

RESOLUTION NO. 61-2002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A DEVELOPMENT AREA ON APPROXIMATELY 26.246 ACRES LOCATED AT 1410 WOODED LAKE DRIVE FOR THE PURPOSE OF DEVELOPMENT AND OPERATION OF YOUTH BASEBALL FIELDS.

WHEREAS, in accordance with the Texas Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Civil Statutes, as amended (the "Act"), and Chapter 180.2 of the Texas Administrative Code, the City Council of the City of Mesquite, Texas, hereby designates the land containing approximately 26.246 acres located at 1410 Wooded Lake Drive, Mesquite, Texas, and owned by Texas Amateur Baseball Congress, Inc., d/b/a Boys Baseball, Inc., as a development area (the "Development Area") under the Act; and

WHEREAS, the Development Area shall be developed in order to meet the development objectives of the City, which overall objectives for the Development Area include the development and operation of youth baseball fields and related buildings, parking, open space and improvements; and

WHEREAS, the City Council finds that the availability of financing of projects for commercial uses under the Act will contribute significantly to the development of the Development Area; and

WHEREAS, in order to enhance the development efforts of the Development Area, the City Council desires that land, buildings, facilities and improvements required or suitable for use for professional and amateur (including children's) sports, athletic, entertainment and public park purposes and events including ballparks, park facilities, open space improvements and related concessions, parking facilities, roads, streets and other related improvements that enhance any of those items be developed in the Development Area; and

WHEREAS, the City Council will review all project descriptions for approval of specific projects for commercial uses in order to determine whether such projects are consistent with the City's objectives for development of the Development Area; and

WHEREAS, based upon the City's best estimates at the time of the adoption of this resolution, three youth baseball fields, office and concession building, parking and other related improvements that exist in the Development Area shall be financed or refinanced through tax exempt bonds issued through the Mesquite Industrial Development Corporation.

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

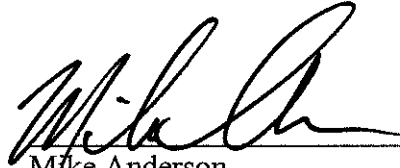
SECTION 1. That in accordance with the Texas Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Civil Statutes, as amended (the "Act"), and Chapter 180.2 of the Texas Administrative Code, the City Council of the City of Mesquite, Texas, hereby

designates the land containing approximately 26.246 acres located at 1410 Wooded Lake Drive, Mesquite, Texas, and owned by Texas Amateur Baseball Congress, Inc., d/b/a Boys Baseball, Inc., as a development area under the Act.

That the subject property is more fully described by metes and bounds on the attached Exhibit "A."

SECTION 2. That this resolution shall take effect immediately from and after its passage.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 18th day of November, 2002.



Mike Anderson
Mayor

ATTEST:



Ellen Williams
City Secretary

APPROVED:



B. J. Smith
City Attorney

DESCRIPTION OF PROPERTY SURVEYED

BEING a 26.246 acre tract of land situated in the Theophilus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas; said tract being part of Lot 1, Block A, Dallas Christian School Addition, an addition to the City of Mesquite, Texas, recorded in Volume 94163, Page 2553 of the Real Property Records of Dallas County, Texas; said 26.246 acre tract being more particularly described as follows:

COMMENCING, at the north end of a right-of-way corner clip at the intersection of southeasterly line of Oates Drive (100-foot right-of-way) and the northeasterly line of Wooded Lake Drive (80-foot right-of-way at this point) as recorded in Volume 88060, Page 3757, Deed Records, Dallas County, Texas; said point also being the most northerly northwest corner of Lot 2, Block A of said Dallas Christian School Addition;

THENCE, North 44 degrees, 59 minutes, 09 seconds East, along said southeasterly line of Oates Drive, a distance of 303.09 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found; said point being the southerly line of a 175-foot wide D.P. & L. right-of-way as recorded in Volume 5458, Page 218 and Volume 71063, Page 0562, Deed Records, Dallas County, Texas;

THENCE, South 62 degrees, 50 minutes, 01 seconds East, along said southerly line, a distance of 352.11 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner at the POINT OF BEGINNING, said point being the northwest corner of said Lot 1;

THENCE, South 62 degrees, 50 minutes, 01 seconds East, continuing along said southerly line, a distance of 1172.74 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

THENCE, South 44 degrees, 52 minutes, 00 seconds West, a distance of 1,833.47 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, North 74 degrees, 03 minutes, 19 seconds West, a distance of 326.84 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set in the northeasterly line of said Wooded Lake Drive (80-foot right-of-way at this point); said point being on a non-tangent curve to the right whose center bears South 74 degrees, 03 minutes, 19 seconds East, a distance of 1,836.00 feet from said point;

THENCE, along said northeasterly line and said curve to the right, through a central angle of 15 degrees, 58 minutes, 04 seconds, an arc length of 511.67 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the end of said curve;

THENCE, North 31 degrees, 54 minutes, 45 seconds East, along said northeasterly line, a distance of 119.42 feet to a 1/2-inch iron rod found at the beginning of a curve to the left whose center bears North 58 degrees, 05 minutes, 15 seconds West, a distance of 530.00 feet from said point;

THENCE, along said northeasterly line and said curve to the left, through a central angle of 76 degrees, 55 minutes, 36 seconds, an arc length of 711.59 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found at the end of said curve;

THENCE, North 45 degrees, 00 minutes, 51 seconds West, along said northeasterly line, a distance of 39.54 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found for corner;

THENCE, North 36 degrees, 00 minutes, 27 seconds East, a distance of 436.19 feet to the POINT OF BEGINNING;

CONTAINING, 1,143,265 square feet or 26.246 acres of land, more or less.