

CITY OF CRANDALL, TEXAS

RESOLUTION NO. 050420RR

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF CRANDALL, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CRANDALL, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Crandall, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its city limits;

WHEREAS, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the "Zone") with the boundaries being described in the metes and bounds attached as **Exhibit A**; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on June 1, 2020 on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for June 1, 2020, at 7:00 p.m. at *City of Crandall Court Chambers, 104 East Trunk, Crandall, Texas 75114*, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before May 22, 2020.

Section 5. Before the June 1, 2020 hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

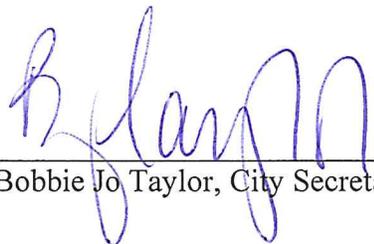
Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 4TH DAY OF MAY, 2020.

ATTEST:



Danny Kirble, Mayor



Bobbie Jo Taylor, City Secretary



EXHIBIT A

Metes and Bounds for the Zone

POD "A" LEGAL DESCRIPTION

253.78 ACRES

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being all of those tracts of land conveyed in deeds to Texas Opportunities, L.P. according to the documents of record filed in Volume 1984, Page 308, Volume 1734, Page 109, and all of those tracts conveyed in deeds to JWS Land, Ltd. according to the documents filed in Volume 2846, Page 379, Volume 2846, Page 374 and part of that tract conveyed in deed to Texas Opportunities, L.P. according to the document of record filed in Volume 1805, Page 195 Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the most northern corner of the 106.789 acre tract of land as recorded in Volume 1805, Page 195;

THENCE S 44° 33' 19" E with the northeastern line of said 106.789 acre tract, a distance of 316.70 feet to the most westerly corner of the 80.78 acre tract of land conveyed by Deed in Volume 1734 Page 109;

THENCE N 45° 40' 40" E with the northwesterly line of said 80.78 acre tract a distance of 1380.39 feet to the most northerly corner of said 80.78 tract;

THENCE S 44° 39' 59" E with the northeasterly line of said 80.78 tract a distance of 2110.06 feet;

THENCE S 44° 51' 32" E with the northeasterly line of said 80.78 tract a distance of 427.94 feet to the most easterly corner of said 80.78 tract and the most northern corner of the 47.479 acre tract conveyed to JWS Land, L:td. in Volume 2846 Page 379;

THENCE S 44° 35' 09" E with the northeastern line of said 47.479 acre tract a distance of 1506.50 feet to the most easterly corner of said 47.494 acre tract;

THENCE S 45° 20' 21" W with the southeastern line of said 47.479 acre tract a distance of 581.45 feet;

THENCE N 44° 35' 09" W with the southeastern line of said 47.479 acre tract a distance of 78.00 feet;

THENCE S 45° 20' 21" W with the southeastern line of said 47.479 acre tract a distance of 915.35 feet to the most southern corner of said 47.479 acre tract;

THENCE N 44° 22' 50" W with the southwestern line of said 47.479 acre tract a distance of 745.12 feet;

THENCE S 45° 43' 51" W with the southwestern line of said 47.479 acre tract a distance of 21.30 feet;

THENCE N 42° 32' 39" W with the southwestern line of said 47.479 acre tract a distance of 485.00 feet;

THENCE N 42° 51' 24" W with the southwestern line of said 47.479 acre tract a distance of 92.98 feet to the most eastern corner of the 50.029 acre tract conveyed in Volume 2846, Page 374;

THENCE S 45° 38' 39" W with the southeastern lie of said 50.029 acre tract a distance of 150.08 feet to the most northern corner of Tract 2, a 2.245 acre tract conveyed to Texas Opportunities, L.P. in Volume 1984, Page 308;

THENCE S 42° 38' 28" E with the northeast line of said 2.245 acre tract a distance of 409.93 feet to the most eastern corner of said 2.245 acre tract;

THENCE S 45° 38' 36" W with the southeastern line of said 2.245 acre tract a distance of 239.94 feet to a point in the northeast line of said 50.029 acre tract;

THENCE S 42° 38' 46" E with the southeastern line of said 50.029 acre tract a distance of 120.05 feet;

THENCE S 45° 38' 25" W with the southeastern line of said 50.029 acre tract a distance of 897.64 feet to the most southern corner of said 50.029 acre tract;

THENCE N 43° 46' 25" W with the southwestern line of said 50.029 acre tract a distance of 883.45 feet to the most easterly southern corner of Tract 1, a 17.704 acre tract conveyed to Texas Opportunities, L.P. in Volume 1984, Page 308 ;

THENCE S 46° 13' 35" W with the southeastern line of said 17.704 acre tract a distance of 165.14 feet;

THENCE S 43° 46' 25" E with the southeastern line of said 17.704 acre tract a distance of 35.00 feet;

THENCE S 46° 13' 35" W with the southeastern line of said 17.704 acre tract a distance of 121.83 feet;

THENCE N 44° 20' 01" W with the southwestern line of said 17.704 acre tract a distance of 1203.55 feet to point in the southeast line of said 106.789 acre tract;

THENCE N 44° 18' 41" W a distance of 1426.89 feet to a point in the northwest line of said 106.789 acre tract;

THENCE N 45° 03' 37" E with the northwest line of said 106.789 acre tract a distance of 1678.58 feet to the **POINT OF BEGINNING**, and containing 256.159 acres of land;

SAVE AND EXCEPT that 2.379acre tract conveyed to Texas Power & Light Company in Deed recorded in Volume 875, Page 795, leaving a net of 253.78 acres of land, more or less.

POD "B" LEGAL DESCRIPTION

121.122 ACRES

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being all of those tracts of land conveyed in deeds to Texas Opportunities, L.P. according to the documents of record filed in Volume 1778, Page 21, Volume 1805, Page 192, Volume 2295, Page 120, Volume 1850, Page 269 and part of that tract conveyed in deed to Texas Opportunities, L.P. according to the document of record filed in Volume 1805, Page 195 Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the most southern corner of the tract 46.232 acre tract of land as recorded in Volume 1778, Page 21, also being in the north right-of-way line of U.S. Highway No. 175;

THENCE with the said North Right-of-Way Line and along the southern line of said 46.232 acre tract the following courses and distances:

N 83° 14' 04" W, a distance of 473.37 feet;

N 58° 34' 04" W, a distance of 268.95 feet;

Curve to the right with a chord bearing N 55° 11' 30" W, a chord distance of 240.08 feet, radius of 2038.46 and length of 240.22 feet to the most easterly corner of the 4.118 acre tract of land recorded in Volume 2295, Page 120;

THENCE N 77° 58' 25" W with the south line of said 4.118 acre tract and the north line of said right-of-way line of U.S. Highway 175 a distance of 712.79 to the east right-of-way line of Farm to Market Road 741;

THENCE with the said East Right-of-Way line the following courses and distances:

N 12° 50' 08" W, a distance of 95.14 feet;

Curve to the left with a chord bearing N 01° 29' 43" W, a chord distance of 483.96 feet, radius of 1034.93 feet and length of 488.48 feet;

N 15° 01' 00" W, a distance of 12.81 feet to a point in the west line of a 17.5 acre tract of land recorded in Volume 1850, Page 269;

THENCE with the said east line of F.M. 741 and west line of said 17.5 acre tract the following courses and distances:

Curve to the right with a chord bearing N 18° 11' 24" W, a chord distance of 494.05 feet, radius of 922.54 feet and a length of 500.15;

N 02° 39' 31" W, a distance of 1239.98 feet;

Curve to the right with a chord bearing N 01° 35' 13" E, a chord distance of 468.28 feet, radius of 2819.80 feet and a length of 468.82 feet to the most northerly west corner of said 17.5 acre tract;

THENCE S 44° 16' 05" E leaving said F.M. 741 right-of-way line and along a northeasterly line of the said 17.5 acre tract, a distance of 525.20 feet;

THENCE N 45° 03' 37" E with a northwesterly line of said 17.5 acre tract, passing the west corner of 106.789 acre tract of land as recorded in Volume 1805, Page 195 and continuing along the northwest line of said 106.789 acre tract, a total distance of 507.79 feet;

THENCE S 44° 18' 41" E leaving the northwest line of said 106.789 acre tract a distance of 1426.89 feet to a point in the southeastern line of said 106.789 acre tract and the most northerly corner of said 46.232 acre tract;

THENCE S 44° 20' 01" E with the northeast line of said 46.232 acre tract a distance of 1203.55 feet;

THENCE S 44° 18' 41" E with the northeast line of said 46.232 acre tract a distance of 43.76 feet;

THENCE S 30° 09' 42" W with the east line of said 46.232 acre tract a distance of 1522.10 feet to the **POINT OF BEGINNING**, and containing 121.122 acres of land, more or less.

POD "C" LEGAL DESCRIPTION

39.213 ACRES

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being that tract of land conveyed in deed to JWS Land, LTD according to the document of record filed in Volume 2846, Page 389 and that tract of land conveyed in deed to JWS Land, Ltd according to deed recorded in Volume 6352 Page 269, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the southeast line of Trinity Drive (County Road 4107) for the northwest corner of Lot 1, Block A, RIVER RIDGE PHASE I ADDITION, an Addition to the City of Crandall, Kaufmann County, Texas;

THENCE N 70° 38' 40" W, a distance of 30.05 feet;

THENCE N 22° 44' 27" E, a distance of 534.47 feet to the **POINT OF BEGINNING** of the tract of land described herein;

THENCE N 22° 44' 27" E, with the west line of Trinity Drive (Country Road 4107), a distance of 537.18 feet to the south right-of-way line of U.S. Highway 175;

THENCE N 79° 49' 36" E, with the south line of US Highway 175, a distance of 238.97 feet;

THENCE S 83° 09' 27" E, continuing with the south line of said US Highway 175, a distance of 1,031.02 feet to a point in the approximate centerline of a creek and the easterly line of said JWS Tract;

THENCE With the approximate centerline of said creek, the following courses and distances:

S 05° 17' 31" W, a distance of 181.03 feet;

S 65° 03' 32" W, a distance of 43.01 feet;

S 02° 15' 32" E, a distance of 77.33 feet;

S 31° 22' 16" E, a distance of 51.16 feet;

S 15° 34' 26" E, a distance of 81.56 feet;

S 05° 20' 22" W, a distance of 108.21 feet;

S 24° 35' 42" W, a distance of 120.54 feet;

S 11° 08' 54" W, a distance of 88.21 feet;

S 01° 42' 43" E, a distance of 83.94 feet;

S 77° 20' 42" E, a distance of 121.00 feet;

S 54° 13' 59" E, a distance of 63.64 feet;

S 16° 08' 08" W, a distance of 109.29 feet to the north line of said Northpark Tract and continuing along the centerline of the creek and north and east line of said Northpark Tract;

N 89° 22' 04" W, a distance of 60.72 feet;

S 16° 16' 55" W, a distance of 195.15 feet;

S 15° 14' 27" W, a distance of 171.55 feet;

S 62° 01' 37" W, a distance of 32.24 feet;

S 21° 16' 45" W, a distance of 98.11 feet to a point in the east line of the above mentioned RIVER RIDGE PHASE 1 Addition;

THENCE With the east and north lines of said RIVER RIDGE PHASE 1 Addition, the following courses and distances:

S 65° 53' 49" W, a distance of 93.48 feet;

N 70° 38' 40" W, a distance of 1,220.52 feet to the southeast corner of the 4.998 acre tract conveyed to First Community Church in deed recorded in Volume 2811 Page 175;

THENCE N 22° 44' 27" E, leaving the north line of said RIVER RIDGE PHASE 1 Addition and following the southeast line of said 4.998 acre tract, a distance of 510.59 feet to the northeast corner of said 4.998 acre tract;

THENCE N 67° 15' 33" W with the northeast line of said 4.998 acre tract a distance of 416.69 feet to the POINT OF BEGINNING, and containing 39.213 acres of land, more or less.

POD "D" LEGAL DESCRIPTION

27.634 ACRES

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being that tract of land conveyed in deed to JWS Land, LTD according to the document of record filed in Volume 2846, Page 384, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a point for the intersection of the centerline of Trunk Street, (County Road 4124) and the centerline of Trinity Road, (County Road 4107);

THENCE S 78° 14' 26" W, with the centerline of said Trunk Street, a distance of 30.00 feet to the **POINT OF BEGINNING** of the tract of land described herein;

THENCE S 78° 14' 26" W, continuing with the centerline of said Truck Street and south line of said JWS tract, a distance of 320.00 feet;

THENCE N 42° 26' 34" W, leaving the centerline of said Trunk Street and continuing with the western line south line of said JWS tract, a distance of 872.17 feet to a point at the beginning of a curve to the right having a central angle of 87° 55' 52", a radius of 850.00 feet and a chord bearing and distance of N 01° 31' 18" E, 1,180.18 feet;

THENCE With said curve to the right and west line of said JWS tract, an arc distance of 1,304.48 feet;

THENCE N 45° 29' 14" E with the west line of said JWS tract, a distance of 146.55 feet;

THENCE S 57° 44' 01" E with the north line of said JWS tract, a distance of 430.00 feet;

THENCE S 45° 29' 14" W with an eastern line of said JWS tract, a distance of 438.15 feet;

THENCE S 63° 02' 57" E with a northern line of said JWS tract, a distance of 456.89 feet;

THENCE S 83° 16' 46" E with a northern line of said JWS tract, a distance of 312.37 feet;

THENCE S 12° 05' 33" W with an eastern line of said JWS tract, a distance of 114.87 feet to the northeast corner of 0.549 acre tract conveyed to the City of Crandall recorded in Volume 2374 Page 89;

THENCE N 70° 38' 40" W with said 0.549 acre tract, a distance of 150.00 feet;

THENCE S 19° 21' 20" W with said 0.549 acre tract, a distance of 150.00 feet;

THENCE S 70° 38' 40" E with said 0.549 acre tract, a distance of 169.11 feet;

THENCE S 12° 05' 33" W with an eastern line of said JWS tract, a distance of 169.83 feet to a point at the beginning of a curve to the left having a central angle of 23° 41' 32", a radius of 530.00 feet and a chord bearing and distance of S 00° 14' 47" W, 217.60 feet;

THENCE With an eastern line of said JWS tract said and curve to the left, an arc distance of 219.16 feet;

THENCE S 11° 35' 59" E with an eastern line of said JWS tract a distance of 445.82 feet to the **POINT OF BEGINNING**, and containing 27.634 acres of land, more or less.

POD "E-1" LEGAL DESCRIPTION

377 SQUARE FEET

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being a portion of the right-of-way for U.S. Highway 175 and being more particularly described as follows:

BEGINNING at the most southern corner of the tract 46.232 acre tract of land as recorded in Volume 1778, Page 21, also being in the north right-of-way line of U.S. Highway No. 175;

THENCE S 02° 39' 38" E across the said 175 Right-of-Way Line a distance of 376.54 feet to the northeast corner of that tract of land conveyed in Deed to JWS Land, LTD according to the document of record filed in Volume 2846, Page 389, said point being in the south right-of-way line of U.S. Highway 175;

THENCE N 83° 09' 27" W with said southern right-of-way line a distance of 1.01 feet to a point for corner;

THENCE N 02° 39' 38" W across the said 175 Right-of-Way a distance of 376.54 feet to a point in the said 175 northern right-of-way line and the southern line of said 46.232 acre tract;

THENCE S 83° 14' 04" W with said northern 175 right-of-way line and southern line of said 46.232 acre tract a distance of 1.01 feet to the **POINT OF BEGINNING**, and containing 377 square feet of land, more or less.

POD "E-2" LEGAL DESCRIPTION

1550 SQUARE FEET

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being a portion of the right-of-way for Trinity Drive and being more particularly described as follows:

BEGINNING at the most western corner of the tract 39.5497 acre tract of land as recorded in deed to JWS Land, Ltd. in Volume 2846, Page 389, said point also being in the approximate centerline of Trinity Drive;

THENCE S 67° 15' 35" E along a southwestern line of said 39.5497 acre tract a distance of 1.00 feet;

THENCE S 22° 44' 27" W within the right-of-way of Trinity Drive a distance of 826.58 feet to the beginning of a curve to the left having chord that bears S 17° 25' 00" W and distance of 120.44 feet;

THENCE continuing within the said R.O.W. with said curve to the left having a radius of 649.00 feet for a length of 120.61 feet;

THENCE S 12° 05' 33" W continuing within said R.O.W. a distance of 572.86 feet;

THENCE N 77° 54' 27" W a distance of 31.00 feet to a point in the east line of the 28.825 acre tract described in the deed to JWS Land, Ltd recorded in Volume 2846, Page 384, said point also being in the northwestern right-of-way line of Trinity Drive;

THENCE N 12° 05' 33" E with the said east line of said 28.825 acre tract and northwestern R.O.W. line of Trinity Drive a distance of 1.00 feet to the most easterly northeast corner of said 28.825 acre tract;

THENCE S 77° 54' 27" E a distance of 30.00 feet to a point in the approximate centerline of Trinity Drive right-of-way;

THENCE N 12° 05' 33" E with approximate centerline of said Trinity Drive a distance of 571.86 feet to the beginning of a curve to the right having a chord that bears N 17° 25' 00" E and distance of 120.62 feet;

THENCE continuing with the approximate centerline of said Trinity Drive with said curve to the right having a radius of 650.00 feet for a length of 120.80 feet;

THENCE N 22° 44' 27" E continuing with the approximate centerline of said Trinity Drive a distance of 826.58 feet to the **POINT OF BEGINNING**, and containing 1550 square feet of land, more or less.

EXHIBIT B

**City of Crandall City Council
Notice of Public Hearing
On Creation of Reinvestment Zone**

THE CRANDALL CITY COUNCIL WILL HOLD A PUBLIC HEARING ON MONDAY JUNE 1, 2020 AT 7:00 P.M. AT CITY OF CRANDALL COURT CHAMBERS, 104 EAST TRUNK, CRANDALL, TEXAS 75114, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF CRANDALL AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 441.793 ACRES OF LAND GENERALLY LOCATED NORTH OF U.S. HIGHWAY 175 AND EAST OF FM 741, LOCATED WITHIN THE CITY, AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT CRANDALL CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CRANDALL CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE.