

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR THE TOWN EAST/SKYLINE TAX INCREMENT FINANCE REINVESTMENT ZONE NO. NINE, CITY OF MESQUITE, TEXAS; MAKING A FINDING REGARDING FEASIBILITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite, Texas (“City”), established the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas (the “Zone”), and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 4466 approved by the City Council of the City on December 19, 2016, in accordance with the Tax Increment Financing Act, V.T.C.A, Tax Code, Chapter 311 (the “Act”); and

WHEREAS, on December 4, 2017, the Board of Directors of the Zone (the “Board”) prepared and adopted a project plan (“Project Plan”) and reinvestment zone financing plan (“Financing Plan”) for the Zone, a true and correct copy of which is attached hereto as Exhibit “A” and made a part hereof for all purposes (hereinafter collectively the “Project Plan and Financing Plan”); and

WHEREAS, in compliance with the Act, the Board hereby submits the Project Plan and Financing Plan to the City Council for approval; and

WHEREAS, the Board respectfully recommends approval of the Project Plan and Financing Plan by the City Council in order to promote development or redevelopment of the Zone.

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

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this ordinance for all purposes.

SECTION 2. That the City Council finds that the Project Plan and Financing Plan submitted to the City Council includes the following information required by §311.011 of the Act:

A. The Project Plan includes:

- (1) A description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property;

- (2) Proposed changes of zoning ordinances, the master plan of the City, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) A list of estimated non-project costs; and
- (4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

B. The Financing Plan includes:

- (1) A detailed list describing the estimated project costs of the Zone, including administrative expenses;
- (2) A statement listing the proposed kind, number and location of all public works or public improvements to be financed by the Zone;
- (3) A finding that the plan is economically feasible and an economic feasibility study;
- (4) The estimated amount of bonded indebtedness to be incurred;
- (5) The estimated time when related costs or monetary obligations are to be incurred;
- (6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone;
- (7) The current total appraised value of taxable real property in the Zone;
- (8) The estimated captured appraised value of the Zone during each year of its existence; and
- (9) The duration of the Zone.

SECTION 3. That in accordance with the Act, the City Council has reviewed the Project Plan and Financing Plan attached hereto as Exhibit "A" and made a part hereof for all purposes and hereby finds that such Project Plan and Financing Plan is feasible.

SECTION 4. That in accordance with the Act, the City Council hereby approves and adopts the Project Plan and Financing Plan attached hereto as Exhibit "A" and made a part hereof for all purposes.

SECTION 5. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 6. That should any word, sentence, clause, paragraph, section or provision of this ordinance be held to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on the 4th day of December, 2017.

Stan Pickett
Mayor

ATTEST:

APPROVED:



Sonja Land
City Secretary

B. J. Smith
City Attorney

Exhibit “A”

**Attach Copy of
Project Plan and Financing Plan
for the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine,
City of Mesquite, Texas**



**Final Project and Financing Plan
Town East & Skyline
Tax Increment Reinvestment Zone No. 9**

December 2017

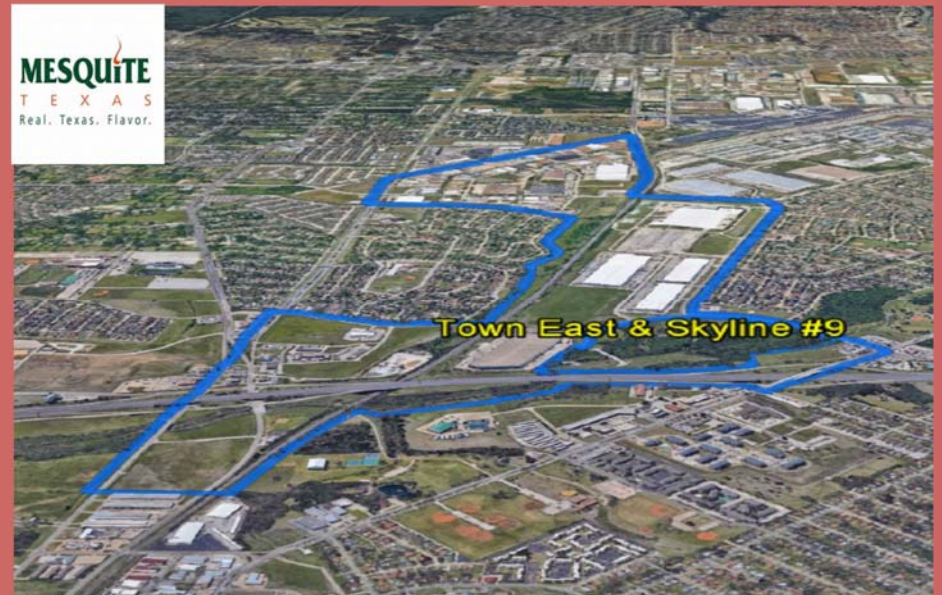


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1515 N. Galloway Ave. Mesquite, TX 75149

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Introduction

Tax Increment Financing Program

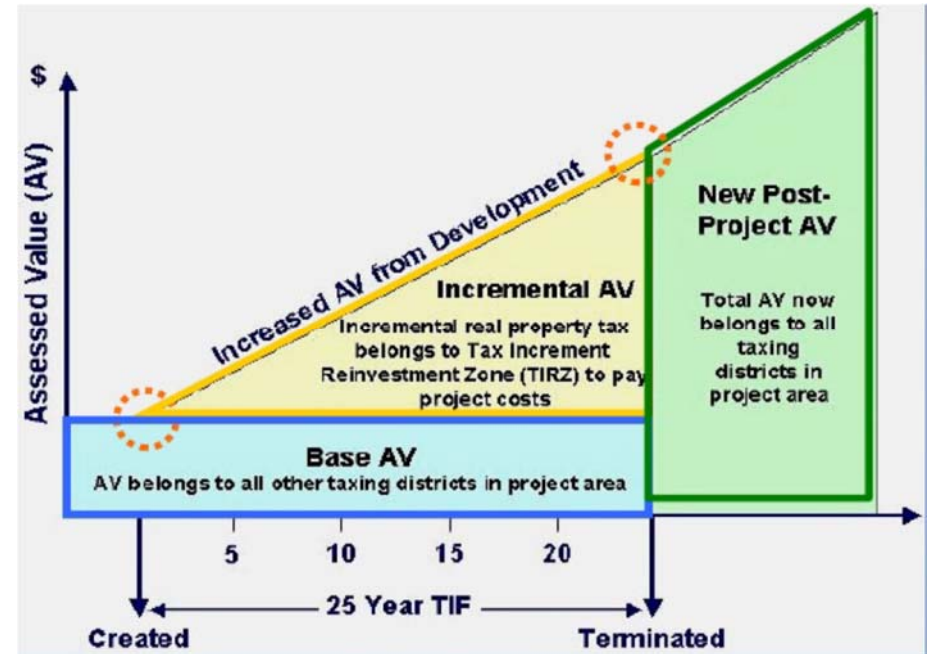
Chapter 311 of the Texas Tax Code (the TIF Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance public improvements, to enhance existing public infrastructure, and to maximize the benefits of other incentive tools. Public investment in TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest. Taxing entities, including MISD, can opt in at a participation rate of their choosing, electing to contribute 0% to 100% of their tax increment into the zone.

Key Points:

- Chapter 311 of the Texas Code controls all procedures for the creation of a TIRZ
- Base value set at current assessed value (as of January 1)
- Development over time increases assessed value
- Higher assessed value results in additional real property tax revenues

Once a TIRZ has been established, incremental real property taxes resulting from new construction, public improvements and redevelopment efforts accrue to the various taxing entities. Local taxing entities retain the right to determine the amount of the tax increment. The City enters into written Interlocal Agreements with all participating taxing entities to specify: (1) the conditions for payment of tax increment into a tax increment fund, (2) the portion of tax increment to be paid by each entity into the tax increment fund, and (3) the term of the Interlocal Agreement.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by the unit for that year on the "captured" appraised value of real property taxable by the unit and located in the TIRZ. Captured appraised value is the total appraised value of all real property taxable by the unit and located in a TIRZ for that year less the total appraised value of taxable real property in the base year (the year in which zone was designated by ordinance).



Board of Director Responsibilities

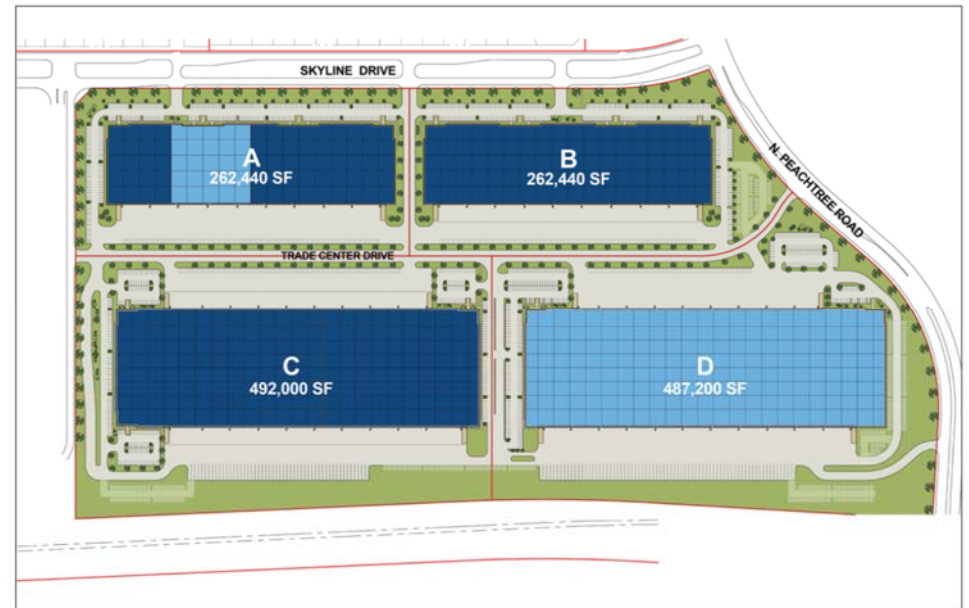
The TIRZ Board prepares and adopts a project plan and a reinvestment zone financing plan and submits the plans to the City Council that designated the zone. Once a TIRZ project and financing plan has been approved by the City Council, the Board monitors the ongoing performance of the TIRZ by reviewing the construction status of proposed public improvements and amenities, reviewing the status of the tax increment fund, approving amendments to the project and financing plan, and recommending certain actions by City Council related to the TIRZ. The TIRZ Board must comply with the Texas Open Meetings Act as well as with all subsequent City Code provisions for City Boards and Commissions, to the extent that there is no conflict with the TIF Act.

Town East & Skyline TIRZ No. 9

Actions Taken to Date

The City of Mesquite formally created the Town East & Skyline Tax Increment Reinvestment Zone through the passage of City Ordinance No. 4466 on December 19, 2016, and the duration of the Zone will be for 30 years, expiring on December 31, 2046, if not sooner terminated.

The overall TIRZ contains multiple contiguous properties and will include 75 percent of the tax increments of the City—no other taxing jurisdictions are expected to participate. Required public notices were delivered and a public hearing was held in compliance with Section 311.003(c)(d) of the Tax Increment Financing Act.

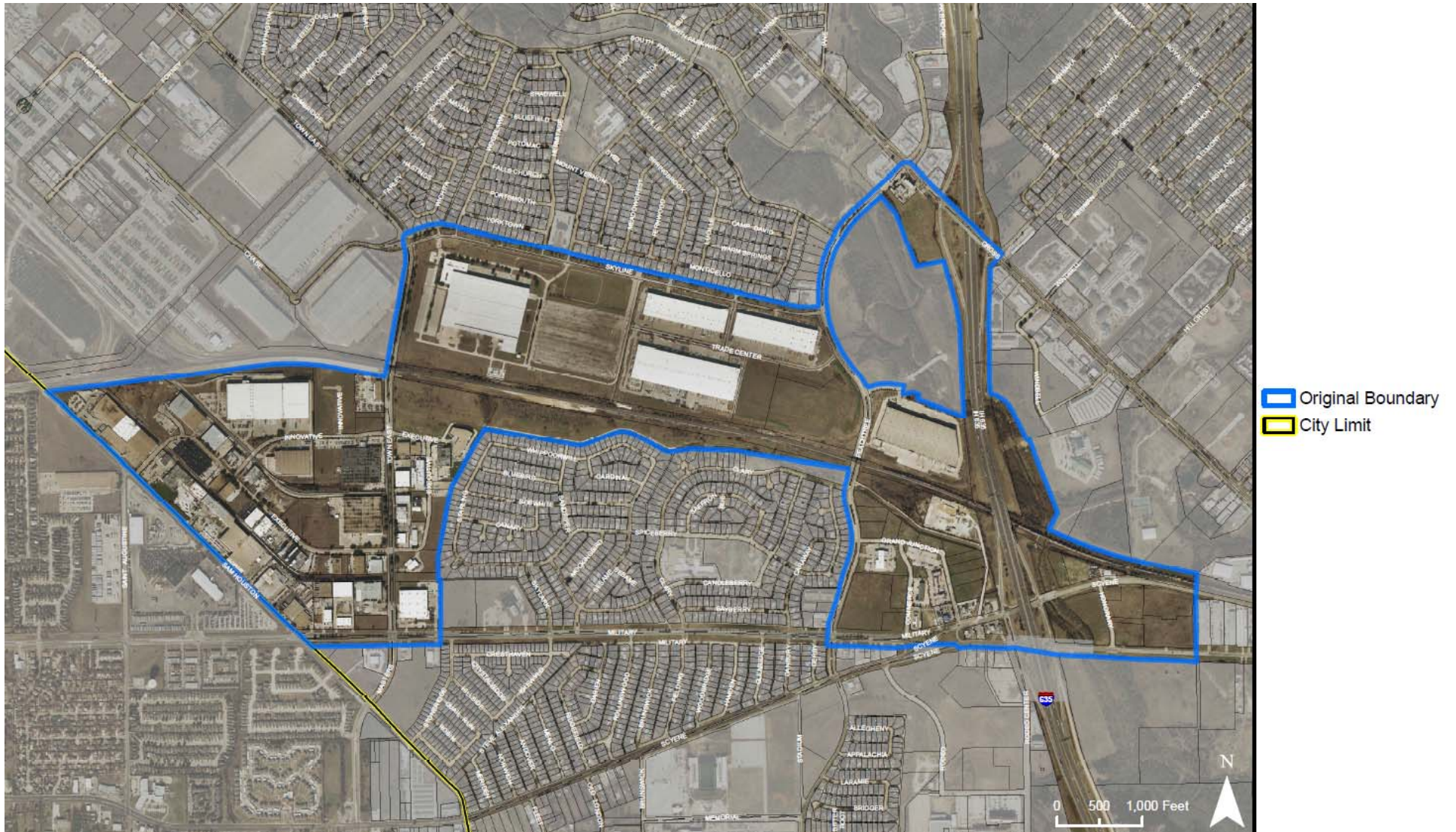


Skyline Trade Center Building D is located along Skyline Drive and Peachtree Road, near Interstate 635 and Military Parkway interchange. The 492,000-square-foot facility is available for immediate occupancy.

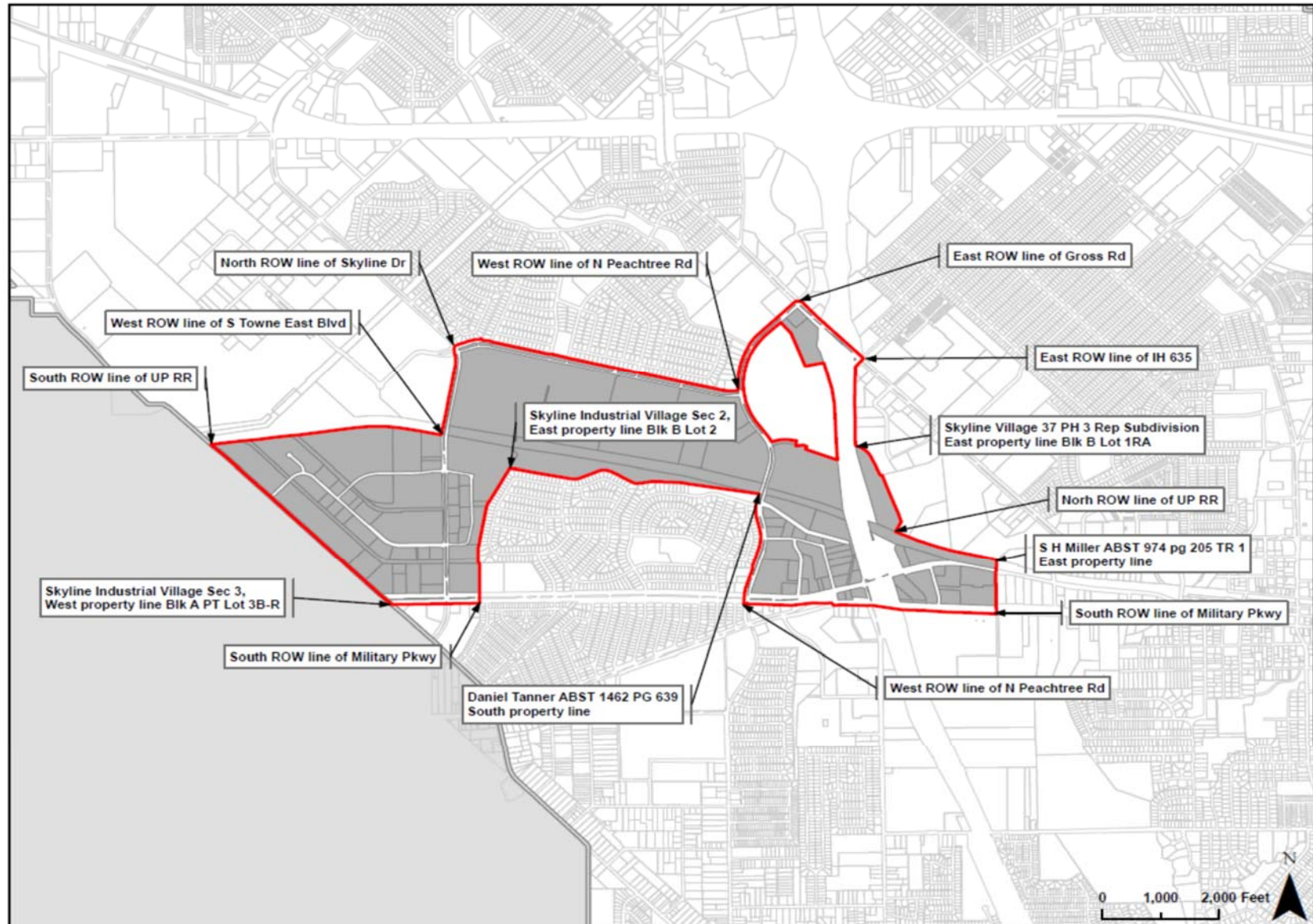
The base year tax value, 2015, (fiscal year 2015-2016), is \$250,450,686. The projected growth in taxable value per year is shown on Pages 12 through 14. The estimated taxable value at the end of the 30-year term is \$418,591,671. The projections show the estimated value of the captured appraised value of real property by tax year.

A draft Final Project and Financing Plan was scheduled for Board review on April 17, 2017, but that meeting was not held due to a lack of quorum.

Town East & Skyline TIRZ No. 9 Boundary



Town East & Skyline TIRZ No. 9 Boundary Description



Town East & Skyline TIRZ No. 9

Boundary Description

Beginning at a point of intersection of the south ROW line of Union Pacific Railroad and the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3b-R, thence

Easterly along the south ROW line of Union Pacific Railroad to a point where said line intersects with the west ROW line of S Town East Blvd, thence

Northerly along the west ROW line of S Town East Blvd to a point where said line intersects with the north ROW line of Skyline Drive, thence

Easterly along the north ROW line of Skyline Drive to a point where said line intersects with the west ROW line of N Peachtree Road, thence

Northerly along the west ROW line of N Peachtree Road to a point where said line intersects with the east ROW line of Gross Road, thence

Southerly along the east ROW line of Gross Road to a point where said line intersects with the east ROW line of IH 635, thence

Southerly along the east ROW line of IH 635 to a point where said line intersects with the east property line of Skyline Village 37 PH 3 Rep Subdivision Blk B Lot 1RA, thence

Southerly along the east property line of Skyline Village 37 PH 3 Rep Subdivision Blk B Lot 1RA to a point where said line intersects with the north ROW line of Union Pacific Railroad, thence

Easterly along the north ROW line of Union Pacific Railroad to a point where said line intersects with the east property line of S H Miller ABST 974, Page 205 Tract 1, thence

Southerly along east property line of S H Miller ABST 974, Page 205 Tract 1 to a point where said line intersects with the south ROW line of Military Parkway, thence

Westerly along the south ROW line of Military Parkway to a point where said line intersects with the west ROW line of N Peachtree Road, thence

Northerly along the west ROW line of N Peachtree Road to a point where said line intersects with the south property line of Daniel Tanner ABST 1462, Page 639, thence

Westerly along the south property line of Daniel Tanner ABST 1462, Page 639 to a point where said line intersects with the east property line of Skyline Industrial Village Sec. 2 Blk B Lot 2, thence

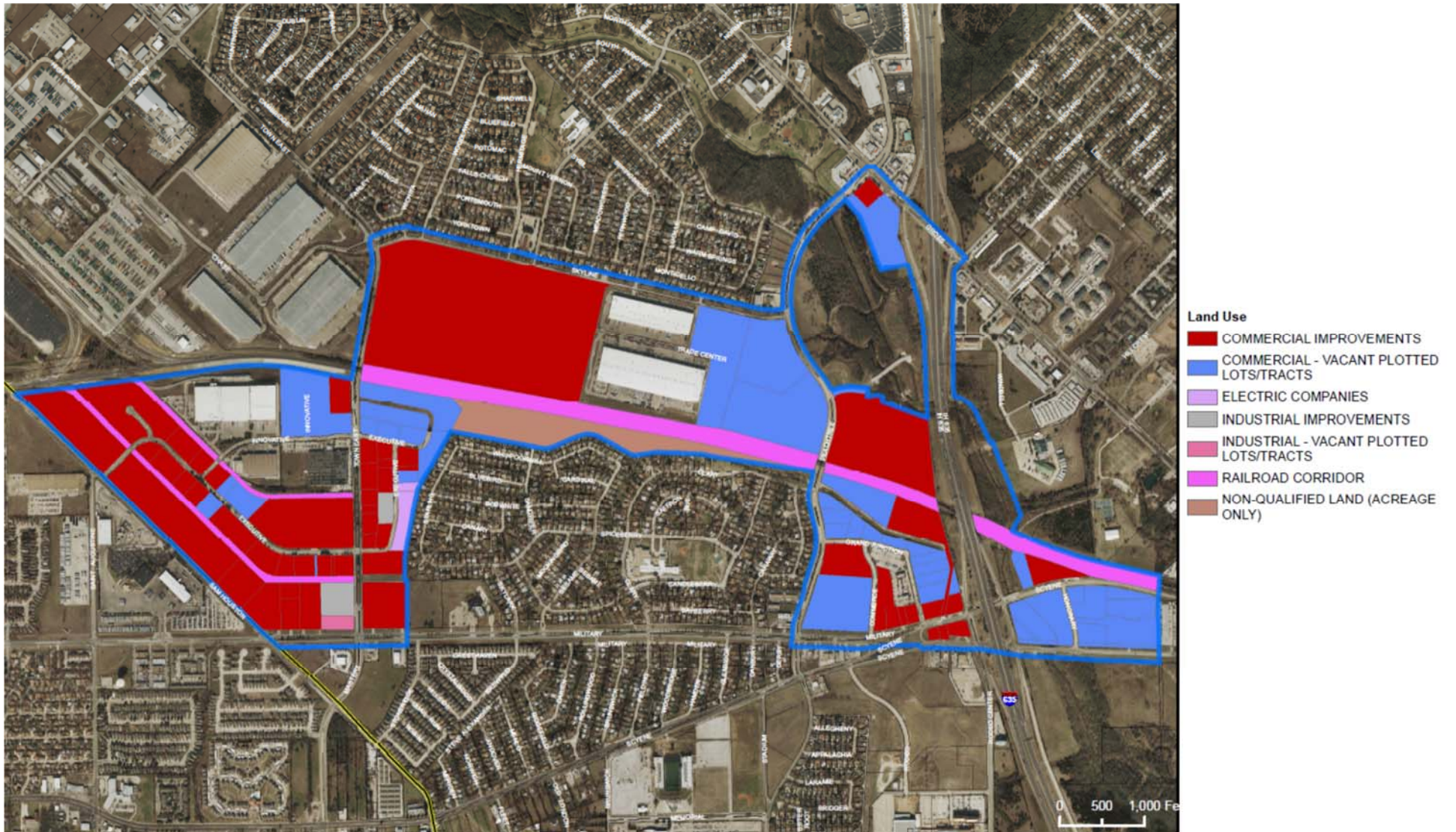
Southerly along the east property line of Skyline Industrial Village Sec. 2 Blk B Lot 2 to a point where said line intersects with the south ROW line of Military Parkway, thence

Westerly along the south ROW line of Military Parkway to a point where said line intersects with the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3B-R, thence

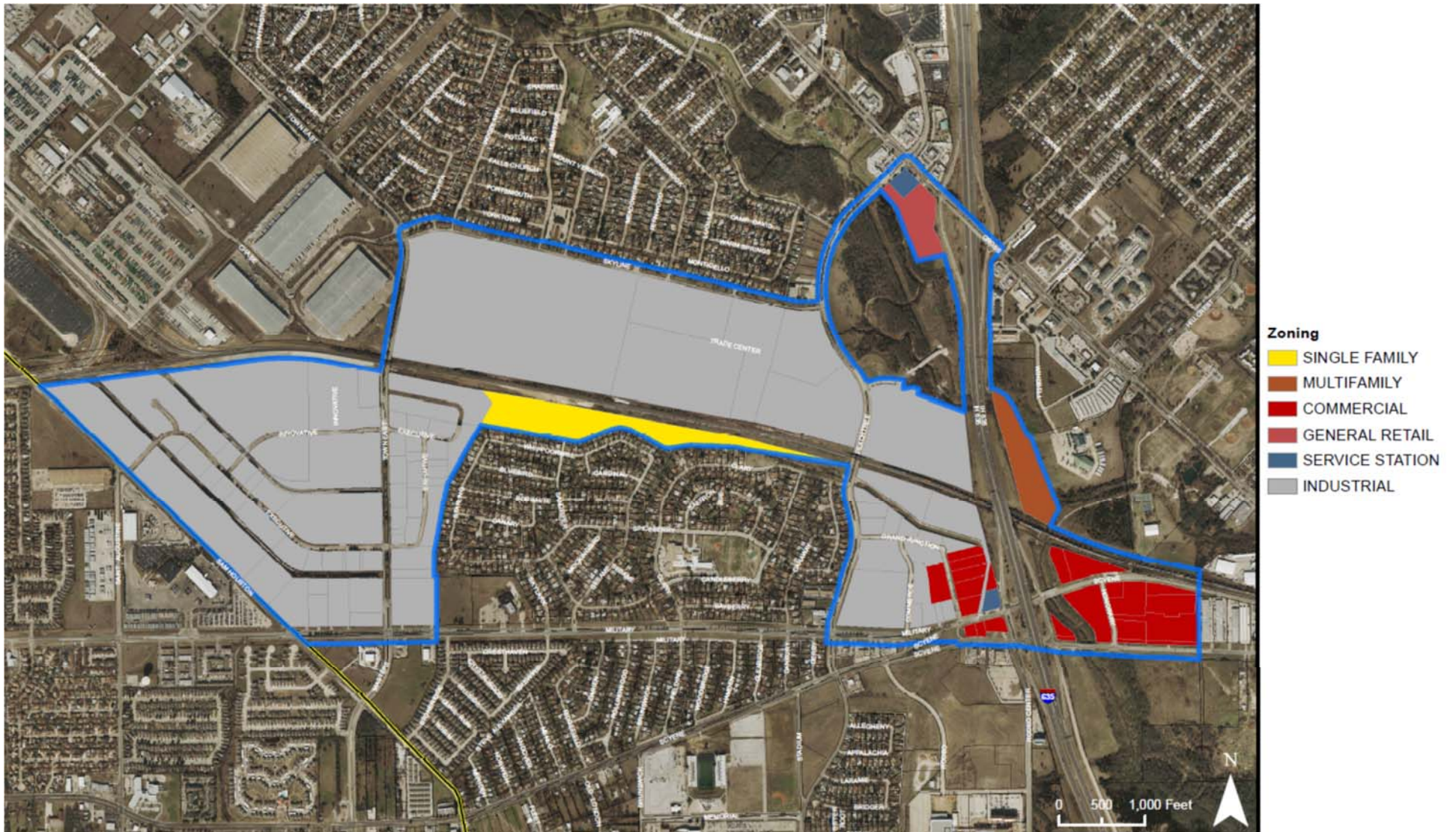
Northerly along the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3B-3 to a point where said line intersects with the south ROW line of Union Pacific Railroad, which is the point of beginning.

Town East & Skyline TIRZ No. 9

Land Use



Town East & Skyline TIRZ No. 9 Zoning



Town East & Skyline TIRZ No. 9

Zoning Characteristics

Skyline Logistics HUB Overlay District

The diverse manufacturing and distribution uses that congregate around the Big Town and Town East Boulevards, and that stretch from Interstate Highway 30 to Skyline Boulevard, form the heart of Mesquite's industrial sector. Businesses within the area depend primarily upon long-haul carriers for shipping and delivery to a degree not found anywhere else in the City. The purpose of the Skyline Logistics Hub Overlay District is to enhance the economic stature of the sector and deal with some of the externalities of such intense activity. To this end, the District is intended to:

- Create identity for the concentration of industrial land uses within the area, and provide opportunities for transportation funding through programs that support industrial and economic development.
- Recognize the importance of the area to the City's economic well-being, and preserve and encourage the further development of available land within the area for industry, which creates jobs and improves the tax base.
- Protect through reasonable regulation the residential enclaves within and on the boundary of the area from the external impacts of heavy industry, trucking and land uses that support trucking activity.
- Adopt responsible environmental and aesthetic measures to bring visual order, cleanliness and appeal to the Big Town Gateway in keeping with the industrial character of the area.

District Gateways

Key entrances into the SLH Overlay District as shown in the illustration below are designated as "District Gateways." Parcels within a District Gateway that may be rezoned in the future (including a conditional use permit), platted or replatted, developed or redeveloped, or that receives a variance or special exception, which allows the property to be occupied by a use or developed in a manner not previously allowed, will be designed and modified to comply with applicable gateway provisions of the City's Community Appearance Manual and the SLH Ordinance No. 4371.

The SLH Overlay District does not expand industrial uses into existing residential areas, and regulations to protect homes from the negative side effects of industry and heavy truck traffic will remain in place.



Town East & Skyline TIRZ No. 9

Economic Feasibility

Economic Feasibility Study

Analysis was performed to determine the economic impacts of Project Entertainment and other eligible projects identified in the Project Plan. The results of these market studies, feasibility studies, and the accompanying economic impact analysis and reports all demonstrate clear potential for generating significant economic activity and tax increment over the life of the Zone. Copies of these studies are on file in the Office of Economic Development.

Estimated Bond Indebtedness

No revenue bonded indebtedness is anticipated to be incurred by the TIRZ.

Method of Financing Project Costs

Developers of the various projects located within the TIRZ are eligible for assistance either through reimbursement of eligible project costs and/or advancement of funds for the projects. Each project will be subject to a development agreement between the developer, the TIRZ and the City.

The following schedules set out the projected commercial build-out for the TIRZ in terms of both time and the projected tax value captured each year.

Current Total Appraised Value of Taxable Real Property

The base year tax value, 2015, (fiscal year 2015-2016), is \$250,450,686.

Estimated Captured Appraised Value of Real Property by Year

The projected growth in taxable value per year is shown over the 30-year term with a total projected increase of \$418,591,671 by the year 2046.

Tax Increment Captured Value Annual Revenue and Expenditure Projections 2017-2026

CITY OF MESQUITE, TEXAS												
Town East / Skyline TIF #9												
As of December 31, 2016												
			Base Year	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
TIF Base Value & Cumulative Growth (for calculations)			\$ 250,450,686	\$ 270,486,741	\$ 289,420,813	\$ 306,786,062	\$ 322,125,365	\$ 335,010,379	\$ 348,410,794	\$ 360,605,172	\$ 371,423,327	\$ 378,851,794
Projected % growth in taxable value				8.0%	7.0%	6.0%	5.0%	4.0%	4.0%	3.5%	3.0%	2.0%
Taxable Value Changes:												
Beginning TIF Value Increase			\$ -	\$ -	\$ 20,036,055	\$ 45,970,127	\$ 98,335,376	\$ 113,674,679	\$ 128,559,693	\$ 141,960,108	\$ 154,154,486	\$ 164,972,641
Appraised Value Annual Growth			-	20,036,055	18,934,072	17,365,249	15,339,303	12,885,015	13,400,415	12,194,378	10,818,155	7,428,467
Development:												
Project Entertainment			10,000,000			10,000,000						
Neighborhood Wal-Mart			5,000,000		5,000,000							
Quick Trip			2,000,000		2,000,000							
IDI			25,000,000			25,000,000						
3000 Skyline Drive			2,000,000					2,000,000				
Total Development			\$ 44,000,000	-	-	-	-	-	-	-	-	-
Ending TIF Value Increase			\$ -	\$ 20,036,055	\$ 45,970,127	\$ 98,335,376	\$ 113,674,679	\$ 128,559,693	\$ 141,960,108	\$ 154,154,486	\$ 164,972,641	\$ 172,401,108
City Tax Rate			0.6400	0.6870	0.6870	0.6870	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340
TIF Participation Percentage			75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Revenues:												
City of Mesquite			\$ -	\$ 103,236	\$ 236,861	\$ 506,673	\$ 625,779	\$ 707,721	\$ 781,490	\$ 848,620	\$ 908,174	\$ 949,068
Total Revenues			\$ -	\$ 103,236	\$ 236,861	\$ 506,673	\$ 625,779	\$ 707,721	\$ 781,490	\$ 848,620	\$ 908,174	\$ 949,068
Expenditures:												
City:												
Administrative Fee			\$ 1,450,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Project Entertainment			500,000	-	-	250,000	250,000	-	-	-	-	-
Skyline Dr Reconstruction			5,400,000	-	-	-	-	-	243,000	398,000	417,000	432,000
Heritage Trail Extension (Peachtree)			1,000,000	-	-	-	-	-	-	-	-	-
Screening Walls			1,900,000	-	-	-	-	250,000	250,000	250,000	250,000	250,000
ROWS Lights/Signals			500,000	-	-	-	-	-	-	-	-	-
Industrial Area Street Reconstruction			16,159,776	-	53,000	187,000	156,000	361,000	420,000	235,000	135,000	210,000
Total Expenditures			\$ 26,909,776	\$ -	\$ 103,000	\$ 237,000	\$ 456,000	\$ 661,000	\$ 720,000	\$ 778,000	\$ 833,000	\$ 927,000
Excess (Deficiency) Revenues over Expenditures			-	236	(139)	50,673	(35,221)	(12,279)	3,490	15,620	(18,826)	2,068
Beginning Fund Balance, Oct 1			-	-	236	97	50,770	15,549	3,270	6,760	22,381	3,555
Ending Fund Balance, Sep 30			\$ -	\$ 236	\$ 97	\$ 50,770	\$ 15,549	\$ 3,270	\$ 6,760	\$ 22,381	\$ 3,555	\$ 5,623

Tax Increment Captured Value Annual Revenue and Expenditure Projections 2027-2036

CITY OF MESQUITE, TEXAS											
Town East / Skyline TIF #9											
As of December 31, 2016											
		Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
		2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
TIF Base Value & Cumulative Growth (for calculations)		\$ 380,746,053	\$ 382,649,783	\$ 384,563,032	\$ 386,485,847	\$ 388,418,276	\$ 390,360,368	\$ 392,312,170	\$ 394,273,730	\$ 396,245,099	\$ 398,226,325
Projected % growth in taxable value		0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Taxable Value Changes:											
Beginning TIF Value Increase		\$ 172,401,108	\$ 174,295,367	\$ 176,199,097	\$ 178,112,346	\$ 180,035,161	\$ 181,967,590	\$ 183,909,682	\$ 185,861,484	\$ 187,823,044	\$ 189,794,413
Appraised Value Annual Growth		1,894,259	1,903,730	1,913,249	1,922,815	1,932,429	1,942,091	1,951,802	1,961,561	1,971,369	1,981,225
Development:											
Project Entertainment	10,000,000										
Neighborhood Wal-Mart	5,000,000										
Quick Trip	2,000,000										
IDI	25,000,000										
3000 Skyline Drive	2,000,000										
Total Development		\$ 44,000,000	-	-	-	-	-	-	-	-	-
Ending TIF Value Increase		\$ 174,295,367	\$ 176,199,097	\$ 178,112,346	\$ 180,035,161	\$ 181,967,590	\$ 183,909,682	\$ 185,861,484	\$ 187,823,044	\$ 189,794,413	\$ 191,775,639
City Tax Rate		0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340
TIF Participation Percentage		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Revenues:											
City of Mesquite		\$ 959,496	\$ 969,976	\$ 980,508	\$ 991,094	\$ 1,001,732	\$ 1,012,423	\$ 1,023,167	\$ 1,033,966	\$ 1,044,818	\$ 1,055,725
Total Revenues		\$ 959,496	\$ 969,976	\$ 980,508	\$ 991,094	\$ 1,001,732	\$ 1,012,423	\$ 1,023,167	\$ 1,033,966	\$ 1,044,818	\$ 1,055,725
Expenditures:											
City:											
Administrative Fee	\$ 1,450,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Project Entertainment	500,000	-	-	-	-	-	-	-	-	-	-
Skyline Dr Reconstruction	5,400,000	435,000	439,000	442,000	446,000	450,000	453,000	456,000	461,000	328,000	-
Heritage Trail Extension (Peachtree)	1,000,000	-	-	-	-	-	-	-	-	136,000	468,000
Screening Walls	1,900,000	250,000	250,000	150,000	-	-	-	-	-	-	-
ROWS Lights/Signals	500,000	-	-	-	-	-	-	-	-	-	-
Industrial Area Street Reconstruction	16,159,776	225,000	230,000	340,000	495,000	502,000	509,000	518,000	522,000	531,000	538,000
Total Expenditures		\$ 26,909,776	\$ 960,000	\$ 969,000	\$ 982,000	\$ 991,000	\$ 1,002,000	\$ 1,012,000	\$ 1,024,000	\$ 1,033,000	\$ 1,045,000
Excess (Deficiency) Revenues over Expenditures		(504)	976	(1,492)	94	(268)	423	(833)	966	(182)	(275)
Beginning Fund Balance, Oct 1		5,623	5,119	6,095	4,604	4,697	4,429	4,852	4,019	4,985	4,803
Ending Fund Balance, Sep 30		\$ 5,119	\$ 6,095	\$ 4,604	\$ 4,697	\$ 4,429	\$ 4,852	\$ 4,019	\$ 4,985	\$ 4,803	\$ 4,528

Tax Increment Captured Value Annual Revenue and Expenditure Projections 2037-2046

CITY OF MESQUITE, TEXAS											
Town East / Skyline TIF #9											
As of December 31, 2016											
											Total
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Total
	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	All
											Years
TIF Base Value & Cumulative Growth (for cal)	<u>\$ 400,217,456</u>	<u>\$ 402,218,544</u>	<u>\$ 404,229,636</u>	<u>\$ 406,250,784</u>	<u>\$ 408,282,038</u>	<u>\$ 410,323,449</u>	<u>\$ 412,375,066</u>	<u>\$ 414,436,941</u>	<u>\$ 416,509,126</u>	<u>\$ 418,591,671</u>	
Projected % growth in taxable value	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
Taxable Value Changes:											
Beginning TIF Value Increase	\$ 191,775,639	\$ 193,766,770	\$ 195,767,858	\$ 197,778,950	\$ 199,800,098	\$ 201,831,352	\$ 203,872,763	\$ 205,924,380	\$ 207,986,255	\$ 210,058,440	
Appraised Value Annual Growth	1,991,132	2,001,087	2,011,093	2,021,148	2,031,254	2,041,410	2,051,617	2,061,875	2,072,185	2,082,546	
Development:											
Project Entertainment											
Neighborhood Wal-Mart											
Quick Trip											
IDI											
3000 Skyline Drive											
Total Development	-	-	-	-	-	-	-	-	-	-	
Ending TIF Value Increase	<u>\$ 193,766,770</u>	<u>\$ 195,767,858</u>	<u>\$ 197,778,950</u>	<u>\$ 199,800,098</u>	<u>\$ 201,831,352</u>	<u>\$ 203,872,763</u>	<u>\$ 205,924,380</u>	<u>\$ 207,986,255</u>	<u>\$ 210,058,440</u>	<u>\$ 212,140,985</u>	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Revenues:											
City of Mesquite	\$ 1,066,686	\$ 1,077,702	\$ 1,088,773	\$ 1,099,900	\$ 1,111,082	\$ 1,122,320	\$ 1,133,614	\$ 1,144,964	\$ 1,156,372	\$ 1,167,836	\$ 26,909,776
Total Revenues	<u>\$ 1,066,686</u>	<u>\$ 1,077,702</u>	<u>\$ 1,088,773</u>	<u>\$ 1,099,900</u>	<u>\$ 1,111,082</u>	<u>\$ 1,122,320</u>	<u>\$ 1,133,614</u>	<u>\$ 1,144,964</u>	<u>\$ 1,156,372</u>	<u>\$ 1,167,836</u>	<u>\$ 26,909,776</u>
Expenditures:											
City:											
Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 1,450,000
Project Entertainment	-	-	-	-	-	-	-	-	-	-	500,000
Skyline Dr Reconstruction	-	-	-	-	-	-	-	-	-	-	5,400,000
Heritage Trail Extension (Peachtree)	396,000	-	-	-	-	-	-	-	-	-	1,000,000
Screening Walls	-	-	-	-	-	-	-	-	-	-	1,900,000
ROWS Lights/Signals	-	-	200,000	200,000	100,000	-	-	-	-	-	500,000
Industrial Area Street Reconstruction	620,000	1,025,000	840,000	850,000	960,000	1,072,000	1,084,000	1,095,000	1,106,000	1,125,776	16,159,776
Total Expenditures	<u>\$ 1,066,000</u>	<u>\$ 1,075,000</u>	<u>\$ 1,090,000</u>	<u>\$ 1,100,000</u>	<u>\$ 1,110,000</u>	<u>\$ 1,122,000</u>	<u>\$ 1,134,000</u>	<u>\$ 1,145,000</u>	<u>\$ 1,156,000</u>	<u>\$ 1,175,776</u>	<u>\$ 26,909,776</u>
Excess (Deficiency) Revenues over	686	2,702	(1,227)	(100)	1,082	320	(386)	(36)	372	(7,940)	0
Expenditures											
Beginning Fund Balance, Oct 1	4,528	5,214	7,916	6,690	6,589	7,671	7,990	7,604	7,568	7,940	-
Ending Fund Balance, Sep 30	<u>\$ 5,214</u>	<u>\$ 7,916</u>	<u>\$ 6,690</u>	<u>\$ 6,589</u>	<u>\$ 7,671</u>	<u>\$ 7,990</u>	<u>\$ 7,604</u>	<u>\$ 7,568</u>	<u>\$ 7,940</u>	<u>\$ 0</u>	<u>\$ 0</u>

Town East & Skyline TIRZ No. 9

Project Plan and Costs

CITY OF MESQUITE Town East / Skyline TIF #9 As of December 31, 2016	
TAXABLE VALUE	

TIF Tax Value-2016-17	\$ 250,450,686
Base Tax Year Value - 2016 (fiscal year 2016/17)	250,450,686
Total Value Increase (Note: TIF only receives 75% of the incremental value)	\$ -
Percent Increase	0.00%

REVENUES	
Total Revenues Projected Through 2044-45	\$ 26,909,776
Total Revenues Received To Date	\$ -

PUBLIC IMPROVEMENT PROJECTS					
Advance Funded By	Total Project Cost	Year Completed	Approved TIF Reimbursement Amount	Amount Paid As Of 9/30/2017	Balance
CITY					
Administrative Fee	\$ 1,450,000		\$ 1,450,000	\$ -	\$ 1,450,000
Project Entertainment	500,000		500,000	-	500,000
Skyline Dr Reconstruction	5,400,000		5,400,000	-	5,400,000
Heritage Trail Extension (Peachtree)	1,000,000		1,000,000	-	1,000,000
Screening Walls	1,900,000		1,900,000	-	1,900,000
ROWS Lights/Signals	500,000		500,000	-	500,000
Industrial Area Street Reconstruction	16,159,776		16,159,776	-	16,159,776
TOTAL	\$ 26,909,776		\$ 26,909,776	\$ -	\$ 26,909,776

Town East & Skyline TIRZ No. 9

Project Plan and Costs

Project Descriptions

In connection with its establishment of the TIRZ, the City is required to make certain broad assumptions regarding the value and timing anticipated for the development of numerous properties. A description of the known projects under development or concept is presented below.

Project Entertainment

Golden Shamrock Realty is in the process of developing plans for an entertainment and restaurant complex at the southwest corner of Gross Road and IH 635. The 7.3-acre site would include a 50,000 square foot indoor entertainment venue and a 9,200 square foot restaurant pad site. The development will create employment opportunities and add to the existing entertainment and restaurant options currently available in the City.

Although well located, the property has unique development challenges resulting in the need for substantial public infrastructure and other improvements that are anticipated to cost in excess of \$2 million. But for the City's proposed TIRZ financing, the project would not be feasible to develop.

Skyline Trade Center Building D

The fourth building in the Skyline Trade Center is a proposed 492,000 square foot cross-dock industrial facility. With Mesquite's industrial occupancy rate over 90 percent and the demand for industrial facilities at an all-time high this development will further the growth of Mesquite's Skyline Logistics Hub. This development has not requested assistance from the TIRZ but is a key component in the financing plan for its potential to add value to the Zone.

3000 Skyline

An existing 750,000 square foot building, redeveloped to serve as a data center, is currently vacant. There is an additional 40-acres of property adjacent which is a good site for a future industrial development. This development is also a key component in the financing plan for its potential for adding value to the Zone.

Town East & Skyline TIRZ No. 9

Project Plan and Costs

Roads

Many of the roadways within the Zone are in need of substantial repairs or replacement. Town East Boulevard is the only major thoroughfare currently under design or reconstruction. The reconstruction of Skyline Drive, a major thoroughfare in the northern portion of the Zone, from Peachtree to Town East Boulevard, may include installation of a hike and bike trail, a screening wall, and a reconfiguration of the width of the roadway.

Screening Walls

A screening wall between the Skyline Logistics Hub and surrounding residential areas is required under the City's zoning regulations and due to their expense can be a major detriment to industrial expansion and growth within the Zone.

Hike and Bike Trail Connections

As roads are improved within the Zone, hike and bike trails may be constructed which would be eligible TIRZ expenses. Two projects identified are the extension of the Heritage Trail Hike and Bike Trail south of Peachtree Road, from Gross Road to Military Parkway, and the Skyline Drive Hike and Bike Trail, from Peachtree Road to South Town East Boulevard.

Traffic Signalization Upgrades and Street Lighting

These projects involve upgraded traffic signals and street lights that reflect the area incorporating the ROWS of Texas decorative street lighting and signal design standards.

Miscellaneous Infrastructure Improvements

Water, sanitary sewer and storm water improvements in conjunction with new development and redevelopment projects.

No persons are expected to be displaced as a result of implementing this Project Plan.

Town East & Skyline TIRZ No. 9

Designation Ordinance No. 4466

ORDINANCE NO. 4466

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS THE TOWN EAST/SKYLINE TAX INCREMENT FINANCE REINVESTMENT ZONE NO. NINE, CITY OF MESQUITE, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE AND OTHER MATTERS RELATING THERETO; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council of the City of Mesquite, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the designation of a reinvestment zone in compliance with Section 311.005(a)(2) of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (the "Act") for tax increment financing; and

WHEREAS, the boundaries of the proposed reinvestment zone are generally described in Exhibit "A" attached hereto and made a part hereof for all purposes, such boundaries being depicted as the shaded area on the map attached hereto as Exhibit "B" and made a part hereof for all purposes; and

WHEREAS, in compliance with the Act, a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared; and

WHEREAS, in compliance with the Act, the City has set a public hearing to hear comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, a public hearing has been set for 7:00 p.m. on December 19, 2016, such date being at least seven days after the date of publication of the notice of such public hearing in a newspaper of general circulation in the City; and

WHEREAS, the City held such public hearing after publishing notice of such public hearing as required by law; and

WHEREAS, the City has provided a reasonable opportunity for the owners of property within the proposed reinvestment zone to protest the inclusion of their property in the proposed reinvestment zone; and

WHEREAS, at such hearing the City invited all interested persons to speak for or against the creation of the proposed reinvestment zone, the boundaries of the proposed reinvestment zone and/or the concept of tax increment financing; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents of the reinvestment zone, if any, appeared to contest creation of the reinvestment zone.

Eco Dev/Creation of Town East/Skyline TIF Reinvestment Zone No. Nine/December 19, 2016
Page 2 of 9

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

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following additional findings and determinations based on the testimony and evidence presented to it:

- a. That a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared, a public hearing on the adoption of the reinvestment zone has been properly held and conducted, that notice of such hearing has been published as required by law and that owners of property within the proposed reinvestment zone have been given a reasonable opportunity to protest the inclusion of their property in the proposed reinvestment zone; and
- b. That the boundaries of the reinvestment zone should be the boundaries generally described in Exhibit "A" attached hereto and made a part hereof for all purposes, such boundaries being depicted as the shaded area on the map attached hereto as Exhibit "B" and made a part hereof for all purposes; and
- c. That the reinvestment zone as described in Exhibit "A" attached hereto and as depicted as the shaded area on the map attached hereto as Exhibit "B" is a contiguous geographic area located wholly within the corporate limits of the City; and
- d. That improvements in the reinvestment zone created herein will significantly enhance the value of all the taxable real property in the reinvestment zone and will be of general benefit to the City; and
- e. That the reinvestment zone as described in Exhibit "A" attached hereto and as depicted as the shaded area on the map attached hereto as Exhibit "B" meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that the area within the proposed reinvestment zone is predominately open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and
- f. That 30 percent or less of the property in the proposed reinvestment zone, excluding property that is publicly owned, is used for residential purposes, which is defined in the Act as property occupied by a house having fewer than five living units; and
- g. That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

Town East & Skyline TIRZ No. 9

Designation Ordinance No. 4466

Eco Dev/Creation of Town East/Skyline TIF Reinvestment Zone No. Nine/December 19, 2016
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- h. That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone; and
- i. That development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- j. That the proposed reinvestment zone will promote development or redevelopment of the property within the proposed reinvestment zone.

SECTION 3. That pursuant to the Act, the City hereby designates the property located within the boundaries described in Exhibit "A" attached hereto and made a part hereof for all purposes and being depicted as the area shaded on the map attached hereto as Exhibit "B" and made a part hereof for all purposes, to be a reinvestment zone for tax increment financing and such reinvestment zone is hereby designated and shall be named the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas (the "Town East/Skyline Reinvestment Zone").

SECTION 4. That the Town East/Skyline Reinvestment Zone shall take effect on December 19, 2016, immediately upon passage of this ordinance, and that the termination of the Town East/Skyline Reinvestment Zone shall occur on the earlier of: (i) December 31, 2046; or (ii) an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (iii) on the date on which all project costs and tax increment bonds, if any, and the interest thereon, and other obligations of the Town East/Skyline Reinvestment Zone have been paid in full.

SECTION 5. That there is hereby created a board of directors for the Town East/Skyline Reinvestment Zone which shall consist of seven members. The Board of Directors for the Town East/Skyline Reinvestment Zone ("Board") shall be appointed by the City Council as follows:

- a. The initial Board shall be appointed by the governing body of the City within 60 days after the passage of this ordinance or within a reasonable time thereafter. All members appointed to the Board shall meet the eligibility requirements as set forth in the Act.
- b. The terms of the Board members shall be for two-year terms. Each year the City Council shall appoint one member of the Board to serve as Chairman of the Board for a term of one year that begins on January 1 of the following year. The Board shall elect from its members, a Vice Chairman to preside in the absence of the Chairman or when there is a vacancy in the office of Chairman, and other officers as it considers appropriate.
- c. The Board shall make recommendations to the City Council concerning the administration of the Act in the Town East/Skyline Reinvestment Zone. The Board shall prepare and adopt a project plan and reinvestment zone financing plan for the Town East/Skyline Reinvestment Zone and must submit such plans to the City Council for its approval. The Board shall possess all powers necessary to prepare,

Eco Dev/Creation of Town East/Skyline TIF Reinvestment Zone No. Nine/December 19, 2016
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implement, and monitor the project plan for the Town East/Skyline Reinvestment Zone as the City Council considers advisable, including the submission of an annual report on the status of the Town East/Skyline Reinvestment Zone provided, however, the Board is not authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan for the Town East/Skyline Reinvestment Zone.

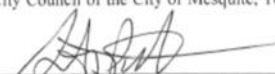
SECTION 6. That there is hereby created and established a tax increment fund for the Town East/Skyline Reinvestment Zone ("Tax Increment Fund") which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which 75 percent of the tax increments of the City (as described in Section 311.012 of the Act, as amended), less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds or notes, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be used in the Town East/Skyline Reinvestment Zone shall be deposited into the Tax Increment Fund or subaccount from which money may be disbursed only to satisfy claims of holders of tax increment bonds or notes issued for the Town East/Skyline Reinvestment Zone, to pay project costs for the Town East/Skyline Reinvestment Zone, to make payments pursuant to an agreement made under Section 311.010(b) of the Act dedicating revenue from the Tax Increment Fund, or to repay other obligations incurred for the Town East/Skyline Reinvestment Zone.

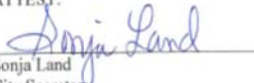
SECTION 7. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.


SECTION 8. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 9. That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 19th day of December, 2016.


Stan Pickett
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED:

B. J. Smith
City Attorney

Town East & Skyline TIRZ No. 9

Designation Ordinance No. 4466

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EXHIBIT "A"

Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas General Boundary Description

BEGINNING at the intersection of the south right of way of Military Parkway and the east property line of the tract of land commonly known as 1305 Military Parkway;

THENCE north along the eastern property line of said tract to the northern right of way line of West Scyene Road;

THENCE west along the northern right of way line of West Scyene Road to its intersection with the eastern right of way line of IH 635;

THENCE north along the eastern right of way line of IH 635 to its intersection with the northern right of way line of Gross Road;

THENCE northwesterly along the northern right of way line of Gross Road to its intersection with the western right of way line of Peachtree Road;

THENCE southwesterly along the western right of way line of Peachtree Road to its intersection with the northern right of way line of Skyline Drive;

THENCE west along the northern right of way line of Skyline Drive to its intersection with the western right of way line of South Town East Boulevard;

THENCE south along the western right of way line of South Town East Boulevard to its intersection with the southern right of way of the Union Pacific Railroad;

THENCE west along the southern right of way of the Union Pacific Railroad to its intersection with the eastern right of way line of North Sam Houston Road;

THENCE southeasterly along the eastern right of way line of North Sam Houston Road to its intersection with the southern right of way line of Military Parkway;

THENCE east along the southern right of way line of Military Parkway to its intersection with the eastern property line of the property commonly known as 3303 Military Parkway;

THENCE north along the eastern property line of said tract to its intersection with the alley right of way line along the western boundary of the Peachtree Center Subdivision;

THENCE north along the western alley right of way line along the western boundary of the Peach Tree Center Subdivision until it turns east;

THENCE east along the northern alley right of way line along the northern boundary of the Peach Tree Center Subdivision until it intersects with the northern right of way line of Clary Drive;

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THENCE east along the northern right of way line of Clary Drive until it intersects with the western right of way line of North Peachtree Road;

THENCE south along the western right of way line of North Peachtree Road until it intersects with the southern right of way line of Military Parkway;

THENCE east along the southern right of way line of Military Parkway/West Scyene Road until its intersection with the east property line of the tract of land commonly known as 1305 Military Parkway and to the point of beginning;

SAVE AND EXCEPT and specifically excluding the following described tract of land consisting of approximately 60.31 acres which is located within the Skyline Tax Increment Finance Reinvestment Zone No. Seven, City of Mesquite, Texas, to-wit:

BEING a tract of land situated in the Daniel Tanner Survey, Abstract No. 1426, in the City of Mesquite, Dallas County, Texas, and being part of that called 85.204 acre tract of land described in deed to The City of Mesquite, Texas, as recorded in Volume 95191, Page 00916 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the west corner of Lot 1, Block 1 of Peachtree/Gross Addition, and addition to the City of Mesquite, Texas, as recorded in Volume 99074, Page 00009, D.R.D.C.T., said point being on the easterly right-of-way line of Peachtree Road (a 100 foot wide public right-of-way) as described in deed recorded in Volume 71054, Page 0405, D.R.D.C.T., said point also being the most westerly north corner of that tract of land described in deed to Golden Shamrock Realty, Inc., as recorded in Volume 2001007, Page 02031, D.R.D.C.T.;

THENCE South 46 degrees 16 minutes 40 seconds West, along the common westerly line of said Golden Shamrock Realty tract and said easterly right-of-way line of Peachtree Road, a distance of 120.96 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE South 43 degrees 43 minutes 20 seconds East, departing said common line along the southeasterly line of said Golden Shamrock Realty tract, a distance of 269.56 feet (deed 270.00 feet) to a 5/8-inch found iron rod for corner;

THENCE South 21 degrees 45 minutes 55 seconds East, continuing along said southeasterly line, a distance of 650.20 feet (deed 650.00 feet) to a 1/2-inch set iron rod with cap for the southwest corner of said Golden Shamrock Realty tract;

THENCE North 77 degrees 14 minutes 05 seconds East, along the southerly line of said Golden Shamrock Realty tract, a distance of 312.75 feet (deed 313.33 feet) to a 1/2-inch set iron rod with cap for the southeast corner of said Golden Shamrock Realty tract, said point being on the common westerly right-of-way line of Interstate

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Highway 635 (L.B.J. Freeway, a variable width public right-of-way) and the easterly line of said City of Mesquite tract;

THENCE South 15 degrees 17 minutes 27 seconds East, along said common line, a distance of 503.14 feet to a point for corner, from which point a found aluminum TXDOT monument bears North 65 degrees 26 minutes 11 seconds East a distance of 0.68 feet;

THENCE South 09 degrees 56 minutes 00 seconds East, continuing along said common line, a distance of 250.56 feet to a point for corner, from which point a found aluminum TXDOT monument bears North 63 degrees 51 minutes 49 seconds East a distance of 0.74 feet;

THENCE South 02 degrees 28 minutes 33 seconds East, continuing along said common line, a distance of 800.01 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 06 degrees 24 minutes 28 seconds East, continuing along said common line, a distance of 311.76 feet to a 1/2-inch found iron rod with cap stamped "BRITTAIN AND CRAWFORD" for the northeast corner of Lots 2 and 3, Block 1, Peachtree Center, an addition to the City of Mesquite as recorded in Volume 2003092, Page 00027, D.R.D.C.T.;

THENCE departing said common line and along the northerly line of said Peachtree Center addition, the following courses and distances:

North 70 degrees 39 minutes 48 seconds West a distance of 578.50 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for corner;

North 19 degrees 20 minutes 12 seconds East a distance of 60.00 feet to a 1/2-inch found iron rod with cap stamped "BRITTAIN AND CRAWFORD" for corner;

North 70 degrees 39 minutes 48 seconds West a distance of 70.00 feet to a 1/2-inch found iron rod with cap stamped "BRITTAIN AND CRAWFORD" for corner;

South 80 degrees 33 minutes 59 seconds West a distance of 124.66 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for corner;

North 05 degrees 37 minutes 15 seconds East a distance of 103.27 feet to a point for corner from which a found 2-inch diameter disk stamped "MLA RPLS #4873" bears North 21 degrees 18 minutes 56 seconds East a distance of 0.26 feet;

North 84 degrees 22 minutes 45 seconds West a distance of 150.41 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for the point of curvature of a tangent circular curve to the left having a radius of 535.10 feet whose chord bears South 82 degrees 19 minutes 40 seconds West a distance of 246.07 feet;

Westerly, along said circular curve to the left, through a central angle of 26 degrees 35 minutes 10 seconds, an arc distance of 248.29 feet to a found 2-inch diameter disk

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stamped "MLA RPLS #4873" for the point of tangency;

South 69 degrees 02 minutes 05 seconds West a distance of 15.00 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for corner,

North 65 degrees 11 minutes 14 seconds West a distance of 45.81 feet to a 1/2-inch set iron rod with cap for the most westerly northwest corner of said Peachtree Center addition, said point also being in the common westerly line of said City of Mesquite tract and the aforementioned easterly right-of-way line of Peachtree Road, said point being on a circular curve to the left having a radius of 759.73 feet whose chord bears North 31 degrees 03 minutes 06 seconds West a distance of 136.50 feet, said curve being non-tangent to the last described course;

THENCE Northwesterly, departing said northerly line of said Peachtree Center addition, along said common line between said City of Mesquite tract and said Peachtree Road and along said circular curve, through a central angle of 10 degrees 18 minutes 29 seconds, an arc distance of 136.68 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE North 36 degrees 12 minutes 20 seconds West, along said common line, a distance of 248.77 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the right having a radius of 1,269.75 feet whose chord bears North 05 degrees 02 minutes 10 seconds East a distance of 1,674.13 feet;

THENCE Northerly, continuing along said common line and along said circular curve, through a central angle of 82 degrees 29 minutes 00 seconds, an arc distance of 1,827.94 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE North 46 degrees 16 minutes 40 seconds East, continuing along said common line, a distance of 341.44 feet to the POINT OF BEGINNING AND CONTAINING 2,626.887 square feet or 60.31 acres of land, more or less.

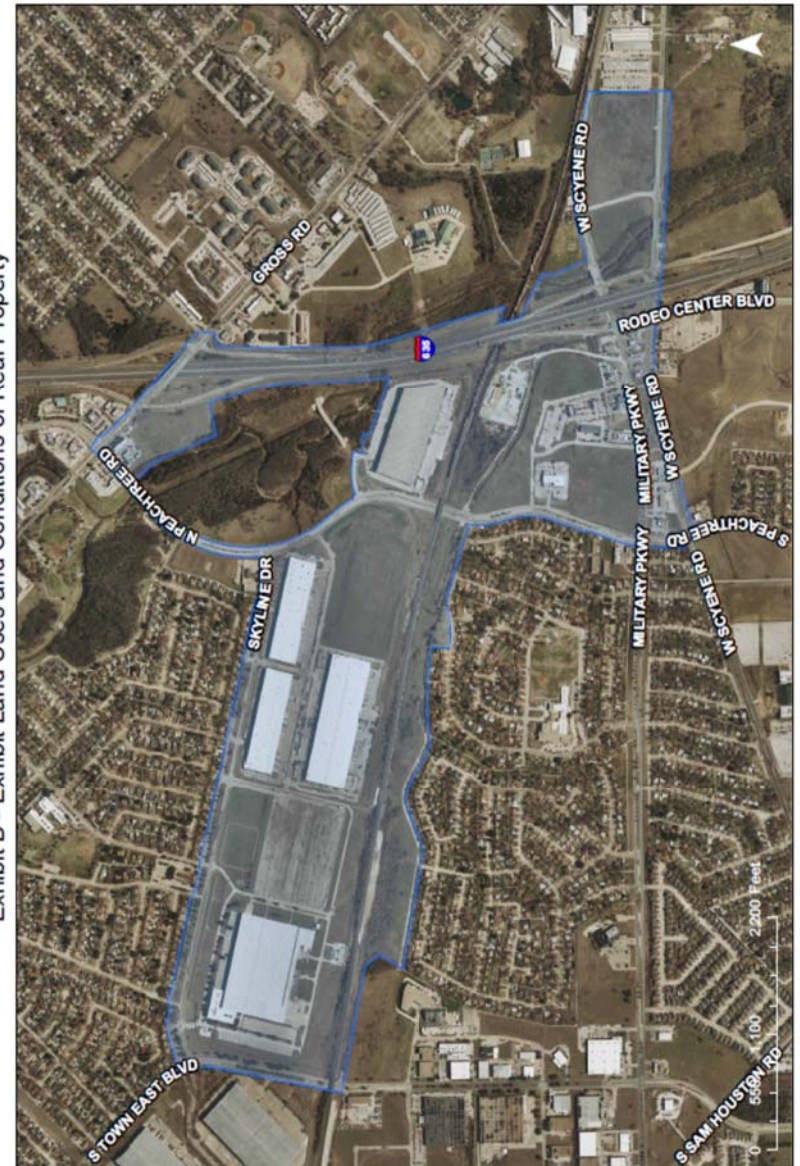
Town East & Skyline TIRZ No. 9 Designation Ordinance No. 4466

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EXHIBIT "B"

Map Depicting Town East/Skyline
Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas

Exhibit B - Exhibit Land Uses and Conditions of Real Property



Date: 12/2/2016 File Path: Q:\GIS\Projects\Economic_Development\Palmer\Skyline TIF\Exhibits\NewSkylineTIF_Dec-2-2016.mxd

