or less.