

CITY OF ANNA, TEXAS

RESOLUTION NO. 2020-12-834

**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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF ANNA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ANNA, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.**

**WHEREAS**, the City of Anna, 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 the extraterritorial jurisdiction (the "ETJ") of the City; and

**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 ETJ of 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 7<sup>th</sup> 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 January 12, 2021 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 *January 12, 2021, at 6:30 p.m. at Sue Rattan Elementary School, 1221 S Ferguson Pkwy, Anna, TX 75409, or such other location as designated by the City*, 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, which form may be updated to include the time and location for the meeting as designated by the City.

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 December 30, 2020.

Section 5. Before the January 12, 2021 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 8<sup>TH</sup> DAY OF DECEMBER 2020.**

ATTEST:

APPROVED:

  
Carrie L. Land, City Secretary



  
Nate Pike, Mayor

## EXHIBIT A

### Metes and Bounds for the Zone

BEING that certain tract of land situated in the J. Boyle Survey, Abstract Number 105, the J. Kincade Survey, Abstract Number 509, and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, being all of tract 1 to MM Anna 325, LLC recorded in Instrument Number 20190411000386110 and a part of a tract of land to BFB Ana 40 Acres, LLC recorded in Instrument Number 20190412000390800 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most southerly southwest corner of said tract of land to MM Anna 325, LLC being in the north line of that tract of land described by deed to CADG Hurricane Creek, LLC recorded in Instrument Number 201505290000631020 of said O.P.R.C.C.T.

THENCE N 00° 42' 12" W, 287.34 feet with the common line of said CADG Tract and said MM Anna 325 Tract to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 89° 17' 48" E, 110.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 00° 42' 12" W, 31.43 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 302.23 feet, through a central angle of 32° 59' 01", having a radius of 525.00 feet and a long chord which bears N 15° 47' 19" E, 298.07 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 32° 16' 49" E, 45.65 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 7.44 feet, through a central angle of 00° 30' 48", having a radius of 830.00 feet and a long chord which bears N 57° 58' 35" W, 7.44 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 57° 43' 11" W, 162.85 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 32° 16' 49" W, 605.16 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

THENCE S 88° 18' 50" W, 111.81 feet to a 5/8 inch iron rod with cap stamped "PELTON" set in the north line of said CADG Tract;

THENCE departing said north line over and across said tract of land to MM Anna 325, LLC the following bearings and distances:

N 45° 08' 58" W, 366.07 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 520.46 feet, through a central angle of 22° 45' 50", having a radius of 1,309.97 feet, and a long chord which bears N 40° 23' 55" E, 517.04 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 60° 58' 59" W, 120.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 923.42 feet, through a central angle of 44° 14' 19", having a radius of 1,195.97 feet, and a long chord which bears S 51° 15' 12" W, 900.66 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 16° 30' 37" E, 120.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 27.21 feet, through a central angle of 01° 11' 24", having a radius of 1,310.00 feet, and a long chord which bears S 74° 05' 05" W, 27.21 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 31° 32' 06" W, 43.31 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 12° 15' 52" E, 4.77 feet to a 5/8 inch iron rod with cap stamped "PELTON" set in the north line of said CADG Tract;

THENCE S 89° 05' 29" W, 95.27 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

THENCE departing said north line over and across said tract of land to MM Anna 325, LLC the following bearings and distances:

N 56° 03' 28" W, 23.94 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 81° 23' 55" W, 27.22 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 08° 00' 22" W, 120.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 147.41 feet, through a central angle of 07° 05' 51", having a radius of 1,190.00 feet, and a long chord which bears S 85° 32' 34" W, 147.31 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 89° 05' 29" W, 1,229.11 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 45° 54' 31" W, 42.43 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 00° 54' 31" W, 48.75 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 139.72 feet, through a central angle of 12° 07' 49", having a radius of 660.00 feet, and a long chord which bears N 05° 09' 24" E, 139.47 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 11° 13' 18" E, 45.96 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 101.09 feet, through a central angle of 07° 14' 23", having a radius of 800.00 feet, and a long chord which bears N 14° 50' 30" E, 101.02 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 20° 08' 12" E, 50.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 21° 08' 00" E, 138.53 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 304.73 feet, through a central angle of 27° 42' 51", having a radius of 630.00 feet, and a long chord which bears N 07° 16' 34" E, 301.77 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 83° 25' 09" E, 130.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 32.75 feet, through a central angle of 02° 28' 08", having a radius of 760.00 feet, and a long chord which bears N 07° 48' 55" W, 32.75 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 80° 57' 01" E, 50.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 20.00 feet, through a central angle of 01° 24' 53", having a radius of 810.00 feet, and a long chord which bears S 08° 20' 32" E, 20.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 83° 35' 40" E, 67.70 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 87° 46' 29" E, 478.85 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 01° 44' 03" E, 19.96 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 88° 15' 57" E, 50.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 01° 44' 03" W, 23.48 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 89° 15' 16" E, 160.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 84° 17' 59" E, 91.31 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 81° 01' 54" E, 57.85 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 258.41 feet, through a central angle of 22° 41' 49", having a radius of 652.34 feet, and a long chord which bears N 66° 04' 20" E, 256.73 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 57° 04' 08" E, 164.66 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 29° 16' 43" W, 12.47 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 20.42 feet, through a central angle of 00° 58' 31", having a radius of 1,200.00 feet, and a long chord which bears N 28° 29' 36" W, 20.42 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 61° 59' 39" E, 50.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 45.85 feet, through a central angle of 02° 17' 04", having a radius of 1,150.00 feet, and a long chord which bears S 29° 08' 53" E, 45.85 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 59° 43' 13" E, 120.15 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 434.08 feet, through a central angle of 24° 08' 48", having a radius of 1,030.00 feet, and a long chord which bears S 42° 21' 11" E, 430.88 feet and a 5/8 inch iron rod with cap stamped "PELTON" set;

S 54° 25' 35" E, 103.82 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 20° 34' 30" E, 10.35 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 20° 34' 30" E, 62.97 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 64° 44' 15" E, 16.45 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 63° 43' 20" E, 50.02 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 29.83 feet, through a central angle of 01° 46' 49", having a radius of 960.00 feet, and a long chord which bears S 64° 20' 42" E, 29.83 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 65° 14' 06" E, 70.17 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 69° 45' 54" E, 42.43 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 24° 45' 54" E, 22.77 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 65° 14' 06" E, 120.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 24° 45' 54" W, 23.65 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

S 19° 10' 53" E, 43.20 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 1.12 feet, through a central angle 00° 01' 53", having a radius of 2,040.02 feet, and a long chord which bears S 62° 41' 29" E, 1.12 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 95.34 feet, through a central angle of 05° 27' 46", having a radius of 1,000.00 feet, and a long chord which bears S 59° 56' 39" E, 95.31 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

N 24° 45' 54" E, 31.64 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

S 58° 13' 31" E, 50.38 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

S 24° 45' 54" W, 33.83 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

S 55° 20' 20" E, 104.47 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

S 57° 43' 11" E, 272.85 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 444.37 feet, through a central angle of 33° 03' 57", having a radius of 770.00 feet, and a long chord which bears S 74° 15' 09" E, 438.23 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 49.91 feet, through a central angle of 07° 37' 35", having a radius of 375.00 feet, and a long chord which bears N 07° 38' 20" E, 49.88 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

S 78° 32' 52" E, 50.00 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 37.57 feet, through a central angle of 06° 37' 24", having a radius of 325.00 feet, and a long chord which bears S 08° 08' 26" W, 37.55 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 71.20 through a central angle of 05° 17' 53", having a radius of 770.00 feet, and a long chord which bears N 82° 48' 59" E, 71.18 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set;

N 80° 10' 03" E, 330.53 feet to a 5/8 inch iron rod with cap stamped "PELOTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 56.36 feet, through a central angle of 03° 06' 19", having a radius of 1,040.00 feet, and a long chord which bears N 04° 30' 13" W, 56.36 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 87° 02' 56" E, 80.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 46.75 feet, through a central angle of 02° 47' 24", having a radius of 960.00 feet, and a long chord which bears S 04° 20' 46" E, 46.74 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

N 80° 10' 03" E, 38.26 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 09° 49' 57" E, 60.00 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 80° 10' 03" W, 40.67 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 84.77 feet, through a central angle of 05° 03' 35", having a radius of 960.00 feet, and a long chord which bears S 11° 51' 19" E, 84.75 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 14° 23' 07" E, 120.30 feet to a 5/8 inch iron rod with cap stamped "PELTON" set and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 101.47 feet, through a central angle of 12° 30' 04", having a radius of 465.07 feet, and a long chord which bears S 08° 14' 28" E, 101.27 feet to a 5/8 inch iron rod with cap stamped "PELTON" set;

S 01° 59' 25" E, 283.25 feet to a 5/8-inch iron rod with cap stamped "PELTON" set in the north line of a tract of land described in deed to One Anna Two, LTD recorded in Instrument Number 20070201000151600 of said O.P.R.C.C.T.;

THENCE S 89° 04' 42" W passing a 1/2 inch iron rod found at a distance of 80.01 feet for the northwest corner of said One Anna Two Tract continuing for a total distance of 1,264.39 feet to the POINT OF BEGINNING and containing 2,835,667 square feet or 65.098 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

**EXHIBIT B**

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

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THE ANNA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY JANUARY 12, 2021 AT 6:30 P.M. AT SUE RATTAN ELEMENTARY SCHOOL, 1221 S FERGUSON PKWY, ANNA, TX 75409, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF ANNA 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 65.098 ACRES GENERALLY LOCATED WEST OF U.S. HIGHWAY 75 AND NORTH OF ROSEWAY STREET, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY, AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT ANNA 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, ANNA CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE.