

RESOLUTION NO. 20-2004

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

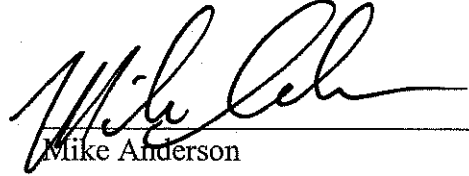
WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any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

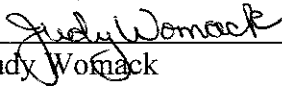
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 17th day of May, 2004.

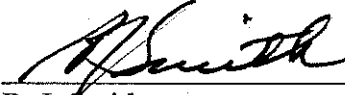


Mike Anderson
Mayor

ATTEST:

APPROVED:



Judy Womack
City Secretary

B. J. Smith
City Attorney

PROPERTY DESCRIPTION

BEING a tract of land situated in the T. D. Sackett Survey, Abstract No. 1362, Dallas County, Texas and all of Lots 1, 2, 3, 4, 5, 6 and 7, Block Z, TOWN EAST ESTATE COMMERCIAL No. 9, FIRST SECTION, an Addition in the City of Mesquite, Texas, according to the Plat there recorded in Volume 72218, Page 818, Deed Records, Dallas County, Texas and all of Lot 8, Block Z, TOWN EAST ESTATE COMMERCIAL No. 9, SECOND SECTION, an Addition in the City of Mesquite, Texas, according to the Plat thereof recorded in Volume 78189, Page 2885, Deed Records, Dallas County, Texas and being that certain tract of land conveyed to Mesquite Community Hospital, L. P. by deed recorded in Volume 97141, Page 2611, Manor Healthcare Corp. by deed recorded in Volume 88146, Page 2732 and Manor Care of Texas City, Inc. by deed recorded in Volume 88157, Page 3227, all in Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the intersection of the Southeasterly ROW line of Interstate Highway No. 30 (U. S. Highway 67) (a variable ROW) with the Southwesterly ROW line of Park Run Drive (a 50' ROW);

THENCE: S 28° 57' 00" E, along the Southwesterly ROW line of said Park Run Drive, a distance of 277.75 feet to a PK nail set for corner in the Northwesterly line of an existing 20' alley;

THENCE: S 61° 03' 00" W, along the Northwesterly line of said 20' alley, a distance of 109.98 feet to a PK nail set for corner;

THENCE: S 44° 45' 00" W, along the Northwesterly line of said 20' alley, a distance of 1093.82 feet to a 1/2 inch iron rod set for corner;

THENCE: S 14° 45' 00" W, along the Northwesterly line of said 20' alley, a distance of 74.16 feet to a cross set for corner in the Northeasterly ROW line of Motley Drive (a 50' ROW);

THENCE: N 44° 29' 00" W, along the Northeasterly ROW line of said Motley Drive, a distance of 160.03 feet to a 1/2 inch iron rod set for corner;

THENCE: N 08° 33' 00" E, along the Northeasterly ROW line of said Motley Drive, a distance of 140.23 feet to a 1/2 inch iron rod found for corner;

THENCE: N 52° 20' 00" W, along the Northeasterly ROW line of said Motley Drive, a distance of 319.81 feet to a 1/2 inch iron rod found for corner in the Southeasterly ROW line of said Interstate Highway No. 30 (U. S. Highway No. 67);

THENCE: N 31° 45' 00" E, along the Northeasterly ROW line of said Interstate Highway No. 30 (U. S. Highway No. 67), a distance of 162.21 feet to a 1/2 inch iron rod set for corner;

THENCE: N 61° 03' 00" E, along the Northeasterly ROW line of said Interstate Highway No. 30 (U. S. Highway No. 67), a distance of 1154.03 feet to the PLACE OF BEGINNING and containing 12.0567 acres of land.