

RESOLUTION NO. 19-2004

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

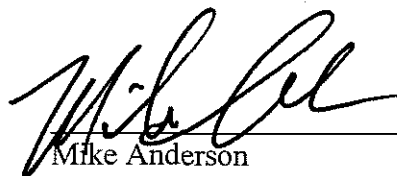
WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any 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 June 7, 2004, in the City Council Chamber, 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. Eighteen, 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.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 17th day of May, 2004.



Mike Anderson  
Mayor

ATTEST:

APPROVED:



Judy Womack  
City Secretary



B. J. Smith  
City Attorney

BEING a tract of land situated in the M. L. Swing Survey, Abstract No. 1397, being all of Lot 1, Block 28, EL ROSA ADDITION, an Addition in the City of Mesquite, Texas, according to the Plat thereof recorded in Volume 80153, Page 3018, Deed Records, Dallas County, Texas and being all of that certain tract of land conveyed to Paracelsus Mesquite Hospital by Deed recorded in Volume 90193, Page 614, Deed Records, Dallas County, Texas and being all of that certain 0.879 acre tract of land conveyed to Paracelsus Mesquite Hospital by Deed recorded in Volume 2000135, Page 5304, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the West ROW line of North Galloway Avenue (a 100' ROW) with the North ROW line of Highland Village Drive (a 50' ROW), said iron rod also being at the Southeast corner of said Lot 1;

THENCE: S 75° 25' 00" W, along the North ROW line of Highland Village Drive and the most Southerly South line of said Lot 1, a distance of 293.24 feet to a cross set for corner at the intersection of the North ROW line of Highland Village Drive with the East ROW line of Ebrite Street (a 50' ROW), said cross also being at the most Southerly Southwest corner of said Lot 1;

THENCE: N 00° 01' 00" E, along the East ROW line of Ebrite Street and a Westerly line of said Lot 1, a distance of 322.94 feet to a 1/2 inch iron rod set for corner in the South ROW line of Rosabelle Drive (a 60' ROW);

THENCE: N 88° 39' 00" E, along the South ROW line of Rosabelle Drive, a distance of 8.66 feet to a 1/2 inch iron rod set for corner;

THENCE: N 01° 10' 00" E, along the East ROW line of Rosabelle Drive, a distance of 60.09 feet to a 1/2 inch iron rod set for corner at an inner ell corner of said Lot 1, said iron rod also being in the North ROW line of Rosabelle Drive;

THENCE: S 88° 39' 00" W, along the North ROW line of Rosabelle Drive and the most Northerly South line of said Lot 1, a distance of 545.79 feet to a 1/2 inch iron rod found for corner at the most Northerly Southwest corner of said Lot 1 and the Southeast corner of a tract of land conveyed to the City of Mesquite by Deeds recorded in Volume 5032, Page 231 and Volume 5054, Page 192, Deed Records, Dallas County, Texas;

THENCE: N 01° 15' 30" W, along the common line of said Lot 1 and said City of Mesquite tract, a distance of 427.67 feet to a 5/8 inch iron rod found for corner in the South line of Hillview Addition, recorded in Volume 21, Page 191, Deed Records, Dallas County, Texas, said iron rod also being at the Northwest corner of said Lot 1;

THENCE: N 88° 37' 30" E, along the common line of said Lot 1 and said Hillview Addition, a distance of 626.24 feet to a 1/2 inch iron rod found for corner

THENCE: S 14° 35' 00" E, continuing along the West ROW line of North Galloway Avenue and the East line of said Lot 1, a distance of 820.05 feet to the PLACE OF BEGINNING and containing 391,113 square feet or 9.116 acres of land.