

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ENLARGING THE BOUNDARIES AND INCREASING THE GEOGRAPHIC AREA OF REINVESTMENT ZONE NUMBER TWELVE, CITY OF MESQUITE, TEXAS (IH-20 BUSINESS PARK) (THE “ZONE”) BY ADDING TO THE ZONE APPROXIMATELY 13 ACRES OF CITY RIGHTS-OF-WAY ADJACENT TO THE ZONE AND APPROXIMATELY 828 ACRES OF NONCONTIGUOUS LAND GENERALLY LOCATED SOUTH OF SCYENE ROAD, WEST OF LAWSON ROAD, NORTH OF BERRY ROAD, AND EAST OF ASHLEY FURNITURE INDUSTRIES DISTRIBUTION CENTER, AND BEING LOCATED WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY, DESCRIBING THE BOUNDARIES OF THE ZONE AS ENLARGED, EXTENDING THE TERM OF THE ZONE, AMENDING ORDINANCE NO. 4579, CONTAINING FINDINGS RELATED TO THE ENLARGEMENT OF THE ZONE, AND PROVIDING THAT EXPANSION OF THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING REPEALER AND SEVERABILITY CLAUSES AND AN EFFECTIVE DATE.

WHEREAS, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the “**Act**”), the City of Mesquite, Texas (the “**City**”), established the IH-20 Business Park Reinvestment Zone Number Twelve, City of Mesquite, Texas (the “**Zone**”) to promote development or redevelopment in the Zone pursuant to Ordinance No. 4579, incorporated herein by reference and approved by the City Council on July 2, 2018 (“**Ordinance No. 4579**”); and

WHEREAS, the original boundaries of the Zone include approximately 248.1466 acres of land consisting of six tracts within the corporate limits of the City described in Exhibit A and generally depicted in Exhibit A-1, attached hereto and made a part hereof for all purposes (the “**Original Zone Boundaries**”); and

WHEREAS, pursuant to Section 311.007(a) of the Act, the City Council may reduce or enlarge the boundaries of an existing tax increment reinvestment zone by ordinance or resolution, subject to the limitations provided by Section 311.006 of the Act; and

WHEREAS, this Ordinance enlarges the boundaries and increases the geographic area of the Zone to include approximately 13 acres of City rights-of-way adjacent to the Zone (the “**Adjacent Rights-of-Way**”) and approximately 828 acres of noncontiguous land generally located south of Scylene Road, west of Lawson Road, north of Berry Road, and east of Ashley Furniture Industries Distribution Center (the “**Noncontiguous Area**”), and being located within

the corporate limits and extraterritorial jurisdiction of the City (collectively the “**Enlargement Area**”); and

WHEREAS, the Enlargement Area boundaries are described in Exhibit B and depicted in Exhibit B-1, attached hereto and made a part hereof for all purposes; and

WHEREAS, pursuant to Ordinance No. 4579, the Zone is to terminate on the earlier of: (i) December 31, 2039, or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (ii) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act; and

WHEREAS, pursuant to Section 311.007(c) of the Act and by ordinance or resolution, the City Council may extend the term of all or a portion of the Zone after notice and hearing in the manner provided for the designation of the Zone; and

WHEREAS, this Ordinance amends Ordinance No. 4579 to provide that the Zone is to terminate on the earlier of: (i) December 31, 2051, or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (ii) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act; and

WHEREAS, notice of a public hearing to be held at 7:00 p.m. on June 7, 2021, to consider approving enlarging the boundaries and increasing the geographic area of the Zone and extending the term of the Zone was published in the Daily Commercial Record, a newspaper of general circulation in the City, on May 27, 2021, which is at least seven days before the date of the public hearing held on June 7, 2021, in accordance with Section 311.003 of the Act; and

WHEREAS, notice of the public hearing to be held at 7:00 p.m. on June 7, 2021, to consider enlarging the boundaries and increasing the geographic area of the Zone and extending the term of the Zone was mailed by first class mail to the property owners within the Original Zone Boundaries and to the property owners within the Enlargement Area on May 26, 2021; and

WHEREAS, on June 7, 2021, the City Council opened a public hearing in accordance with the Act and interested persons were allowed to speak for or against enlarging the boundaries and increasing the geographic area of the Zone and its benefits to the City and to property in the Zone and Enlargement Area, extending the term of the Zone and the concept of tax increment financing, and the City Council approved continuing the hearing to the July 6, 2021 City Council meeting and left the public hearing open; and

WHEREAS, on July 6, 2021, the City Council continued the public hearing in accordance with the Act and interested persons were allowed to speak for or against enlarging the boundaries and increasing the geographic area of the Zone and its benefits to the City and to property in the Zone and Enlargement Area, extending the term of the Zone and the concept of tax increment financing; and

WHEREAS, owners of property within the Enlargement Area were given a reasonable opportunity to protest inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on July 6, 2021; and

WHEREAS, the City has taken all actions required to approve enlargement of the boundaries and increase the geographic area of the Zone and extend the term of the Zone, including, but not limited to, all actions required by the home-rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other applicable laws; and

WHEREAS, the City Council finds that approving enlargement of the boundaries and increasing the geographic area of the Zone to include the Enlargement Area and extending the term of the Zone as provided herein, is in the best interest of the City and its citizens.

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

SECTION 1. The statements, facts, findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated herein and adopted as part of this Ordinance for all purposes.

SECTION 2. The City Council, after conducting the above described public hearing and having heard the evidence and testimony presented at the hearing, has made the following findings:

- A. The public hearing to consider approving enlarging the boundaries and increasing the geographic area of the Zone and extending the term of the Zone has been properly called, held and conducted and that notice of such hearing was published as required by applicable law, including the Act, and that owners of property within the Enlargement Area were given a reasonable opportunity to protest inclusion of their property in the Zone; and
- B. Enlarging the boundaries and increasing the geographic area of the Zone to include the Enlargement Area will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the Original Zone Boundaries and the Enlargement Area; and
- C. The Zone as enlarged to include the Enlargement Area meets the criteria for a reinvestment zone set forth in the Act in that:

- (i) The Original Zone Boundaries and the Enlargement Area are contiguous and noncontiguous geographic areas located wholly within the corporate limits and extraterritorial jurisdiction of the City; and
 - (ii) The Enlargement Area is predominately open, unproductive and undeveloped or underdeveloped 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
- D. Thirty percent (30%) or less of the property in the Zone, after enlarging the Zone to include the Enlargement Area, excluding property that is publicly owned, is used for residential purposes as described in Section 311.006(d) of the Act; and
- E. The total appraised value of taxable real property in the Zone, after enlarging the boundaries of the Zone to include the Enlargement Area, together with the total appraised value of taxable real property in all other existing reinvestment zones created by the City, does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and in industrial districts created by the City; and
- F. Improvements in the Zone, after enlarging the boundaries of the Zone to include the Enlargement Area, will significantly enhance the value of all the taxable real property in the Zone, including the Original Zone Boundaries and the Enlargement Area, and will be of general benefit to the City; and
- G. The development or redevelopment of the Enlargement Area will not occur solely through private investment in the reasonably foreseeable future; and
- H. The enlargement of the boundaries of the Zone to increase the geographic area of the Zone to include the Enlargement Area will promote development or redevelopment of the Original Zone Boundaries and the Enlargement Area.

SECTION 3. The City Council, acting under and in accordance with the Act including, without limitation, Section 311.007 of the Act, hereby enlarges the boundaries and increases the geographic area of the Zone by adding the Enlargement Area to the Zone. The Original Zone Boundaries, as enlarged by the Enlargement Area, shall continue to be known as **“Reinvestment Zone Number Twelve, City of Mesquite, Texas (IH-20 Business Park).”**

SECTION 4. Effective as of the date of this Ordinance, with the addition of the Enlargement Area to the Zone, the Zone shall consist of all the land described and depicted in Exhibits A, A-1, B and B-1 hereto, and Ordinance No. 4579 is hereby so amended.

SECTION 5. The composition of the Board shall remain unchanged and shall continue to conform to the requirements of Section 311.009 of the Act.

SECTION 6. Pursuant to Sections 311.007(c) and 311.017 of the Act, the City Council hereby extends the term of the Zone to terminate on the earlier of: (i) December 31, 2051, or such earlier or later termination date designated by an ordinance hereafter adopted under Section 311.007(c) of the Act; or (ii) on the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act. Accordingly, effective as of the date of this Ordinance, Ordinance No. 4579 is hereby amended by deleting Section 5 in its entirety and adding a new Section 5 to read as follows:

“SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and the Zone shall terminate on the earlier of: (i) December 31, 2051, or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (ii) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act.”

SECTION 7. Pursuant to Section 311.012(c) of the Act, the tax increment base for the Zone is increased by the taxable value of all real property in the Enlargement Area for the 2021 tax year. The tax increment base for property located within the Original Zone Boundaries prior to the adoption of this Ordinance shall remain unchanged. The City will participate in the Enlargement Area by contributing tax increment to the tax increment fund for the Zone from taxes levied and collected by the City within the Enlargement Area at the rate specified in Ordinance No. 4579 and beginning with the 2022 tax year.

SECTION 8. Ordinance No. 4579 will remain in full force and effect, save and except as amended by this Ordinance.

SECTION 9. It is hereby found, determined, and declared that sufficient public notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. 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 11. It is hereby declared to be the intent of the City Council that the words, phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any word, phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by a final judgment or decree of a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs or sections of this Ordinance, the City Council hereby declaring that this Ordinance would have been enacted by the City Council without the incorporation of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph or section.

SECTION 12. The enlarged Zone and all other provisions of 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 6th day of July 2021.

Bruce Archer
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary



David L. Paschall
City Attorney

Being located in the J. P. Anderson Survey, Abstract No. 1 and the S.A. Haught Survey, Abstract No. 567 and a portion of the 93.718 acre tract deeded from Dale W. Foster to Macomo Properties; recorded in Volume 85231, Page 3139, Deed Records Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Bearing orientation is based on Interstate Highway I-20 orientation.

BEGINNING at a point at the south Right-of-Way line (100 feet Right-of-Way) of Lawson Road the Northeasterly Right-of-Way line of Interstate Highway I-20 (variable Right-of-Way).

THENCE North $44^{\circ}43'44''$ East, 630.96 feet, along said South Right-of-Way line, to a point that is the Point of Curvature of a circular curve, concave to the South, having a central angle of $31^{\circ}17'17''$ and a radius of 1290.00 feet;

THENCE in a northeasterly direction along said curve and south Right-of-Way line, 704.44 feet to the Point of Tangency;

THENCE North $76^{\circ}01'01''$ East, 316.72 feet to a point for corner that is also in the Southwesterly line of a $34/42$ acre tract of land now or formerly owned by Robert R. Ambridge, et. al., recorded in Volume 86023, Page 3597 (DRDCT);

THENCE South $45^{\circ}10'15''$ East, along said line, 876.87 feet to a point for corner; also in the Southeast line of the said J. P. Anderson Survey (the Northwest line of the S. A. Haught Survey);

THENCE South $45^{\circ}00'02''$ West, along the common line between said Anderson and Haught Surveys, 34.55 feet to a point for corner;

THENCE South $22^{\circ}01'43''$ East, 384.89 feet to a fence corner post in the Northwest Right-of-Way line of Old Lawson Road;

THENCE South $62^{\circ}13'02''$ West, along said Northwest Right-

Exhibit A
Tract 1
4300 Lawson Road
(continued)

of-Way line, 305.21 feet to a point for corner at its intersection with the northerly Right-of-Way line of Interstate Highway I-20 (variable Right-of-Way);

THENCE along said northerly Interstate Highway I-20 Right of Way as follows:

North 86°17'03" West, 1076.22 feet to a point
for corner;
North 83°13'18" West, 797.37 feet to a point
for corner;
North 18°41'37" West, 43.53 feet to a point
for corner;
North 44°26'17" East, 74.72 feet to a point
for corner;
North 45°16'16" West, 10.00 feet to a point
for corner;

at the POINT OF BEGINNING and containing 34.9386 acres of land,
more or less.

Being located in the J. P. Anderson Survey, Abstract No. 1 and a portion of the 93.718 acre tract deeded from Dale W. Foster to Macomo Properties; recorded in Volume 85231, Page 3139, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Bearing orientation is based on Interstate Highway I-20 orientation.

COMMENCING at the Northeast corner of the Woodland Park Addition, as per map recorded in Volume 72024, Page 2639, Map Records, Dallas County, Texas; said commencing point also being the intersection of the centerline of Como Road with the original centerline of McKenzie Road (being 30 feet northeast of the present southwest line); Thence South $45^{\circ}00'08''$ East, along the original centerline of said McKenzie Road, 162.40 feet; THENCE North $45^{\circ}47'36''$ East, 20.00 feet to an iron rod at the POINT OF BEGINNING of the tract described herein (said Beginning Point being at a fence corner post in the Northeast line of said McKenzie Road);

THENCE North $45^{\circ}28'52''$ East, along a crooked fence, 1751.47 feet to an old fence corner post;

THENCE South $45^{\circ}10'15''$ East, 1646.04 feet to a point in the north Right-of-Way line of Lawson Road, said point also being in the Southwesterly line of a 34.42 acre tract of land now or formerly owned by Robert R. Ambridge, et. al., recorded in Volume 86023, Page 3597, Deed Records, Dallas County, Texas;

THENCE South $76^{\circ}01'01''$ West, 256.19 feet, along said north Right-of-Way line, to a point that is the Point of Curvature of a circular curve concave to the South, having a central angle of $31^{\circ}17'17''$ and a radius of 1390.00 feet;

THENCE in a southwesterly direction along said curve and north Right-of-Way line 759.05 feet to the point of Tangency;

THENCE continuing along said north Right-of-Way line South $44^{\circ}43'44''$ West, 630.96 feet to a point for corner said point also being in the Right-of-Way of Interstate

Highway I-20;

THENCE North $45^{\circ}16'16''$ West, along said Right-of-Way
10.00 feet to a point for corner;

THENCE North $80^{\circ}16'38''$ West, along said Right-of-Way,
305.33 feet to a point for corner said point also being
in the Northeasterly Right-of-Way of said McKenzie Road;

THENCE North $45^{\circ}21'14''$ West along the said McKenzie Road
Right-of-Way, 1074.71 feet to the Point of Beginning and
containing 55.0290 acres of land, more or less.

Being a 52.42 acre tract of land situated in the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, same being a portion of that tract of land conveyed to Wade T. Ingram, Trustee and Truett Cox, Trustee, by deed recorded in Volume 85090, Page 3961, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found for corner, said corner being the South corner of that tract of land conveyed to Paul D. Reese and spouse, Stephanie D. Reese, by deed recorded in Volume 99133, Page 8817, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 37 minutes 42 seconds East, along the Southeast line of said Reese tract, a distance of 289.46 feet to a point for corner, said corner being on the Southwest line of McKenzie Road (variable width right-of-way), from which a 1/2 inch iron rod found bears North 45 degrees 37 minutes 42 seconds East, a distance of 11.05 feet for witness;

THENCE South 44 degrees 17 minutes 42 seconds East, along the Southwest line of said McKenzie Road, a distance of 1078.55 feet to a point for corner, said corner being on the Northwest line of Como Drive (variable width right-of-way), from which a 2 inch iron pipe found bears North 53 degrees 35 minutes 53 seconds East, a distance of 12.40 feet for witness;

THENCE South 45 degrees 40 minutes 14 seconds West, along the Northwest line of said Como Drive, a distance of 1395.26 feet to a concrete monument found for corner, said corner being on the North line of Interstate Highway 20 (frontage road) (variable width right-of-way);

THENCE along the North line of said Interstate Highway 20 the following 3 courses and distances:

North 87 degrees 01 minutes 00 seconds West, a distance of 50.10 feet to a concrete monument found for corner;

North 82 degrees 27 minutes 15 seconds West, a distance of 159.65 feet to a concrete monument (broken) found for corner;

North 85 degrees 58 minutes 52 seconds West, a distance of 205.30 feet to a concrete monument found for corner, said corner being on the Northeast line of Lasater Road (variable width right-of-way), and at a non-tangent point in a curve to the left having a radius of 5779.58 feet, a delta angle of 02 degrees 12 minutes 12 seconds, and a chord bearing and distance of North 43 degrees 16 minutes 34 seconds West, 222.23 feet;

THENCE continuing along the Northeast line of said Lasater Road and said curve to the left, an arc length of 222.24 feet to a point for corner;

THENCE North 44 degrees 13 minutes 00 seconds West, along the Northeast line of said Lasater Road, a distance of 49.17 feet to a point for corner, said corner being the South corner of that tract of land conveyed to Whataburger of Mesquite, Inc., a Texas corporation, by deed recorded in Volume 85090, Page 3754, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 49 minutes 28 seconds East, along the Southeast line of said Whataburger of Mesquite, Inc. tract, a distance of 290.48 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Whataburger of Mesquite, Inc. tract;

THENCE North 44 degrees 10 minutes 32 seconds West, along the Northeast line of said Whataburger of Mesquite, Inc. tract, a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Whataburger of Mesquite, Inc. tract;

THENCE South 45 degrees 49 minutes 28 seconds West, along the Northwest line of said Whataburger of Mesquite, Inc. tract, a distance of 290.56 feet to a 1/2 inch iron rod found for corner, said corner being on the Northeast line of said Lasater Road and the West corner of said Whataburger of Mesquite, Inc. tract;

Exhibit A
Tract 3
4800 Lasater Road
(continued)

THENCE North 44 degrees 13 minutes 00 seconds West, along the Northeast line of said Lasater Road, a distance of 786.74 feet to a point for corner, said corner being the South corner of that tract of land conveyed to Rock Creek MHC, Ltd., by deed recorded in Clerk's File No. 20070214939, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 43 minutes 18 seconds East, along the Southeast line of said Rock Creek MHC, Ltd. tract, a distance of 1373.60 feet to a point for corner, said corner being on the Southwest line of said Reese tract;

THENCE South 43 degrees 45 minutes 24 seconds East, along the Southwest line of said Reese tract, a distance of 414.38 feet to the POINT OF BEGINNING and containing 2,283,261 square feet or 52.42 acres of land.

Exhibit A
Tract 4
4900 Lasater Road

BEING a tract of land situated in the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, same being that same tract of land conveyed to Whatburger of Texas, Inc., a Texas Corporation, by deed recorded in Volume 85090, Page 3754, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the Northeast line of Lasater Road (variable width right-of-way) and being the most Southwesterly South corner of that tract of land conveyed to Wade T. Ingram, Trustee and Truett Cox, Trustee, by deed recorded in Volume 85090, Page 3961, Deed Records, Dallas County, Texas;

THENCE North 46 degrees 49 minutes 28 seconds East, departing the Northeast line of said Lasater Road, a distance of 290.56 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 10 minutes 32 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 49 minutes 28 seconds West, a distance of 290.48 feet to a point for corner, said corner being in the Northeast line of said Lasater Road;

THENCE North 44 degrees 13 minutes 00 seconds West, along the Northeast line of said Lasater Road, a distance of 414.38 feet to the POINT OF BEGINNING and containing 34,862 square feet or 0.80 acre tract of land.

Legal description of land:

Beginning at a 1/2 inch iron rod found for the south corner of the herein described tract of land, said iron rod being the West corner of the tract of land conveyed to George F. Lucas Irrevocable Trust according to the deed recorded in Volume 2002134, Page 2221, DRDCT, said iron rod also being in the northeast line of McKenzie Road;

Thence N 45° W, with the northeast line of said McKenzie Road and the southwest line of the herein described tract of land, a distance of 1400.00 feet to an iron rod set for the west corner of the herein described tract of land, said iron rod being in the northeast line of the said McKenzie Road, said iron rod also being the south corner of a tract of land conveyed to Mesquite ISD, according to the deed recorded in Volume 92143, Page 475, DRDCT;

Thence N 45° E, with the southeast line of the said Mesquite tract and the northwest line of the herein described tract of land, a distance of 1759.26 feet to an iron pipe found for the north corner of the herein described tract of land, said iron pipe being the east corner of the said Mesquite tract, said iron pipe also being in the southwest line of the tract of land conveyed to R.E. & M.L. Carathers according to the deed recorded in Volume 82199, Page 2356, DRDCT;

Thence S 45° E, with the southwest line of the said Carathers tract and the northeast line of the herein described tract of land, a distance of 1400.00 feet to a 1/2 inch iron rod set for the east corner of the herein described tract of land, said iron rod being in the southwest line of the said Carathers tract, said iron rod also being the north corner of the tract of land conveyed to the City of Mesquite, according to the deed recorded in Volume 93248, Page 2192, DRDCT;

Thence S 45° W, with the northwest line of the said City of Mesquite tract and continuing with the northwest line of said Lucas tract and the southeast line of the herein described tract of land, a total distance of 1759.26 feet to the POINT OF BEGINNING and containing 56.542 acres (2,462,964 square feet) of land, more or less.

All that certain lot, tract or parcel of land lying and being situated in Dallas County, Texas, and being described as follows:

Being a part of the John F. Anderson Survey, Abstract No. 1, and being all of that certain tract described in Deed of Paul G. Rydell and Lester Wingard filed March 14, 1962 and recorded in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the present Southeast line of McKenzie Road (Alexander Road), a measured 40 foot Right-of-Way, said point being 27.12 feet South 45 degrees 19 minutes East from the North corner of the original 50 acre tract described in Deed from S. A. Haught to John McKenzie, recorded in Volume 79, Page 175, Deed Records of said County, point also being the Southwest line of the Lucas Brother 50 acre tract described in deed filed March 2, 1960 in said Deed Records, an iron rod found for corner at a fence corner post;

THENCE South 45 degrees 19 minutes East 1211.78 feet along an existing fence line and along the common line between said McKenzie and Lucas Brothers tract to an iron rod found for corner at a fence corner post;

THENCE South 43 degrees 55 minutes 10 seconds West 1756.82 feet along an existing fence line and the common line between said McKenzie tract and the Charles L. Warner tract described in Deed filed March 6, 1953 in said Deed Records to an iron rod found for corner in the said present Northeast line of McKenzie Road and at a fence corner post;

THENCE along the said present Northeast line of McKenzie Road the following:

North 45 degrees 15 minutes 49 seconds West 919.36 feet to a point, the beginning of a curve to the right; along a circular curve to the right having a central angle of 53 degrees 17 minutes and a radius of 139.47 feet, an arc distance of 129.70 feet to the end of said curve;

North 8 degrees 09 minutes 06 seconds East 286.80 feet to a point, the beginning of a curve to the right; along a circular curve to the right having a central angle of 36 degrees 48 minutes and a radius of 187.43 feet, an arc distance of 120.58 feet to the end of said curve; North 44 degrees 49 minutes 24 seconds East 1356.47 feet to the POINT OF BEGINNING.

SLJ IH20 Potential TIRZ - Parcel Addresses

EXHIBIT A-1



Exhibit B

Adjacent Rights-of-Way, Including Original Zone Boundaries

Beginning at the southwest corner of Blk A Lot 2 Woodland Park Subdivision, thence:

Northeasterly along the west property line of Woodland Park Subdivision, said line also being the east ROW line of Como Drive, to the northwest corner of Blk B Lot 19 of Woodland Park Subdivision, thence:

Southeasterly along the north property line of Woodland Park Subdivision, said property line also being the south ROW line of McKenzie Road (Alexander Road), to a point where said property line departs the south ROW line of McKenzie Road (Alexander Road), thence:

Easterly along the south ROW line of McKenzie Road (Alexander Road) and continuing over and across Lawson Road to a point where said line reaches the west property line of John P. Anderson Survey, ABST 1 PG 015 Tract 20, thence:

Southwesterly along the west property line of John P. Anderson Survey, ABST 1 PG 015 Tract 20 where said property line transitions to the south property line of John P. Anderson Survey, ABST 1 PG 015 Tract 20, thence:

Easterly along the south property line of John P. Anderson Survey, ABST 1 PG 015 Tract 20, said property line also being the north ROW line of the IH-20 westbound service road, and continuing over and across Old Lawson Road to a point where said line reaches the west property line of Samuel A. Haught Survey, ABST 567 PG 698 Tract 13, thence:

Northeasterly for a distance of approximately 180 feet along the west property line of Samuel A. Haught Survey, ABST 567 PG 698 Tract 13, said property line also being the east ROW line of Old Lawson Road, to a point parallel with the west property line of Samuel A. Haught Survey, ABST 567 PG 698 Tract 6, thence:

Northwesterly, over and across Old Lawson Road, along the west property line of Samuel A. Haught Survey, ABST 567 PG 698 Tract 6 for a distance of approximately 410 feet to a corner, thence:

Northeasterly along the west property line of Samuel A. Haught Survey, ABST 567 PG 698 Tract 6 for a distance of approximately 30 feet for a corner, said corner also being a common corner of John P. Anderson Survey, ABST 1 PG 015 Tract 20, thence:

Northwesterly along the north property line of John P. Anderson Survey, ABST 1 PG 015 Tract 20 for a distance of approximately 900 feet for a shared corner of Wainwright Blk 1 Lot 1, thence:

Northwesterly, over and across Lawson Road, to a point where said line intersects with the northeast corner of John P. Anderson Survey, ABST 1 PG 015 Tract 21, thence:

Northwesterly along the north property line of John P. Anderson Survey, ABST 1 PG 015 Tract 21 for a distance of 1,250 feet where said property line becomes the common boundary line with Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), and continuing along the common boundary line with Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) to a point where said line intersects with the northeast corner of John P. Anderson Survey, ABST 1 PG 015 Tract 23, thence:

Northwesterly along the north property line of John P. Anderson Survey, ABST 1 PG 015 Tract 23, said property line also being the common boundary line with Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) to a point where said property line intersects with the northeast corner of John P. Anderson Survey, ABST 1 PG 015 Tract 25, thence:

Northwesterly along the north property line of John P. Anderson Survey, ABST 1 PG 015 Tract 25, said property line also being the common boundary line with Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), over and across McKenzie Road (Alexander Road), to a point where said line reaches the west ROW line of McKenzie Road (Alexander Road), thence:

Southwesterly along the west ROW line of McKenzie Road (Alexander Road) to a point of curvature and continuing south and southeast along the south ROW line of McKenzie Road (Alexander Road), said ROW line also being the corporate boundary line of the City of Mesquite, to a corner of John P. Anderson Survey, ABST 1 PG 015 Tract 45, thence:

Southwesterly along the corporate boundary line of the City of Mesquite, to a point where said corporate boundary line reaches the north ROW line of Lasater Road, thence:

Southeasterly along the north ROW line of Lasater Road, said ROW line also being the corporate boundary line of the City of Mesquite, to a corner of John P. Anderson Survey, ABST 1 PG 015 Tract 45, thence:

Easterly along the south property line of John P. Anderson Survey, ABST 1 PG 015 Tract 45, said property line also being the north ROW line of the IH-20 westbound service road, continuing over and across Como Drive to the southwest corner of Blk A Lot 2 Woodland Park Subdivision, which is the point of beginning.

Exhibit B
Noncontiguous Area

Beginning at the northeast corner of Edwards Survey, ABST 445 Blk L Lot 2A Creek Crossing Estates 17, and commencing northeast over and across Berry Road to a corner of McKinney & Williams Survey, ABST 1026 PG 525 Tract 1.3, thence:

Northeasterly along the east property line of McKinney & Williams Survey, ABST 1026 PG 525 Tract 1.3 for a distance of approximately 1,075 feet for a corner of said McKinney & Williams Survey, ABST 1026 PG 525 Tract 1.3, thence:

Easterly along the south property line of McKinney & Williams Survey, ABST 1026 PG 525 Tract 1.3 for a distance of approximately 300 feet for a corner of said McKinney & Williams Survey, ABST 1026 PG 525 Tract 1.3, thence:

Northerly along the east property line of McKinney & Williams Survey, ABST 1026 PG 525 Tract 1.3, continuing over and across Scyene Road to a point where said line reaches the north ROW line of Scyene Road, thence:

Easterly along the north ROW line of Scyene Road, said ROW line also being the corporate boundary line of the City of Mesquite, to a point where said corporate boundary line is parallel with the east property line of R.W. Rowe ABST 1630 PG 165 Atmos Energy Tract, thence:

Southerly along the east property line of R.W. Rowe ABST 1630 PG 165 Atmos Energy Tract to the southeast corner of said Atmos Energy Tract, said corner also being a point of intersection with the north property line of R.W. Rowe ABST 1630 PG 165 Tract 19, thence:

Easterly along the north property line of R.W. Rowe ABST 1630 PG 165 Tract 19 for a distance of approximately 800 feet for a shared corner of Sam Houston ABST 657 PG 461 Tract 2, thence:

Easterly along the north property line of Sam Houston ABST 657 PG 461 Tract 2 and continuing to the corporate boundary line of the City of Mesquite, said corporate boundary line also being the approximate centerline of Lawson Road, thence:

Southerly along the corporate boundary line of the City of Mesquite to a point where said corporate boundary line heads west, continuing over and across a portion of Lawson Road, to a point where said corporate boundary line reaches the northwest corner of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 10, thence:

Southwesterly along the corporate boundary line of the City of Mesquite to a point where said corporate boundary line reaches the northwest corner of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 21, thence:

Southeasterly along the north property line of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 21 to the northeast corner of said Tract 21, thence:

Southerly along the east property line of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 21 to the southeast corner of said Tract 21, thence:

Northwesterly along the south property line of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 21 to the southwest corner of said Tract 21, said corner also being a point of intersection with the corporate boundary line of the City of Mesquite, thence:

Southwesterly along the corporate boundary line of the City of Mesquite to a point where said corporate boundary line reaches the northwest corner of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 17, thence:

Southeasterly along the north property line of Benjamin Beckner Survey, ABST 1617 PG 110 Tract 17, over and across Lawson Road, to a point where said line reaches the east ROW of Lawson Road, thence:

Southwesterly along the east ROW line of Lawson Road to a point where said ROW line intersects with the south ROW line of Berry Road, thence:

Northwesterly along the south ROW line of Berry Road to the northeast corner of Edwards Survey, ABST 445 Blk L Lot 2A Creek Crossing Estates 17, which is the point of beginning.




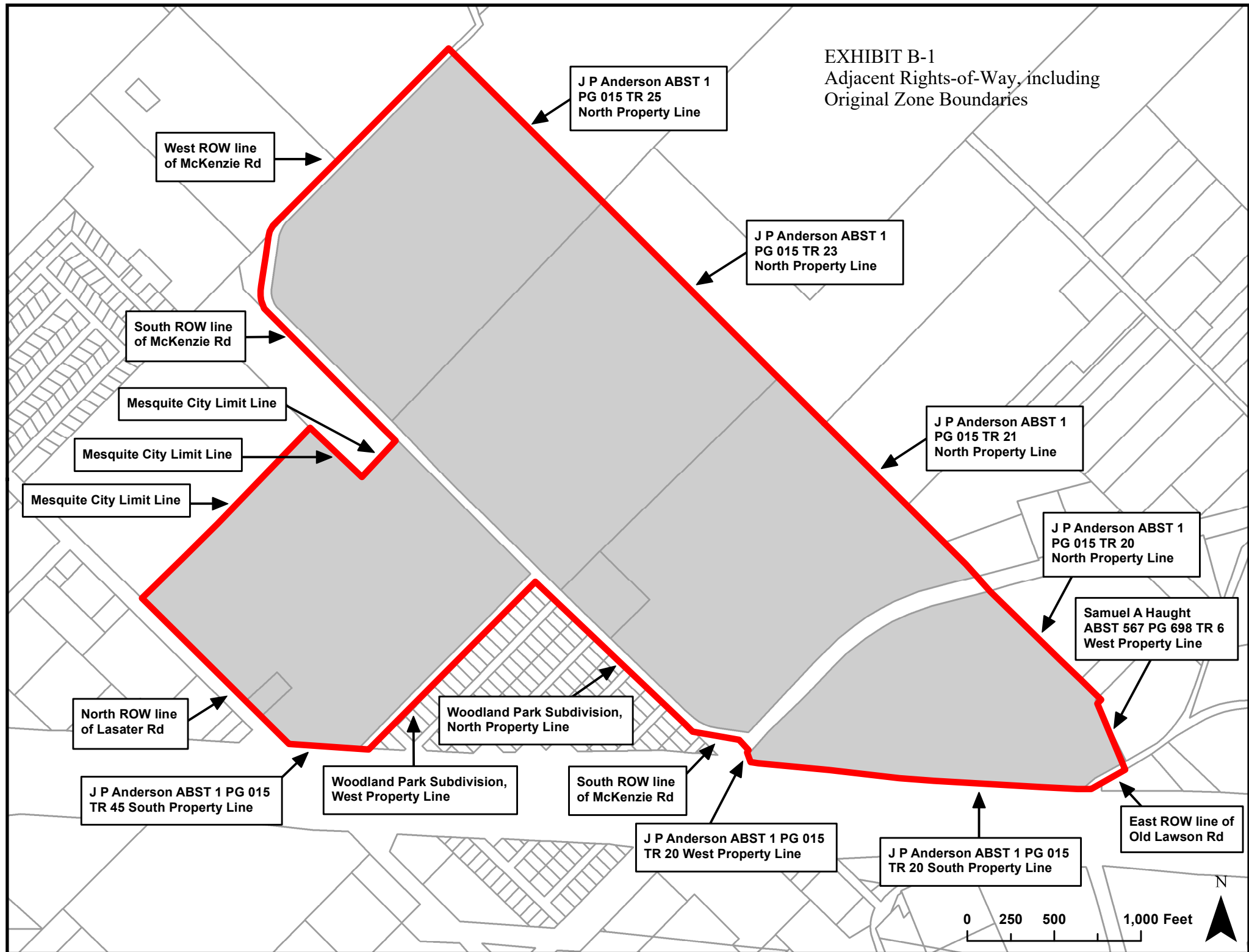

 EXHIBIT B-1
Adjacent Rights-
of-Way, including
Original Zone
Boundaries

EXHIBIT B-1
Adjacent Rights-of-Way, including
Original Zone Boundaries





 EXHIBIT B-1
Noncontiguous
Area

0 500 1,000 2,000 Feet



EXHIBIT B-1
Noncontiguous Area

