

**NOTICE OF PUBLIC MEETING TO CONSIDER PROPOSED TAX ABATEMENT AGREEMENT FOR ASLAN ADDITION NO. 1 AND ASLAN ADDITION NO. 2 REINVESTMENT ZONE CITY OF COOPER, DELTA COUNTY, TEXAS; CITY COUNCIL OF CITY OF COOPER, TEXAS, CITY COUNCIL CHAMBERS CITY HALL 91 N SIDE SQUARE, COOPER, TEXAS 75428**

Notice is hereby given that the City Council of the City of Cooper will conduct a public hearing at its meeting on April 12, 2021, which begins at 5 p.m. in the City Council Chambers, City Hall, 91 N Side Square, Cooper, Texas 75432, where it may consider a proposed tax abatement agreement for approval applicable to the Aslan Addition No. 1 and Aslan Addition No. 2 Reinvestment Zone described as follows:

**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.

**Property owners / tax abatement agreement applicant:** Bill Aslan, Aslan Addition No. 1 and Aslan Addition No. 2

**Name and location of reinvestment zone:** Aslan Addition Reinvestment Zone located in Cooper, Texas, more particularly described as the 6 1/10-acre tract of land situated in the H. Dunnettelle Survey, Abstract 107, Delta County, Texas, and being more particularly described in the property description attached hereto and made part hereof as Tract 1 and Tract 2.

**General description of the nature of the improvements included in the agreement:**

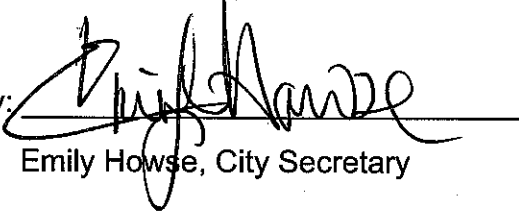
Bill Aslan proposes to complete construction and development of multiple phases of residential and commercial improvements consisting of a multifamily housing neighborhood, and a commercial strip center.

**Estimated cost of the improvements:** \$1,400,000.00 for the commercial strip center and \$50,000.00 or more per multi-family unit.

Pursuant to the Texas Open Meetings Act (the "Act"), the City of Cooper will consider approval of the tax abatement agreement at 5 p.m. on April 12, 2021 in the City Council Chambers, City Hall, 91 N Side Square, Cooper, Texas 75432.

I certify that the above notice of meeting was posted on the bulletin board at City Hall of the City of Cooper, Texas, 91 N Side Square, on the 10 day of February, 2021 before 6:00 p.m.

CITY OF COOPER, TEXAS

By:   
Emily Howse, City Secretary