

RESOLUTION NO. 42-2009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. TWENTY FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT AND AUTHORIZING NOTICE OF SUCH HEARING.

WHEREAS, the City Council of the City of Mesquite, Texas ("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 ("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

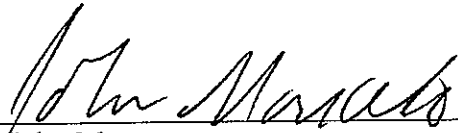
WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any 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 December 21, 2009, 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. Twenty, 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.

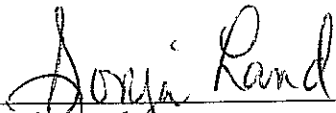
SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite no later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the resolution shall be sent by mail to all taxing units overlapping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

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 7th day of December, 2009.




John Monaco
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B. J. Smith
City Attorney

4. Legal description of the land:

TRACT A:

Being a parcel of land in the City of Mesquite, Dallas County, Texas, a part of the J.T. Nelms Survey, Abstract No. 1095, and being a part of that 18.999 acre tract of land conveyed to Cole Partners, Ltd. as recorded in Volume 93212, Page 4552, Deed Records, Dallas County, Texas, and being further described as follows:

Beginning at a "X" in concrete found at the Northeast corner of said 18.999 acre tract of land, said point being the intersection of the West line of Shackelford Drive (a 60 foot wide right-of-way) with the South line of Brazoria Drive (a 50 foot wide right-of-way);

THENCE along the East line of said 18.999 acre tract of land as follows:

South 00 degrees 48 minutes 06 seconds West, 403.46 feet along the West line of Shackelford Drive to a 1/2 inch iron rod found for corner in the South line of Devonshire Drive (a 60 foot wide right-of-way);

South 89 degrees 11 minutes 54 seconds East, 180.00 feet along the South line of Devonshire Drive to a 1/2 inch iron rod found for corner;

South 00 degrees 48 minutes 06 seconds West, 574.14 feet to a 1/2 inch iron rod found at the Southeast corner of said 18.999 acre tract of land;

THENCE North 89 degrees 11 minutes 13 seconds West, 796.80 feet along the South line of said 18.99 acre tract of land to a 5/8 inch iron rod found for corner;

GF# 000717768 - M

Commitment No. 44-903-80-

000717768

LEGAL DESCRIPTION

THENCE North 00 degrees 48 minutes 47 seconds East, 193.01 feet to 5/8 inch iron rod found for corner;

THENCE Northeasterly, 71.33 feet along a curve to the right which has a central angle of 21 degrees 30 minutes 31 seconds, a radius of 190.00 feet, a tangent of 36.09 feet, and whose chord bears North 11 degrees 34 minutes 02 seconds East, 70.91 feet to a 5/8 inch iron rod found for corner;

THENCE North 22 degrees 19 minutes 18 seconds East, 34.89 feet to a 5/8 inch iron rod found for corner in the South line of Emporium Square (a variable width right-of-way);

THENCE along the South, East and North lines of Emporium Square as follows:

Southeasterly, 103.37 feet along a curve to the left which has a central angle of 16 degrees 55 minutes 18 seconds, a radius of 350.00 feet, a tangent of 52.06 feet, and whose chord bears South 80 degrees 43 minutes 35 seconds East, 102.99 feet to a 1/2 inch iron rod found for corner;

South 89 degrees 11 minutes 14 seconds East, 107.28 feet to a 1/2 inch iron rod found for corner;

Northeasterly, 106.37 feet along a curve to the left which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 67.72 feet, a tangent of 67.72 feet, and whose chord bears North 45 degrees 48 minutes 46 seconds East, 95.77 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 48 minutes 46 seconds East, 114.57 feet to a 1/2 inch iron rod found for corner;

Northwesterly, 106.37 feet along a curve to the left which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 67.72 feet, a tangent of 67.72 feet, and whose chord bears North 44 degrees 11 minutes 14 seconds West, 95.77 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 11 minutes 14 seconds West, 132.32 feet to a 1/2 inch iron rod found for corner;

Southwesterly, 52.43 feet along a curve to the left which has a central angle of 49 degrees 34 minutes 40 seconds, a radius of 60.59 feet, a tangent of 27.98 feet, and whose chord bears South 66 degrees 01 minute 26 seconds West, 50.81 feet to a 1/2 inch iron rod found for corner in the East line of Lot 8, Block A, The Emporium, Phase 1, an addition to the City of Mesquite, Texas, according to the plat thereof recorded in Volume 87014, Page 1689, Map Records, Dallas County, Texas;

THENCE along the East line of Lot 8 as follows:

THENCE North 48 degrees 45 minutes 54 seconds West, 39.75 feet to a 1/2 inch iron rod found for corner;

GF# 000717768 - M

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LEGAL DESCRIPTION

North 00 degrees 43 minutes 43 seconds East, 442.23 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 8 and at the Northwest corner of said 18.999 acre tract of land, said point being in the South line of Brazoria Drive;

THENCE South 89 degrees 16 minutes 17 seconds East, 590.79 feet along the North line of said 18.999 acre tract and along the South line of Brazoria Drive to the Point of Beginning and containing 621,010 square feet or 14.256 acres of land,

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT B:

Lot 9, Block A of The Emporium, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 87072, Page 1929, Map Records, Dallas County, Texas.