

**CITY OF LEWISVILLE, TEXAS NOTICE OF A PUBLIC MEETING AT WHICH THE  
LEWISVILLE CITY COUNCIL WILL CONSIDER THE APPROVAL OF A TAX ABATEMENT  
AGREEMENT WITH A PROPERTY OWNER**

Pursuant to the Texas Tax Code, Section 312.207, notice is hereby given that the City Council of the City of Lewisville, Texas will consider the approval of a tax abatement agreement with a property owner at a regularly scheduled meeting of the City Council.

**Time and Place of the Meeting.** The tax abatement agreement will be considered during the regularly scheduled City Council meeting scheduled to start at 7:00 p.m. on October 4, 2021 at City Hall Council Chambers, 151 W. Church Street, Lewisville, Texas 75057.

**Tax Abatement Agreement Information Required by Texas Tax Code Section 312.207(c).**

Pursuant to Texas Tax Code, Section 312.207(c), the following information is provided regarding the proposed tax abatement agreement:

- (1) **Name of property owner and applicant for tax abatement agreement:** 1206 N. Stemmons LLC
- (2) **Name and location of reinvestment zone in which the property subject to the agreement is located:** City of Lewisville Reinvestment Zone No. 39, comprised of approximately 6.152-acres at 1206 N. Stemmons Freeway in Lewisville, Texas (location more specifically described by metes and bounds and shown below)
- (3) **General description of the nature of the improvements included in the agreement:**
  - (a) Construction of a new building by property owner/applicant with approximately 60,000 square feet or more of space, and other ancillary facilities such as required parking and landscaping, to provide for the continuous operation of an irradiation sterilization service for biotech, medtech, food and drug industries and other applicable industries in at least 60,000 square feet of the new building.
  - (b) Installation of business personal property on the property by a future occupant of the new building.
- (4) **Estimated cost of the improvements or repairs:**
  - (a) Minimum investment of seven million dollars (\$7,000,000.00) for the real property improvements by the property owner/applicant.
  - (b) Minimum investment of ten million dollars (\$10,000,000.00) for business personal property improvements in the new building.

The tax abatement agreement described herein will also appear on the agenda that will be posted in accordance with the Texas Open Meetings Act for the scheduled October 4, 2021 meeting of the Lewisville City Council.

**\*\* METES AND BOUNDS AND MAP OF CITY OF LEWISVILLE REINVESTMENT  
ZONE NO. 39 ON FOLLOWING PAGES \*\***

**METES AND BOUNDS OF  
CITY OF LEWISVILLE REINVESTMENT ZONE NO. 39**

BEGINNING at an iron rod set for corner in the East right-of-way line of Interstate highway NO.35E (a 300.00 foot wide right-of-way), said point being South 17 degrees 13 minutes 27 seconds East 431.80 feet from the intersection of the said East line of Interstate Highway No. 35E with the South right-of-way line of the Gulf, Colorado, and Santa Fe Railroad (a 200.00 foot wide right-of-way), said intersection also being the most Northeasterly corner of the above described 60.30 acre tract of land;

THENCE North 72 degrees 52 minutes 58 seconds East for a distance of 727.26 feet to an iron rod set for corner in the said South line of Gulf, Colorado, and Santa Fe Railroad;

THENCE South 79 degrees 38 minutes 20 seconds East along the said South right-of-way line of Gulf, Colorado, and Santa Fe Railroad for a distance of 75.08 feet to an iron rod set for corner;

THENCE departing the South right-of-way line of the Gulf, Colorado, and Santa Fe Railroad, South 00 degrees 35 minutes 48 seconds West for a distance of 341.47 feet to an iron rod set for corner, same point being the Northeast corner of Lot 2, Block A of INTERSTATE THIRTY-FIVE NORTH ADDITION, an Addition to the City of Lewisville, Texas according to the Plat recorded in Cabinet B, Page 359, Plat Records, Denton County, Texas;

THENCE South 72 degrees 26 minutes 33 seconds West along the Northeast line of said Lot 2, Block A and along the North line of Lot 1A, Block A of INTERSTATE THIRTY-FIVE NORTH ADDITION, according to the Plat recorded in Cabinet G, Page 338, Plat Records, Denton County, Texas, for a distance of 689.30 feet to an iron set rod set for corner in the East right-of-way line of Interstate Highway No. 35E;

THENCE North 17 degrees 13 minutes 27 seconds West along the East right-of-way line of Interstate Highway No. 35E for a distance of 361.21 feet to the POINT OF BEGINNING.

CONTAINING 268,003 square feet of 6.1525 acres of land, more or less.

MAP OF CITY OF LEWISVILLE REINVESTMENT ZONE NO. 39

