

**NOTICE OF PUBLIC HEARING FOR CREATION OF  
ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2 REINVESTMENT ZONE,  
CITY OF COOPER, TEXAS,  
PURSUANT TO THE PROPERTY DEVELOPMENT AND TAX ABATEMENT ACT**

Notice is hereby given that the City Council of the City of Cooper, Texas (the "City"), pursuant to the Property Development and Tax Abatement Act, will hold a public hearing at 5:00 p.m. on Monday, April 12, 2020, at the Cooper City Hall, 91 N Side Square, Cooper, Texas 75432, for the purpose of considering the establishment of ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2 REINVESTMENT ZONE, City of Cooper, Texas, to be located within the boundaries of the City.

All persons are invited to attend the hearing and speak for or against the creation of ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2 REINVESTMENT ZONE, the proposed boundaries, or the concept of abatement of ad valorem taxes of improvements for real property, personal property and fixtures real property, personal property and fixtures within the Reinvestment Zone. Written or oral statements will be considered. The legal description and boundary map of proposed ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2 REINVESTMENT ZONE are on file and open for public inspection in the office of the City Secretary at Cooper City Hall, 91 N Side Square, Cooper, Texas 75432. Questions or requests for additional information may be directed to Emily Howse, City Secretary, coopercityhall@yahoo.com, (903) 395-2217.

The boundaries of proposed ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2 REINVESTMENT ZONE are described in the following legal descriptions:

**TRACT ONE (ASLAN ADDITION NO. 1):**

BEING a tract or parcel of land situated in the City of Cooper, Delta County, Texas, being part of the H. Dunnettelle Survey, Abstract No. 107, being part of a 6 1/10 acre tract as described in a Cash Warranty Deed from Don Smith and wife, Shirley Smith to Bill Aslan as recorded in Volume 368 at Page 473 of the Official Public Records Delta County, Texas and being further described as follows:

BEGINNING at a ½ inch iron rod set for a corner at the northwest of said 6 1/10 acre tract, said Point of Beginning being at the intersection of the east Right-of-Way of Farm-to-Market Road No. 1880 and the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 89°35'48" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 363.17 feet to a ½ inch iron rod set for a corner;

THENCE S 89°29'48" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 188.24 feet to a ½ inch rod set for corner;

THENCE S 00°24'12" W a distance of 299.54 feet to a ½ inch rod set for a corner;

THENCE N 89°25'01" W along the south line of said 6 1/10 acre tract, a distance of 566.42 feet to a concrete monument for a corner at the southwest corner of said 6 1/10 acre tract on the east Right-of-Way of Farm-to-Market Road No. 1880;

THENCE N 01°15'12" E along the west line of said 6 1/10 acre tract and the east Right-of-Way of Farm-to-Market Road no. 1880, a distance of 187.50 feet to a ½ inch rod set for a corner;

THENCE N 06°42'43" E along the west line of said 6 1/10 acre tract and the east Right-of-Way of Farm-to-Market Road No. 1880, a distance of 11.29 feet returning to the Point of Beginning and containing 3.858 acres of land.

**TRACT TWO (ASLAN ADDITION NO. 2):**

BEING a tract or parcel of land situated in the City of Cooper, Delta County, Texas, being part of the H. Dunnetelle Survey, Abstract No. 107, being part of 6 1/10 acre tract as described in a Cash Warranty Deed from Don Smith and wife, Shirley Smith to Bill Aslan as recorded in Volume 368 at Page 473 of the Official Public Records Delta County, Texas and being further described as follows:

BEGINNING at a ½ inch iron rod set for a corner at the northeast corner of said 6 1/10 acre tract on the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 00°52'44" E along the east line of said 6 1/10 acre tract, a distance of 300.12 feet to a fence post for a corner at the southeast corner of said 6 1/10 acre tract;

THENCE N 89°25'01" W along the south line of said 6 1/10 acre tract, a distance of 349.98 feet to a ½ inch rod set for a corner;

THENCE N 00°24'12" E a distance of 299.54 feet to a ½ inch rod set for a corner on the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 89°29'48" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 343.26 feet to the Point of Beginning and containing 2.385 acres of land.

Executed this 10 day of February 2021.

CITY OF COOPER, TEXAS

By: 

Darren Braddy, Mayor

ATTEST:

By: 

Emily Howse, City Secretary