

RESOLUTION NO. 48-2001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. FIFTEEN 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. Fifteen, 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.

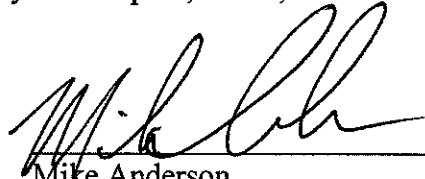
SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite no later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the resolution shall be sent by mail to all taxing units overlapping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

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Reinvestment Zone No. Fifteen/September 4, 2001


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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

## FIELD NOTES

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BEING a tract or parcel of land situated in the City of Mesquite, Dallas County, Texas and being part of the Daniel Tanner Survey, Abstract No. 1462, and further being part of the tract of land conveyed to Caroline Hunt Trust Estate by deed recorded in Volume 5122, Page 195, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the West line of Town East Boulevard. (a 100' R.O.W.), with the North line of Curtis Blvd. (a 50" R.O.W.), an iron stake found for corner;

THENCE along the North and Northwest line of said Curtis Blvd., the following:

S 89 degrees 50' 05" W, a distance of 100.46 feet to the beginning of a curve to the left having a central angle of 10 degrees 20' and a radius of 854.46 feet, an iron stake for corner;

Westerly around said curve, a distance of 154.10 feet to an iron stake for corner;

S 79 degrees 30' 05" W. a distance of 2.47 feet to the beginning of a curve to the right, having a central angle of 10 degrees 20' and a radius of 804.46 feet, an iron stake found for corner;

Westerly around said curve, a distance of 145.09 feet to an iron stake found for corner;

S 89 degrees 50' 05" W, a distance of 687.94 feet to the beginning of a curve to the left, having a central angle of 44 degrees 53' and a radius of 629.55 feet, an iron stake found for corner;

Southwesterly around said curve, a distance of 493.17 feet to an iron stake set for corner;

S 44 degrees 57' 05" W, a distance of 49.70 feet to a point on the Northeast line of a 63' Texas & Pacific R.R. R.O.W. & Utility Easements, an iron stake set for corner;

THENCE N 44 degrees 58' 40" W, along said Northeast line of a 63' Texas & Pacific R.R. R.O.W. & Utility Easement, and leaving said Northwest line of Curtis Blvd., a distance of 1387.29 feet to a point along the Southerly line of the Texas & Pacific R.R. (a 200' R.O.W.) an iron stake found for corner;

THENCE along the said Southerly line of the Texas & Pacific R.R. the following:

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N 83 degrees 11' 25" E, a distance of 1038.84 feet to the beginning of a curve to the right, having a central angle of 17 degrees 59' 25" and a radius of 2764.79 feet, an iron stake found for corner;

Easterly around said curve, a distance of 868.12 feet to an iron stake found for corner;

S 78 degrees 49' 10" E, a distance of 349.92 feet to the Northwest corner of Lot 1, Block H of Skyline Industrial Village No. 4, an addition to the City of Mesquite, Texas, as recorded in Volume 82197, Page 3079 of the Map Records of Dallas County, Texas, an iron stake found for corner;

THENCE S 0 degrees 12' 10" E, leaving said Southerly line of the Texas & Pacific R.R. and along the West line of said Lot 1, Block H of Skyline Industrial Village No. 4, a distance of 465.19 feet to the Southwest corner of same said Lot 1, Block H, an iron stake set for corner;

THENCE N 89 degrees 50' 05" E, along the South line of said Lot 1, Block H, a distance of 250.0 feet to a point on the above-mentioned West line of Town East Blvd., an "X" in concrete for corner;

THENCE S 12' 10" E, along said West line of Town East Blvd., a distance of 232.22 feet to the PLACE OF BEGINNING and containing 1,639,128 square feet, or 37.629 gross acres, SAVE AND EXCEPT 114,124 square feet or 2.619 acres in the Curtis Circle Street Dedication Plat, leaving 35.010 net acres of land.