

NOTICE OF TAX ABATEMENT CONSIDERATION

CITY OF DIMMITT

DATE: December 19, 2022

TIME: 6:30 p.m.

PLACE: City Hall, 200 E. Jones, Dimmitt, Texas 79027

PURPOSE: The City Council will discuss and take possible action regarding a Tax Abatement Agreement with Ranchers Direct Holdings, LLC, pursuant to Chapter 312 of the Texas Tax Code.

Property Owner and Applicant for Tax Abatement: Ranchers Direct Holdings, LLC

Reinvestment Zone: Ranchers Direct Holdings 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:

Ranchers Direct Holdings, LLC anticipates renovating a 1980's vegetable shed into a beef packing operation capable of processing 200 head of beef cattle per day. Improvements will include construction of office/accounting building, sewer and plumbing, electrical, concrete and flooring, rails, cooling system, pens, knocking box, packing machines, kill floor equipment, mechanical equipment, load outs, freezer and cooler, fencing, water delivery and miscellaneous supplies.

Estimated Cost of the Improvements: The estimated cost of the improvements being contemplated by Ranchers Direct Holdings, LLC is approximately \$5,445,000.00.

FOR DETAILED INFORMATION OR QUESTIONS CALL DANIEL JACKSON AT (806) 647-2155

CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration was posted on the City's website and on the bulletin board at City Hall, at a place readily accessible to the general public at all times on the 17th day of November, 2022, 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.



Elaine Kern, City Secretary

EXHIBIT A
LEGAL DESCRIPTION AND MAP OF
RANCHERS DIRECT HOLDINGS REINVESTMENT ZONE

Ranchers Direct Holdings Reinvestment Zone is comprised of the described real property. In the event of discrepancy between this Exhibit "A" and the attached map, this legal description shall control.

Being a 42.39-Acre tract out of a 52.42-Acre tract Described in Volume 376, Page 335, Deed Records of Castro County, Texas, in Section 6, Block M, Castro County, Teas and being described as follows:

BEGINNING at a ½" Iron Rod with cap Set in the East line of said 52.42-Acre tract for the Northeast corner of this tract or parcel from whence a 3/8" Iron Rod Found for the Northeast corner of said 52.42- Acre tract bears N 01° 14' 47" W a distance of 386.45 feet and a 5/8" Iron Rod Found for the Northeast corner of said Section 6 bears N 02° 05' 31" E a distance of 383.79 feet;

THENCE N 88° 41' 08" W a distance of 903.74 feet to a ½" Iron Rod with cap Set in the West line of said 52.42-Acre tract for the Northwest corner of this tract or parcel;

THENCE S 01° 14' 25" W along the West line of said 52.42-Acre tract a distance of 1854.40 feet to a 5/8" Iron Rod Found in the North Right-of-Way of State Highway 86 for the Southwest corner of this tract or parcel;

THENCE S 66° 01' 12" E along the South line of said 52.42-Acre tract and the North Right-of-Way of State Highway 86 a distance of 979.61feet to a ½" Iron Rod found in for the Southeast corner of this tract or parcel;

THENCE N 01° 14' 47" E along the East line of said 52.42-Acre tract a distance of 2231.89 feet to the PLACE OF BEGINNING and containing 42.39 Acres.

More commonly known as 1449 Highway 86, Dimmitt, Texas, Castro CAD Property ID 11727

