

**RESOLUTION  
HOPKINS COUNTY, TEXAS**

**HOPKINS COUNTY REINVESTMENT ZONE NO. 15-01**

WHEREAS, the Commissioners Court of HOPKINS County desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone for tax abatement, as authorized by the Property Redevelopment and Tax Abatement Act, V.T.C.A., Tax Code, Chapter 312, as amended; and

WHEREAS, on the 8th day of September, 2014, the County passed by voice vote action e-adopting the HOPKINS County Tax Abatement Policy Statement as guidelines and criteria for the creation of reinvestment zones and for the granting of tax abatement in reinvestment zones in HOPKINS County; and

WHEREAS, a public hearing regarding the creation of a reinvestment zone, was held in a regularly scheduled meeting before the Commissioners Court at 9 AM. on the 13th day of April, 2015, in accordance with all provisions as required by the Tax Code;

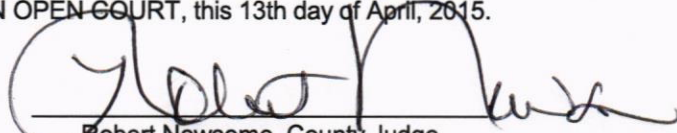
NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Commissioners Court of HOPKINS County, Texas:

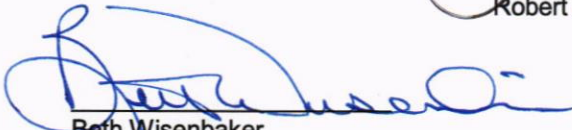
1. That all recitals set forth in the preamble are hereby found to be true and correct.
2. That the Commissioners Court, after conducting such hearings and having heard such evidence and testimony, has made the following findings and determinations based on the testimony and evidence presented to it:
  - a) That a public hearing on the designation of HOPKINS County Reinvestment Zone No. 15-01 has been properly called, held and conducted and that notices of such hearing have been published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and
  - b) That the boundaries of the reinvestment zone shall be the boundaries as described in Exhibit "A", which is attached hereto and made a part hereof; and
  - c) That the creation of the reinvestment zone, with boundaries as described in Exhibit "A", and the improvements sought are feasible and practical and will be a benefit to the land included in the zone and to HOPKINS County after the expiration of any Tax Abatement Agreement entered into under V.T.C.A., Tax Code, Section 312.214; and
  - d) That the reinvestment zone as described in Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in V.T.C.A. Tax Code, Section 312.202, as amended, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of HOPKINS County.
3. That pursuant to the Property Redevelopment and Tax Abatement Act, V.T.C.A., Tax Code, Sections 312.001 through 312.209, the Commissioners Court of HOPKINS County hereby creates a reinvestment zone for tax abatement encompassing the area described in Exhibit


"A", attached hereto, and such reinvestment zone is hereby designated and shall hereafter be designated as HOPKINS County Reinvestment Zone No. 15-01. The designation of this zone expires five (5) years after the effective date of this designation and may be renewed for periods not to exceed five (5) years.

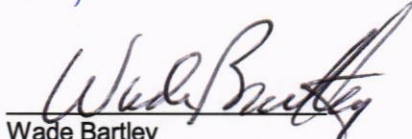
4. That the effective date of this designation shall be April 13, 2015.

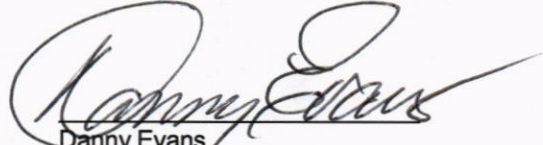
PASSED AND APPROVED, IN OPEN COURT, this 13th day of April, 2015.


  
Robert Newsome, County Judge

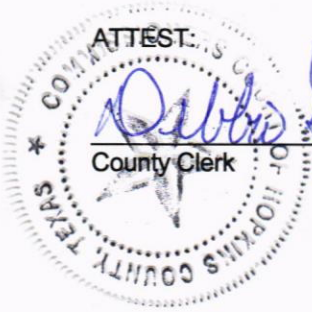
  
Beth Wisenbaker  
Commissioner, Precinct 1


  
Mike O' Dell  
Commissioner, Precinct 2

  
Wade Bartley  
Commissioner, Precinct 3

  
Danny Evans  
Commissioner, Precinct 4

ATTEST:  
  
County Clerk

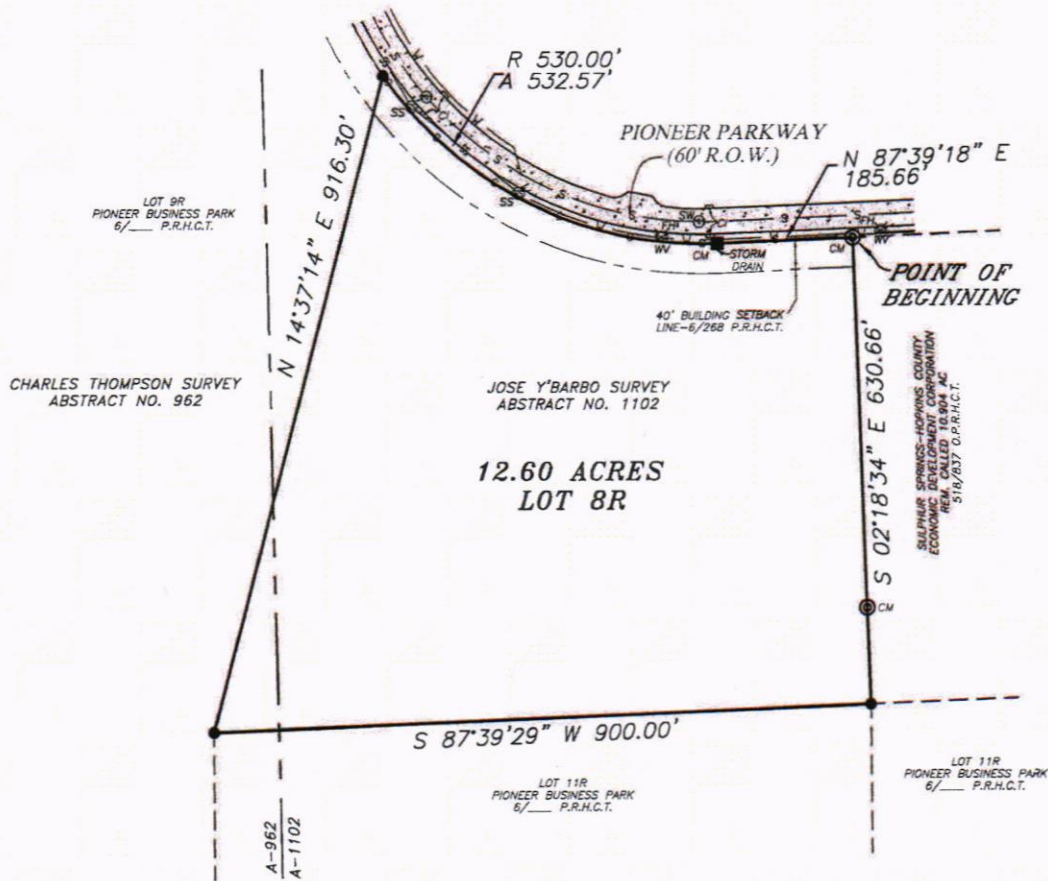


APPROVED:  
  
District Attorney  
County

**Exhibit A**

PROPERTY DESCRIPTION

PLAT SHOWING A 12.60 ACRE TRACT SITUATED IN THE JOSE Y'BARBO SURVEY, ABSTRACT NO. 1102, AND THE CHARLES THOMPSON SURVEY, ABSTRACT NO. 962, HOPKINS COUNTY, TEXAS, AND BEING LOT 8R OF THE RE-PLAT OF PIONEER BUSINESS PARK AS RECORDED IN VOLUME 6, PAGE \_\_\_\_\_, PLAT RECORDS, HOPKINS COUNTY, TEXAS.



NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.  
 FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48223C0200E and Map No. 48223C0325E, dated March 17, 2011, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on August 8, 2014, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Seller: Sulphur Springs-Hopkins County EDC

**LEGEND**

- CI Curb Inlet
- CM Control Monument
- 1/2" Iron Rod Set w/Pink Cap Stamped "Landmark LS"
- ⊙ 1/2" Iron Rod Found w/Orange Cap Stamped "Cooper"
- 1/2" Iron Rod Found w/Pink Cap Stamped "Landmark LS"
- WV Water Valve
- FH Fire Hydrant
- SS Sanitary Sewer Manhole
- SW Storm Sewer Manhole
- Buried Gas Pipeline
- 12" PVC Water Line
- 12" Sanitary Sewer
- Storm Sewer

*Stephen A. Hudson*  
 STEPHEN A. HUDSON R.P.L.S. NO.: 4896



|   |                 |   |
|---|-----------------|---|
| <b>LANDMARK<br/>LAND<br/>SURVEYING, INC.</b><br>101 BILL BRADFORD ROAD<br>SUITE 13<br>SULPHUR SPRINGS, TX 75482<br>(903)438-2400 PHONE (903)438-9955 FAX<br>FIRM LICENSE NO. 10024400 | BOUNDARY SURVEY | SCALE: 1"=200'  |
|   | SHEET 1 OF 2    | DATE: 08/19/14  |
|   | REVISIONS:      | SURVEYED BY: WV<br>DRAWN BY: SH<br>TECHNICIAN: SH<br>JOB NO. 14-0713A |

BOUNDARY DESCRIPTION

ALL that certain 12.60 acre lot, tract or parcel of land situated in the Jose Y'Barbo Survey, Abstract No. 1102 and the Charles Thompson Survey, Abstract No. 962, Hopkins County, Texas, and being the same land as a called 12.60 acre Lot 8R as shown on the Re-plat of Pioneer Business Park as recorded in Volume 6, Page \_\_\_\_\_, Plat Records, Hopkins County, Texas, (P.R.H.C.T.), said 12.60 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and cap stamped "Cooper" found at the northeast corner of said Lot 8R, said point also being the northeast corner of Lot 8 of Pioneer Business Park as shown on a plat recorded in Volume 6, Page 268, P.R.H.C.T. and the northwest corner of the remainder of a called 10.904 acre tract described in a deed to Sulphur Springs-Hopkins County Economic Development Corporation as recorded in Volume 518, Page 837, Official Public Records, Hopkins County, Texas;

THENCE S 02°18'34" E along the east line of said Lot 8R and the west line of said remainder of 10.904 acre tract, at 500.06 feet passing a 1/2" iron rod and cap stamped "Cooper" found at the southwest corner of said remainder of a 10.904 acre tract, in all a total distance of 630.66 feet to a 1/2" iron rod set at the southeast corner of said Lot 8R;

THENCE S 87°39'29" W along the south line of said Lot 8R a distance of 900.00 feet to a 1/2" iron rod and cap stamped "Landmark LS" set at the southwest corner of said Lot 8R;

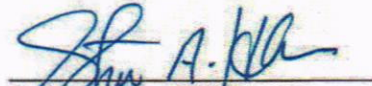
THENCE N 14°37'14" E along the west line of said Lot 8R a distance of 916.30 feet to a 1/2" iron rod and cap stamped "Landmark LS" set at the northwest corner of said Lot 8R and on the south right of way line of Pioneer Parkway;

THENCE along the north line of said Lot 8R and said right of way line along a curve to the left with an arc length of 532.58', a radius of 530.00', and a chord bearing and distance of S 63°33'29" E 510.45' to a 1/2" iron rod and cap stamped "Landmark LS" found;

THENCE N 87°39'18" E along the north line of said Lot 8R and said right of way line a distance of 185.66 feet to the POINT OF BEGINNING and containing 12.60 acres of land, more or less.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on August 8, 2014, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Date: 08/19/14

  
Stephen A. Hudson, RPLS No. 4896  
Sheet 2 of 2 Job No. 14-0713A



**LANDMARK  
LAND  
SURVEYING, INC.**  
101 Bill Bradford Road, Suite 13  
Sulphur Springs, Texas, 75482  
(903)438-2400 Phone (903)438-9955 Fax  
Firm # 10024400