

NOTICE OF TAX ABATEMENT CONSIDERATION
MOORE COUNTY HOSPITAL DISTRICT

DATE: April 30, 2025

TIME: 1:00 P.M.

PLACE: Hospital Boardroom, 224 East 2nd Street, Dumas, Texas

PURPOSE: The Moore County Hospital District Board of Directors will discuss and take possible action regarding a tax abatement agreement with Somerton Plaza Partners, LLC, pursuant to Chapter 312 of the Texas Tax Code.

Property Owner and Applicant ("Applicant") for Tax Abatement: Somerton Plaza Partners, LLC

Reinvestment Zone: Somerton Plaza Reinvestment Zone

Property in Reinvestment Zone: See attached map and legal description provided in Exhibit "A" attached hereto and incorporated herein for all purposes.

Anticipated Improvements: The general description of the nature of the improvements included in the agreement is as follows:

Applicant anticipates remodeling the existing building for restaurant/retail establishments. Improvements may include (but are not limited to) additional/upgraded sewer, gas, and water lines; façade remodel; parking lot repairs and new lighting; asbestos removal; new roof; interior improvements/build out, and new pylon signage.

Estimated Cost of the Improvements: The estimated cost of the improvements being contemplated by Applicant is at least \$750,000.00

**FOR DETAILED INFORMATION OR QUESTIONS CALL JEFF TURNER AT
(806) 935-7171.**

CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration was posted on the bulletin board at the Moore County Hospital, Dumas, Texas, at a place readily accessible to the general public at all times on the ____ day of March, 2025, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.

Jeff Turner, CEO
Moore County Hospital District

EXHIBIT A

LEGAL DESCRIPTION AND MAP OF SOMERTON PLAZA REINVESTMENT ZONE

The Somerton Plaza Reinvestment Zone is comprised of the following described real property located in the City of Dumas, Texas. In the event of discrepancy between this Exhibit "A" and the attached map, this legal description shall control.

TRACT 1

A 0.92 acre tract of land being that same 0.92 acre tract of land described as Tract 1 in that certain Warranty Deed recorded in Volume 560, Page 255 of the Official Public Records of Moore County, Texas, situated in Section 268, Block 44, H.&T.C. Ry. Co. Survey, Moore County, Texas, said 0.92 acre tract of land having been surveyed on the ground by Geospatial Data, Inc. on July 24 & 26, 2024, and being further described by metes and bounds as follows:

Commencing at the intersection of the west right-of-way line of U.S. Highway No. 287 as described in that certain instrument recorded in Volume 49, Page 455 of Deed Records of Moore County, Texas, and the north right-of-way line of U.S. Highway No. 87 as described in that certain instrument recorded in Volume 56, Page 81 of the Deed Records of Moore County, Texas, and being the southeast corner of J.M. Crabb 10.00 acre tract;

Thence N. 00° 14' 50" E., 199.76 feet, along the west right-of-way line of said U.S. Highway No. 287 to a drill hole in a concrete curb, found at the southeast and BEGINNING CORNER of this tract of land and the northeast corner of a 30,000 square foot tract of land described as Tract 6 in that certain Warranty Deed recorded in Volume 672, Page 480 of the Official Public Records of Moore County, Texas;

Thence N. 89° 33' 06" W., (Directional Control WGS84), 149.77 feet along the north line of said 30,000 square foot tract of land to a railroad spike, found at the southwest corner of this tract of land;

Thence N. 00° 25' 25" E., 267.68 to a ½ inch iron rod with aluminum cap stamped "FURMAN PLS 1959-RPLS 5374-RPLS 5759", found at the northwest corner of this tract of land and the southwest corner of Lot 1, Block 5 of Blaylock Addition Unit No. 2 an addition to the City of Dumas according to the recorded map or plat thereof, of record in Plat Cabinet 1 Sleeve A113 of the Plat Records of Moore County, Texas;

Thence S. 89° 37' 27" E., 150.00 feet to ½ inch iron rod, found at the northeast corner of this tract of land and the southeast corner of said Lot 1;

Thence S. 00° 28' 22" W., 267.87 feet along the west right-of-way line of said U.S. Highway No. 287 to the POINT OF BEGINNING.

TRACT 2

A 4.97 acre tract of land being a portion of a 4.999 acre tract of land described as tract 2 in that certain Warranty Deed recorded in Volume 560, Page 255 of the Official Public Records of Moore County, Texas, situated in Section 268, Block 44, H.&T.C. Ry. Co. Survey, Moore County, Texas, said 4.97 acre tract of land having been surveyed on the

ground by Geospatial Data, Inc. on July 24 & 26, 2024, and being further described by metes and bounds as follows:

Commencing at the intersection of the west right-of-way line of U.S. Highway No. 287 as described in that certain instrument recorded in Volume 49, Page 455 of Deed Records of Moore County, Texas, and the north right-of-way line of U.S. Highway No. 87 as described in that certain instrument recorded in Volume 56, Page 81 of the Deed Records of Moore County, Texas, and being the southeast corner of J.M. Crabb 10.00 acre tract;

Thence N. 89° 38' 33" W., (Directional Control WGS84), 169.93 feet along the north right-of-way line of said U.S. Highway No. 87 to an "V" cut in concrete, set at the southeast and BEGINNING CORNER of this tract of land and the southeast corner of said 4.999 acre tract of land;

Thence N. 89° 38' 33" W., 198.05 feet along the north right-of-way line of said U.S. Highway No. 87 to an "X" cut in concrete, found at the most easterly corner of a 0.029 acre tract of land described in that certain instrument recorded in Volume 670, Page 391 of the Official Public Records of Moore County, Texas;

Thence N. 85° 09' 28" W., 182.37 feet along the north line of said 0.029 acre tract of land to a 3-1/4 inch aluminum cap, found at the southwest corner of this tract of land and the northwest corner of said 0.029 acre tract of land;

Thence N. 00° 23' 15" E., at 135.43 feet pass a 1/2 inch iron rod, found at the most southeast corner of a 1.027 acre tract of land described as Tract 1 that certain Warranty Deed recorded in Volume 573, Page 919 of the Official Public Records of Moore County, Texas at 398.95 feet pass a 1/2 inch iron rod, found at the northeast corner of said 1.027 acre tract of land a total distance of 559.11 feet along the east line of a 0.1951 acre tract of land described in that certain Warranty Deed recorded in Volume 660, Page 241 and the east line of another 0.1951 acre tract of land described in that certain Warranty Deed recorded in Volume 872, Page 407 and the east line of a 10,200 square foot tract of land described in that certain Warranty Deed recorded in Volume 852, Page 121 all of the Official Public Records of Moore County, Texas, to a 1/2 inch iron rod with a cap stamped "GDI-AMARILLO", set at the northwest corner of this tract of land and the northeast corner of said 10,200 square foot tract of land, from whence a 3/8 inch iron rod, found in reference bears N. 89° 38' 51" E., 20.00 feet;

Thence S. 89° 39' 51" E., 380.10 feet along the north line of said 4.999 acre tract of land to 1/2 inch iron rod, found at the northeast corner of this tract of land;

Thence S. 00° 24' 39" W., 573.51 feet along the east line of said 4.999 acre tract of land to the POINT OF BEGINNING.

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