

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 32 (ALLEN DEVELOPMENT PARTNERS); PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the City Council of the City of Allen, Texas, has caused notice to be published in a newspaper having general circulation in the City and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property described herein; and,

WHEREAS, the City Council of the City of Allen, Texas, has conducted a public hearing on the designation of the area described herein as a reinvestment zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The City Council of the City of Allen, Texas, finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the City. The City Council further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement.

SECTION 2. Pursuant to the provisions of Section 312.201 of the Texas Tax Code, the real property described in Exhibit "A" and made a part hereof for all purposes is hereby designated as a reinvestment zone and for identification is assigned the name "Reinvestment Zone No. 32" or "Allen Development Partners Zone".

SECTION 3. The property within Reinvestment Zone No. 32 is eligible for commercial-industrial tax abatement effective on January 1, 2016.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or as amended hereby, which shall remain in full force and effect.

SECTION 5. All ordinances of the City of Allen in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 6. This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Allen, and it is, accordingly, so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 26TH DAY OF JULY 2016.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(PGS:7-11-16:TM 76947)

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT A
Legal Description for Zone 32

EXHIBIT "A"
1.754 ACRE TRACT OF LAND
MICHAEL SEE SURVEY, ABSTRACT NO. 543
CITY OF ALLEN, COLLIN COUNTY, TEXAS

BEING A 1.754 ACRE TRACT OF LAND SITUATED IN THE MICHAEL SEE SURVEY, ABSTRACT NO. 543, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A OF MILLENNIUM OFFICE PARK, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME K, PAGE 856, PLAT RECORDS OF COLLIN COUNTY, TEXAS, (P.R.C.C.T.), AND ALSO BEING A PORTION OF THAT CALLED 55.024 ACRE TRACT OF LAND DESCRIBED TO ALLEN ECONOMIC DEVELOPMENT CORPORATION IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 3914, PAGE 1795, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.754 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WATTERS CREEK BOULEVARD, (FORMERLY KNOWN AS CENTRAL PARK DRIVE) (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF BETHANY DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 88°45'05" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BETHANY DRIVE, A DISTANCE OF 30.03 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 88°45'05" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BETHANY DRIVE, A DISTANCE OF 99.49 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

THENCE OVER AND ACROSS SAID LOT 2, BLOCK A THE FOLLOWING:

NORTH 84° 56' 14" WEST, A DISTANCE OF 75.17 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 88° 45' 05" WEST, A DISTANCE OF 37.20 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 00°01'47" EAST, A DISTANCE OF 207.59 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 89°58'13" EAST, A DISTANCE OF 30.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 00°01'47" EAST, A DISTANCE OF 99.11 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 89°58'13" EAST, A DISTANCE OF 243.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 845.00 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 75°39'45" EAST A DISTANCE OF 845.00 FEET;

WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°37'08" FOR AN ARC LENGTH OF 156.61 FEET, HAVING A CHORD BEARING OF SOUTH 6°33'28" WEST AND A CHORD DISTANCE OF 156.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

SOUTH 01°14'55" WEST, A DISTANCE OF 11.51 FEET TO A POINT FOR CORNER;

EXHIBIT "A"
1.754 ACRE TRACT OF LAND
MICHAEL SEE SURVEY, ABSTRACT NO. 543
CITY OF ALLEN, COLLIN COUNTY, TEXAS

SOUTH 07°27'33" WEST, A DISTANCE OF 126.13 FEET TO A POINT FOR CORNER;

SOUTH 49° 21' 10" WEST A DISTANCE OF 37.22 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 76,422 SQUARE FEET OR 1.754 ACRES OF LAND,
MORE OR LESS.

NOTES:

*BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE
COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS
NORTH TEXAS SMARTNET NETWORK.*