

By: González of Dallas

H.B. No. 4733

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Oak Farms Municipal Management District; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3983 to read as follows:

CHAPTER 3983. OAK FARMS MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3983.0101. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "City" means the City of Dallas.

(3) "Director" means a board member.

(4) "District" means the Oak Farms Municipal Management District.

Sec. 3983.0102. NATURE OF DISTRICT. The Oak Farms Municipal Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3983.0103. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter.

(b) By creating the district and in authorizing the city and

1 other political subdivisions to contract with the district, the  
2 legislature has established a program to accomplish the public  
3 purposes set out in Section 52-a, Article III, Texas Constitution.

4 (c) The creation of the district is necessary to promote,  
5 develop, encourage, and maintain employment, commerce,  
6 transportation, affordable housing, tourism, recreation, the arts,  
7 entertainment, economic development, safety, and the public  
8 welfare in the district.

9 (d) This chapter and the creation of the district may not be  
10 interpreted to relieve the city from providing the level of  
11 services provided as of the effective date of the Act enacting this  
12 chapter to the area in the district. The district is created to  
13 supplement and not to supplant city services provided in the  
14 district.

15 Sec. 3983.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

16 (a) All land and other property included in the district will  
17 benefit from the improvements and services to be provided by the  
18 district under powers conferred by Sections 52 and 52-a, Article  
19 III, and Section 59, Article XVI, Texas Constitution, and other  
20 powers granted under this chapter.

21 (b) The district is created to serve a public use and  
22 benefit.

23 (c) The creation of the district is in the public interest  
24 and is essential to further the public purposes of:

25 (1) developing and diversifying the economy of the  
26 state;

27 (2) eliminating unemployment and underemployment;

1           (3) promoting the development of affordable housing;  
2 and  
3           (4) developing or expanding transportation and  
4 commerce.

5           (d) The district will:

6           (1) promote the health, safety, and general welfare of  
7 residents, employers, potential employees, employees, visitors,  
8 and consumers in the district, and of the public;

9           (2) provide needed funding for the district to  
10 preserve, maintain, and enhance the economic health and vitality of  
11 the district territory as a community and business center;

12           (3) promote the health, safety, welfare, and enjoyment  
13 of the public by providing pedestrian ways and by landscaping and  
14 developing certain areas in the district, which are necessary for  
15 the restoration, preservation, and enhancement of scenic beauty;

16           (4) promote the development of affordable housing in  
17 the district; and

18           (5) provide for water, wastewater, drainage, road, and  
19 recreational facilities for the district.

20           (e) Pedestrian ways along or across a street, whether at  
21 grade or above or below the surface, and street lighting, street  
22 landscaping, parking, and street art objects are parts of and  
23 necessary components of a street and are considered to be a street  
24 or road improvement.

25           (f) The district will not act as the agent or  
26 instrumentality of any private interest even though the district  
27 will benefit many private interests as well as the public.

1       Sec. 3983.0105. INITIAL DISTRICT TERRITORY. (a) The  
2 district is initially composed of the territory described by  
3 Section 2 of the Act enacting this chapter.

4       (b) The boundaries and field notes contained in Section 2 of  
5 the Act enacting this chapter form a closure. A mistake in the  
6 field notes or in copying the field notes in the legislative process  
7 does not affect the district's:

8           (1) organization, existence, or validity;

9           (2) right to issue any type of bonds for the purposes  
10 for which the district is created or to pay the principal of and  
11 interest on the bonds;

12           (3) right to impose or collect an assessment or tax; or

13           (4) legality or operation.

14       Sec. 3983.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
15 All or any part of the area of the district is eligible to be  
16 included in:

17           (1) a tax increment reinvestment zone created under  
18 Chapter 311, Tax Code; or

19           (2) a tax abatement reinvestment zone created under  
20 Chapter 312, Tax Code.

21       Sec. 3983.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
22 DISTRICTS LAW. Except as otherwise provided by this chapter,  
23 Chapter 375, Local Government Code, applies to the district.

24       Sec. 3983.0108. CONSTRUCTION OF CHAPTER. This chapter  
25 shall be liberally construed in conformity with the findings and  
26 purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3983.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors who serve staggered terms of four years.

(b) Directors are elected in the manner provided by Subchapter D, Chapter 49, Water Code.

Sec. 3983.0202. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed \$150 for each board meeting. The total amount of compensation for each director in one year may not exceed \$7,200.

(b) A director is entitled to reimbursement for necessary and reasonable expenses incurred in carrying out the duties and responsibilities of the board.

Sec. 3983.0203. INITIAL DIRECTORS. (a) The initial board consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	_____
<u>2</u>	_____
<u>3</u>	_____
<u>4</u>	_____
<u>5</u>	_____

(b) Of the initial directors, the terms of directors appointed for positions one through three expire June 1, 2021, and the terms of directors appointed for positions four and five expire June 1, 2023.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 3983.0301. GENERAL POWERS AND DUTIES. The district

1 has the powers and duties necessary to accomplish the purposes for  
2 which the district is created.

3 Sec. 3983.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
4 district, using any money available to the district for the  
5 purpose, may provide, design, construct, acquire, improve,  
6 relocate, operate, maintain, or finance an improvement project or  
7 service authorized under this chapter or Chapter 375, Local  
8 Government Code.

9 (b) The district may contract with a governmental or private  
10 entity to carry out an action under Subsection (a).

11 (c) The implementation of a district project or service is a  
12 governmental function or service for the purposes of Chapter 791,  
13 Government Code.

14 Sec. 3983.0303. NONPROFIT CORPORATION. (a) The board by  
15 resolution may authorize the creation of a nonprofit corporation to  
16 assist and act for the district in implementing a project or  
17 providing a service authorized by this chapter.

18 (b) The nonprofit corporation:

19 (1) has each power of and is considered to be a local  
20 government corporation created under Subchapter D, Chapter 431,  
21 Transportation Code; and

22 (2) may implement any project and provide any service  
23 authorized by this chapter.

24 (c) The board shall appoint the board of directors of the  
25 nonprofit corporation. The board of directors of the nonprofit  
26 corporation shall serve in the same manner as the board of directors  
27 of a local government corporation created under Subchapter D,

1 Chapter 431, Transportation Code, except that a board member is not  
2 required to reside in the district.

3 Sec. 3983.0304. LAW ENFORCEMENT SERVICES. To protect the  
4 public interest, the district may contract with a qualified party,  
5 including the city, to provide law enforcement services in the  
6 district for a fee.

7 Sec. 3983.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
8 The district may join and pay dues to a charitable or nonprofit  
9 organization that performs a service or provides an activity  
10 consistent with the furtherance of a district purpose.

11 Sec. 3983.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
12 district may engage in activities that accomplish the economic  
13 development purposes of the district.

14 (b) The district may establish and provide for the  
15 administration of one or more programs to promote state or local  
16 economic development and to stimulate business and commercial  
17 activity in the district, including programs to:

18 (1) make loans and grants of public money; and

19 (2) provide district personnel and services.

20 (c) The district may create economic development programs  
21 and exercise the economic development powers provided to  
22 municipalities by:

23 (1) Chapter 380, Local Government Code; and

24 (2) Subchapter A, Chapter 1509, Government Code.

25 Sec. 3983.0307. PARKING FACILITIES. (a) The district may  
26 acquire, lease as lessor or lessee, construct, develop, own,  
27 operate, and maintain parking facilities or a system of parking

1 facilities, including lots, garages, parking terminals, or other  
2 structures or accommodations for parking motor vehicles off the  
3 streets and related appurtenances.

4 (b) The district's parking facilities serve the public  
5 purposes of the district and are owned, used, and held for a public  
6 purpose even if leased or operated by a private entity for a term of  
7 years.

8 (c) The district's parking facilities are parts of and  
9 necessary components of a street and are considered to be a street  
10 or road improvement.

11 (d) The development and operation of the district's parking  
12 facilities may be considered an economic development program.

13 Sec. 3983.0308. ADDING OR EXCLUDING LAND. The district may  
14 add or exclude land in the manner provided by Subchapter J, Chapter  
15 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

16 Sec. 3983.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
17 board by resolution shall establish the number of directors'  
18 signatures and the procedure required for a disbursement or  
19 transfer of district money.

20 Sec. 3983.0310. NO EMINENT DOMAIN POWER. The district may  
21 not exercise the power of eminent domain.

22 SUBCHAPTER D. ASSESSMENTS

23 Sec. 3983.0401. PETITION REQUIRED FOR FINANCING SERVICES  
24 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
25 service or improvement project with assessments under this chapter  
26 unless a written petition requesting that service or improvement  
27 has been filed with the board.

1       (b) A petition filed under Subsection (a) must be signed by  
2 the owners of a majority of the assessed value of real property in  
3 the district subject to assessment according to the most recent  
4 certified tax appraisal roll for the county.

5       Sec. 3983.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
6 The board by resolution may impose and collect an assessment for any  
7 purpose authorized by this chapter in all or any part of the  
8 district.

9       (b) An assessment, a reassessment, or an assessment  
10 resulting from an addition to or correction of the assessment roll  
11 by the district, penalties and interest on an assessment or  
12 reassessment, an expense of collection, and reasonable attorney's  
13 fees incurred by the district:

14           (1) are a first and prior lien against the property  
15 assessed;

16           (2) are superior to any other lien or claim other than  
17 a lien or claim for county, school district, or municipal ad valorem  
18 taxes; and

19           (3) are the personal liability of and a charge against  
20 the owners of the property even if the owners are not named in the  
21 assessment proceedings.

22       (c) The lien is effective from the date of the board's  
23 resolution imposing the assessment until the date the assessment is  
24 paid. The board may enforce the lien in the same manner that the  
25 board may enforce an ad valorem tax lien against real property.

26       (d) The board may make a correction to or deletion from the  
27 assessment roll that does not increase the amount of assessment of

1 any parcel of land without providing notice and holding a hearing in  
2 the manner required for additional assessments.

3 SUBCHAPTER E. TAXES AND BONDS

4 Sec. 3983.0501. TAX ELECTION REQUIRED. The district must  
5 hold an election in the manner provided by Chapter 49, Water Code,  
6 or, if applicable, Chapter 375, Local Government Code, to obtain  
7 voter approval before the district may impose an ad valorem tax.

8 Sec. 3983.0502. OPERATION AND MAINTENANCE TAX. (a) If  
9 authorized by a majority of the district voters voting at an  
10 election under Section 3983.0501, the district may impose an  
11 operation and maintenance tax on taxable property in the district  
12 in the manner provided by Section 49.107, Water Code, for any  
13 district purpose, including to:

- 14 (1) maintain and operate the district;  
15 (2) construct or acquire improvements; or  
16 (3) provide a service.

17 (b) The board shall determine the operation and maintenance  
18 tax rate. The rate may not exceed the rate approved at the  
19 election.

20 Sec. 3983.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
21 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
22 terms determined by the board.

23 (b) The district may issue bonds, notes, or other  
24 obligations payable wholly or partly from ad valorem taxes,  
25 assessments, impact fees, revenue, contract payments, grants, or  
26 other district money, or any combination of those sources of money,  
27 to pay for any authorized district purpose.

1       Sec. 3983.0504. BONDS SECURED BY REVENUE OR CONTRACT  
2 PAYMENTS. The district may issue, without an election, bonds  
3 secured by:

4           (1) revenue other than ad valorem taxes, including  
5 contract revenues; or

6           (2) contract payments, provided that the requirements  
7 of Section 49.108, Water Code, have been met.

8       Sec. 3983.0505. BONDS SECURED BY AD VALOREM TAXES;  
9 ELECTIONS. (a) If authorized at an election under Section  
10 3983.0501, the district may issue bonds payable from ad valorem  
11 taxes.

12           (b) Section 375.243, Local Government Code, does not apply  
13 to the district.

14           (c) At the time the district issues bonds payable wholly or  
15 partly from ad valorem taxes, the board shall provide for the annual  
16 imposition of a continuing direct annual ad valorem tax, without  
17 limit as to rate or amount, for each year that all or part of the  
18 bonds are outstanding as required and in the manner provided by  
19 Sections 54.601 and 54.602, Water Code.

20           (d) All or any part of any facilities or improvements that  
21 may be acquired by a district by the issuance of its bonds may be  
22 submitted as a single proposition or as several propositions to be  
23 voted on at the election.

24       Sec. 3983.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
25 UNDER AGREEMENT. If the improvements financed by an obligation  
26 will be conveyed to or operated and maintained by a municipality or  
27 retail utility provider pursuant to an agreement between the

1 district and the municipality or retail utility provider entered  
2 into before the issuance of the obligation, the obligation may be in  
3 the form of bonds, notes, or other obligations payable wholly or  
4 partly from assessments, issued by public or private sale, in the  
5 manner provided by Subchapter A, Chapter 372, Local Government  
6 Code.

7 Sec. 3983.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
8 board may not issue bonds until each municipality in whose  
9 corporate limits or extraterritorial jurisdiction the district is  
10 located has consented by ordinance or resolution to the creation of  
11 the district and to the inclusion of land in the district.

12 (b) This section applies only to the district's first  
13 issuance of bonds payable from ad valorem taxes.

14 SUBCHAPTER I. DISSOLUTION

15 Sec. 3983.0901. DISSOLUTION. (a) The board shall dissolve  
16 the district on written petition filed with the board by the owners  
17 of:

18 (1) 66 percent or more of the assessed value of the  
19 property subject to assessment by the district based on the most  
20 recent certified county property tax rolls; or

21 (2) 66 percent or more of the surface area of the  
22 district, excluding roads, streets, highways, utility  
23 rights-of-way, other public areas, and other property exempt from  
24 assessment by the district according to the most recent certified  
25 county property tax rolls.

26 (b) The board by majority vote may dissolve the district at  
27 any time.

1       (c) The district may not be dissolved by its board under  
2 Subsection (a) or (b) if the district:

3           (1) has any outstanding debt until that debt has been  
4 repaid or defeased in accordance with the order or resolution  
5 authorizing the issuance of the debt;

6           (2) has a contractual obligation to pay money until  
7 that obligation has been fully paid in accordance with the  
8 contract; or

9           (3) owns, operates, or maintains public works,  
10 facilities, or improvements unless the district contracts with  
11 another person for the ownership and operation or maintenance of  
12 the public works, facilities, or improvements.

13       (d) Sections 375.261, 375.262, and 375.264, Local  
14 Government Code, do not apply to the district.

15       SECTION 2. The Oak Farms Municipal Management District  
16 initially includes all territory contained in the following area:

17 TRACT 1:

18 DESCRIPTION, of a 35,831 square foot (0.823 acre) tract of land  
19 situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
20 Dallas County, Texas; said tract being part of Block 22, Original  
21 Town of Oak Cliff, an addition to the City of Dallas, Texas  
22 according to the plat recorded in Volume 89, Page 1 of the Deed  
23 Records of Dallas County, Texas, transcribed in Volume 3, Page 516  
24 of the Map Records of Dallas County, Texas: said tract being all of  
25 those certain tracts of land described in Special Warranty Deeds to  
26 IC PROPERTIES, LLC recorded in Instrument No. 201400176345 and  
27 201500053432 both of the Official Public Records of Dallas County,

1 Texas; said 35,831 square foot (0.823 acre) tract being more  
2 particularly described as follows:

3 BEGINNING, at a point for corner at the intersection of the south  
4 right-of-way line of Addison Street (a 40-foot wide right-of-way)  
5 and the east right-of-way line of North Marsalis Avenue (a 80-foot  
6 wide right-of-way);

7 THENCE, South 89 degrees, 56 minutes, 37 seconds East, along the  
8 said south line of Addison Street, a distance of 183.75 feet to a  
9 point for corner at the intersection of said south line of Addison  
10 Street and the west line of a 20-foot wide alley dedicated on said  
11 Original Town of Oak Cliff addition;

12 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
13 said west line of the 20-foot alley, a distance of 195.00 feet to a  
14 point for corner; said point being the northeast corner of that  
15 certain tract of land described in Special Warranty Deed to Tony L.  
16 Malone recorded in Volume 97108, Page 3191 of said Deed Records;

17 THENCE, North 89 degrees, 56 minutes, 37 seconds West, departing  
18 the said west line of the 20-foot alley and along the north line of  
19 said Tony L. Malone tract, a distance of 183.75 feet to a point for  
20 corner in the said east line of North Marsalis Avenue; said point  
21 being the northwest corner of said Tony L. Malone tract;

22 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
23 said east line of North Marsalis Avenue, a distance of 195.00 feet  
24 to the POINT OF BEGINNING;

25 CONTAINING: 35,831 square feet or 0.823 acres of land, more or less.

26 TRACT 2:

27 DESCRIPTION, of a 1.655 acre tract of land situated in the Elizabeth

1 Robertson Survey, Abstract No. 1211, Dallas County, Texas; said  
2 tract being part of Block 22, Original Town of Oak Cliff, an  
3 addition to the City of Dallas, Texas according to the plat recorded  
4 in Volume 89, Page 1 of the Deed Records of Dallas County, Texas,  
5 transcribed in Volume 3, Page 516 of the Map Records of Dallas  
6 County, Texas: said tract being all of those certain tracts of land  
7 described in Special Warranty Deeds to IC PROPERTIES, LLC recorded  
8 in Instrument No. 201400176705 and 201400164524, 201400177468,  
9 201400176345, 201400186992 all of the Official Public Records of  
10 Dallas County Texas; said 1.655 acre tract being more particularly  
11 described as follows:

12 BEGINNING, at a point for corner; said point being the north end of  
13 a right-of-way corner clip at the intersection of the west  
14 right-of-way line of North Lancaster Avenue (a 60-foot wide  
15 right-of-way) and the north right-of-way line of East Colorado  
16 Boulevard (a variable width right-of-way);

17 THENCE, South 45 degrees, 00 minutes, 06 seconds West, along said  
18 corner clip a distance of 14.14 feet to a point for corner on the  
19 said north line of said East Colorado Boulevard;

20 THENCE, along the said north line of East Colorado Boulevard the  
21 following three (3) calls:

22 North 89 degrees, 59 minutes, 15 seconds West, a distance of 65.00  
23 feet to a point for corner; said point being an offset in the said  
24 north line on East Colorado Boulevard;

25 South 00 degrees, 00 minutes, 33 seconds East, along said offset a  
26 distance of 5.00 feet to a point for corner;

27 North 89 degrees, 59 minutes, 15 seconds West, a distance of 108.75

1 feet to a point for corner at the intersection of the said north  
2 line of East Colorado Boulevard and the east line of a 20-foot wide  
3 alley dedicated on said Original Town of Oak Cliff addition;

4 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
5 said east line of the 20-foot alley, a distance of 394.73 feet to a  
6 point for corner at the intersection of the south line of Addison  
7 Street (a 40-foot wide right-of-way) and the said east line of the  
8 20-foot alley;

9 THENCE, South 89 degrees, 56 minutes, 37 seconds East, along the  
10 said south line of Addison Street, a distance of 183.75 feet to a  
11 point for corner at the intersection of the said west line of North  
12 Lancaster Avenue and the said south line of Addison Street;

13 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
14 said west line of North Lancaster Avenue, a distance of 379.59 feet  
15 to the POINT OF BEGINNING;

16 CONTAINING: 72,094 square feet or 1.655 acres of land, more or less.

17 TRACT 3:

18 DESCRIPTION, of a 1.884 acre tract of land situated in the Elizabeth  
19 Robertson Survey, Abstract No. 1211, Dallas County, Texas; said  
20 tract being part of Block 35/3016 and 34/3015, Original Town of Oak  
21 Cliff, an addition to the City of Dallas, Texas according to the  
22 plat recorded in Volume 89, Page 1, transcribed to Volume 3, Page  
23 517 of the Deed Records of Dallas County, Texas; said tract also  
24 being all of the certain tract of land described as "Tract 1" in  
25 Special Warranty Deed to IC Properties II, LLC recorded in  
26 Instrument No. 201400254038 of the Official Public Records of  
27 Dallas County, Texas; said 1.884 acre tract being more particularly

1 described as follows:

2 BEGINNING, at a point for corner at the south end of a right-of-way  
3 corner clip at the intersection of the west right-of-way line of  
4 R.L. Thornton Freeway (IH 35, a variable width right-of-way) and  
5 the south right-of-way line of Colorado Boulevard (a variable width  
6 right-of-way); said point also being the beginning of a curve to the  
7 left;

8 THENCE, in a southerly direction departing said corner clip, along  
9 the said west line of R.L. Thornton Freeway and along said curve to  
10 the left, having a central angle of 03 degrees, 45 minutes, 11  
11 seconds, a radius of 1,145.20 feet, a chord bearing and distance of  
12 South 03 degrees, 21 minutes, 13 seconds West, 75.00 feet, an arc  
13 distance of 75.01 feet to a point for corner at the end of said  
14 curve; said point being the northeast corner of that certain tract  
15 of land described as "Tract II" in General Warranty Deed to GRTP,  
16 LTD. recorded in Volume 97039, Page 3052 of said Deed Records;

17 THENCE, South 88 degrees, 50 minutes, 55 seconds West, departing  
18 the said west line of R.L. Thornton Freeway and along the north line  
19 of said GRTP, LTD. tract, a distance of 53.34 feet to a point for  
20 corner; said point being the northwest corner of said GRTP, LTD.  
21 tract;

22 THENCE, South 01 degrees, 09 minutes, 05 seconds East, along the  
23 west line of said GRTP, LTD. tract, a distance of 20.00 feet to a  
24 point for corner; said point being the southwest corner of said  
25 GRTP, LTD. tract;

26 THENCE, North 88 degrees, 50 minutes, 55 seconds East, along the  
27 south line of said GRTP LTD. tract, a distance of 52.60 feet to a

1 point for corner in the said west line of R.L. Thornton Freeway;  
2 said point being the southeast corner of said GRTP, LTD. tract and  
3 the beginning of a non-tangent curve to the left;  
4 THENCE, in a southerly direction, along said west line of R.L.  
5 Thornton Freeway and along said curve to the left, having a central  
6 angle of 07 degrees, 09 minutes, 20 seconds, a radius of 1,145.20  
7 feet, a chord bearing and distance of South 03 degrees, 06 minutes,  
8 07 seconds East, 142.93 feet, an arc distance of 143.02 feet to a  
9 point for corner at the end of said curve; said point being the  
10 northeast corner of that certain tract of land described as "Tract  
11 1" in Warranty Deed to First Glendora Partners, LTD. recorded in  
12 Instrument No. 201200344081 of said Official Public Records;  
13 THENCE, South 88 degrees, 58 minutes, 13 seconds West, departing  
14 the said west line of R.L. Thornton Freeway and along the north line  
15 of said First Glendora Partners, LTD. tract, a distance of 212.29  
16 feet to a point for corner in the east right-of-way line of  
17 Jefferson Boulevard (a variable width right-of-way); said point  
18 being the northwest corner of said First Glendora Partners, LTD.  
19 tract;  
20 THENCE, along the said east line of Jefferson Boulevard, the  
21 following four (4) calls:  
22 North 24 degrees, 16 minutes, 21 seconds West, a distance of 36.75  
23 feet to a point for corner;  
24 North 01 degrees, 02 minutes, 21 seconds West, a distance of 2.23  
25 feet to a point for corner;  
26 North 22 degrees, 37 minutes, 11 seconds West, a distance of 163.14  
27 feet to a point for corner;

1 North 24 degrees, 22 minutes, 35 seconds West, a distance of 143.00  
2 feet to a point for corner; said point being the south end of a  
3 right-of-way corner clip at the intersection of said east line of  
4 Jefferson Boulevard and the said south line of Colorado Boulevard;  
5 THENCE, North 34 degrees, 57 minutes, 38 seconds East, along said  
6 corner clip, a distance of 26.31 feet to a point for corner at the  
7 north end of said corner clip; said point being the beginning of a  
8 non-tangent curve to the right;  
9 THENCE, departing the north end of said corner clip and in an  
10 easterly direction along the said south line of Colorado Boulevard,  
11 the following four (4) calls:  
12 Along said curve to the right, having a central angle of 02 degrees,  
13 22 minutes, 48 seconds, a radius of 1,151.00 feet, a chord bearing  
14 and distance of South 84 degrees, 56 minutes, 21 seconds East, 47.81  
15 feet, an arc distance of 47.81 feet to a point for corner at the end  
16 of said curve; said point being the beginning of a non-tangent curve  
17 to the right;  
18 Along said curve, having a central angle of 06 degrees, 41 minutes,  
19 53 seconds, a radius of 1,146.87 feet, a chord bearing and distance  
20 of South 77 degrees, 50 minutes, 41 seconds East, 133.99 feet, an  
21 arc distance of 134.07 feet to a point for corner at the end of said  
22 curve; said point being the beginning of a non-tangent curve to the  
23 right;  
24 Along said curve, having a central angle of 07 degrees, 02 minutes,  
25 08 seconds, a radius of 1,145.00 feet, a chord bearing and distance  
26 of South 73 degrees, 32 minutes, 48 seconds East, 140.51 feet, an  
27 arc distance of 140.60 feet to a point for corner at the end of said

1 curve;  
2 South 35 degrees, 52 minutes, 56 seconds East, a distance of 30.23  
3 feet to the POINT OF BEGINNING;  
4 CONTAINING: 82,087 square feet or 1.884 acres of land, more or less.  
5 TRACT 4:  
6 DESCRIPTION, of a 8,925 square foot (0.205 acre) tract of land  
7 situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
8 Dallas County, Texas; said tract being part of Lot 5, Block 37,  
9 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
10 according to the plat recorded in Volume 89, Page 1 of the Deed  
11 Records of Dallas County, Texas, as Transcribed in Volume 3, Page  
12 516 of the Map Records of Dallas County, Texas: said tract being all  
13 of that certain tract of land described in Special Warranty Deed to  
14 IC PROPERTIES, LLC recorded in Instrument No. 201400177829 of the  
15 Official Public Records of Dallas County Texas; said 8,925 square  
16 foot (0.205 acre) tract being more particularly described as  
17 follows:  
18 BEGINNING, at a point for corner; at the north end of a right-of-way  
19 corner clip at the intersection of the east right-of-way line of  
20 North Lancaster Avenue (a 60-foot wide right-of-way) and the south  
21 right-of-way line of Colorado Boulevard (a variable width  
22 right-of-way);  
23 THENCE, South 89 degrees, 59 minutes, 15 seconds East, departing  
24 the said corner clip and along the said south line of Colorado  
25 Boulevard a distance of 162.50 feet to a point for corner at the  
26 intersection of the said south line of Colorado Boulevard and the  
27 west line of a 15-foot wide Alley as dedicated on said Original Town

1 of Oak Cliff addition;  
2 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
3 said west line of the 15-foot alley, a distance of 50.00 feet to a  
4 point for corner; said point being the northeast corner of that  
5 certain tract of land described in Warranty Deed with Vendor's Lien  
6 to Auto Holding Services, LLC recorded in Instrument  
7 No. 201700302653 of said Official Public Records;  
8 THENCE, North 89 degrees, 59 minutes, 16 seconds West, departing  
9 the said west line of the 15-foot alley and along the north line of  
10 said Auto Holding Services tract, a distance of 182.50 feet to a  
11 point for corner on the said east line of North Lancaster Avenue,  
12 said point being the northwest corner of said Auto Holding Services  
13 tract;  
14 THENCE, along the said east line of North Lancaster Avenue the  
15 following two (2) calls:  
16 North 00 degrees, 00 minutes, 33 seconds West, a distance of 30.00  
17 feet to a point for corner;  
18 North 45 degrees, 00 minutes, 06 seconds East, a distance of 28.28  
19 feet to the POINT OF BEGINNING;  
20 CONTAINING: 8,925 square feet or 0.205 acres of land, more or less.  
21 TRACT 5:  
22 DESCRIPTION, of a 13.995 acre tract of land situated in the  
23 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
24 Texas; said tract being part of Block 25/3006, 26/3007 and 27/3008,  
25 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
26 according to the plat recorded in Volume 89, Page 1, transcribed to  
27 Volume 3, Page 517 of the Deed Records of Dallas County, Texas; said

1 tract also being all of the certain tract of land described as  
2 "Tract 2" in Special Warranty Deed to IC Properties II, LLC recorded  
3 in Instrument No. 201400254038 of the Official Public Records of  
4 Dallas County, Texas; said 13.995 acre tract being more  
5 particularly described as follows:

6 BEGINNING, at a point for corner at the intersection of the east  
7 right-of-way line of Jefferson Boulevard (a variable width  
8 right-of-way) and the north right-of-way line of Colorado Boulevard  
9 (a variable width right-of-way);

10 THENCE, along the said east line of Jefferson Boulevard the  
11 following two (2) calls:

12 North 32 degrees, 55 minutes, 20 seconds West, a distance of 54.34  
13 feet to a point for corner; said point being the beginning of a  
14 curve to the right;

15 In a northerly direction and along said curve to the right, having a  
16 central angle of 42 degrees, 07 minutes, 41 seconds, a radius of  
17 1,382.69 feet, a chord bearing and distance of North 11 degrees, 51  
18 minutes, 30 seconds West, 993.91 feet, an arc distance of 1,016.66  
19 feet to a point for corner at the end of said curve; said point being  
20 in a south line of that certain tract of land described in Deed to  
21 City of Dallas recorded in Volume 74029, Page 777 of said Deed  
22 records;

23 THENCE, departing the said east line of Jefferson Boulevard and  
24 along the said south line of the City of Dallas tract, the following  
25 three (3) calls:

26 South 63 degrees, 31 minutes, 11 seconds East, a distance of 56.08  
27 feet to a point for corner; said point being the beginning of a

1 curve to the right;  
2 In a southeasterly direction and along said curve to the right,  
3 having a central angle of 10 degrees, 28 minutes, 02 seconds, a  
4 radius of 2,649.93 feet, a chord bearing and distance of South 58  
5 degrees, 17 minutes, 10 seconds East, 483.44 feet, an arc distance  
6 of 484.11 feet to a point for corner at the end of said curve;  
7 North 88 degrees, 55 minutes, 20 seconds East, a distance of 383.53  
8 feet to a point for corner; said point being in the west  
9 right-of-way line of Fleming Avenue (a variable width  
10 right-of-way);  
11 THENCE, South 01 degrees, 07 minutes, 04 seconds East, continuing  
12 along said west line of Fleming Avenue, a distance of 335.23 feet to  
13 an angle point in the west right-of-way line of R.L. Thornton  
14 Freeway (IH 35E, a variable width right-of-way);  
15 THENCE, South 29 degrees, 13 minutes, 04 seconds West, along the  
16 said west line of R.L. Thornton Freeway, a distance of 20.93 feet to  
17 a point for corner; said point being the northeast corner of that  
18 certain tract of land described as "Tract I" in General Warranty  
19 Deed to GRTP, LTD. recorded in Volume 97039, Page 3052 of said Deed  
20 Records;  
21 THENCE, North 76 degrees, 20 minutes, 54 seconds West, departing  
22 the said west line of R.L. Thornton Freeway and along the north line  
23 of said GRTP, LTD. tract, a distance of 63.26 feet to a point for  
24 corner; said point being the northwest corner of said GRTP, LTD.  
25 tract;  
26 THENCE, South 09 degrees, 05 minutes, 36 seconds West, along the  
27 west line of said GRTP, LTD. tract, a distance of 29.00 feet to a

1 point for corner; said point being the southwest corner of said  
2 GRTP, LTD. tract;  
3 THENCE, South 86 degrees, 06 minutes, 29 seconds East, along the  
4 south line of said GRTP, LTD. tract, a distance of 57.06 feet to a  
5 point for corner; said point being in the said west line of R.L.  
6 Thornton Freeway and the southeast corner of said GRTP, LTD. tract;  
7 THENCE, along said west line of R.L. Thornton Freeway, the  
8 following three (3) calls:  
9 South 19 degrees, 19 minutes, 21 seconds West, a distance of 11.29  
10 feet to a point for corner;  
11 South 26 degrees, 05 minutes, 14 seconds West, a distance of 197.95  
12 feet to a point for corner;  
13 South 11 degrees, 26 minutes, 43 seconds West, a distance of 181.65  
14 feet to a point for corner at the intersection of the said west line  
15 of R.L. Thornton Freeway and the said north line of Colorado  
16 Boulevard;  
17 THENCE, along the north line of said Colorado Boulevard, the  
18 following five (5) calls:  
19 South 88 degrees, 55 minutes, 10 seconds West, a distance of 130.76  
20 feet to a point for corner; said point being an offset in the said  
21 north line of Colorado Boulevard;  
22 North 01 degrees, 04 minutes, 50 seconds West, along said offset, a  
23 distance of 4.83 feet to a point for corner;  
24 South 88 degrees, 55 minutes, 10 seconds West, a distance of 320.05  
25 feet to a point for corner; said point being an offset in the said  
26 north line of Colorado Boulevard;  
27 South 32 degrees, 55 minutes, 47 seconds East, along said offset, a

1 distance of 5.69 feet to a point for corner  
2 South 88 degrees, 55 minutes, 10 seconds West, a distance of 23.78  
3 feet to the POINT OF BEGINNING;

4 CONTAINING: 609,617 square feet or 13.995 acres of land, more or  
5 less.

6 TRACT 6:

7 DESCRIPTION, of a 15.541 acre tract of land situated in the  
8 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
9 Texas; said tract being all of Lot 1B, Block D/3000 of Oak Farms 2,  
10 an addition to the City of Dallas, Texas according to the plat  
11 recorded in Volume 2002237, Page 91 of the Deed Records of Dallas  
12 County, Texas; part of Lots 6, 7, 8, 10 and all of Lot 9 of Block  
13 24/3005 of the Oak Cliff Land Company's Revision of Blocks 23, 24A  
14 and 24B of the Town of Oak Cliff, an addition to the City of Dallas,  
15 Texas according the plat recorded in Volume 250, Page 264 of the  
16 said Deed Records and all of that certain tract of land described in  
17 Special Warranty Deed to CI OPPORTUNITY FUND IV LP, recorded in  
18 Instrument No. 201400111568 of the Official Public Records of  
19 Dallas County, Texas; said 15.541 acre tract being more  
20 particularly described as follows:

21 BEGINNING, at a point for corner at the intersection of the north  
22 right-of-way line of Addison Street (a 40-foot wide right-of-way)  
23 and the east right-of-way line of North Marsalis Avenue (a 80-foot  
24 wide right-of-way);

25 THENCE, along the said east line of North Marsalis Avenue the  
26 following six (6) calls:

27 North 00 degrees, 02 minutes, 40 seconds East, a distance of 299.63

1 feet to a point for corner;  
2 North 26 degrees, 52 minutes, 33 seconds East, a distance of 67.27  
3 feet to a point for corner;  
4 North 32 degrees, 11 minutes, 30 seconds West, a distance of 10.65  
5 feet to a point for corner;  
6 North 25 degrees, 37 minutes, 45 seconds East, a distance of 211.84  
7 feet to a point for corner;  
8 North 89 degrees, 59 minutes, 26 seconds East, a distance of 9.19  
9 feet to a point for corner; said point being the beginning of a  
10 non-tangent curve to the right;  
11 In a northeasterly direction and along said curve to the right,  
12 having a central angle of 20 degrees, 30 minutes, 10 seconds, a  
13 radius of 1,003.41 feet, a chord bearing and distance of North 47  
14 degrees, 15 minutes, 22 seconds East, 357.15 feet, an arc distance  
15 of 359.06 feet to a point for corner at the end of said curve; said  
16 point being in the south line of that certain tract of land  
17 described in Deed to the City of Dallas in Volume 74029, Page 777 of  
18 the said Deed records;  
19 THENCE, along the said south line of the City of Dallas tract the  
20 following six (6) calls:  
21 South 78 degrees, 22 minutes, 12 seconds East, a distance of 61.26  
22 feet to a point for corner;  
23 South 84 degrees, 18 minutes, 56 seconds East, a distance of 102.65  
24 feet to a point for corner;  
25 South 72 degrees, 26 minutes, 05 seconds East, a distance of 46.82  
26 feet to a point for corner;  
27 South 49 degrees, 14 minutes, 19 seconds East, a distance of 70.27

1 feet to a point for corner;  
2 South 54 degrees, 01 minutes, 02 seconds East, a distance of 37.08  
3 feet to a point for corner;  
4 South 63 degrees, 09 minutes, 29 seconds East, a distance of 128.40  
5 feet to a point for corner; said point being in the west  
6 right-of-way line of East Jefferson Boulevard (a variable width  
7 right-of-way) and the beginning of a non-tangent curve to the left;  
8 THENCE, along the said west line of Jefferson Boulevard the  
9 following seven (7) calls:  
10 In a southwesterly direction and along said curve to the left,  
11 having a central angle of 21 degrees, 04 minutes, 04 seconds, a  
12 radius of 1,482.69 feet, a chord bearing and distance of South 01  
13 degrees, 06 minutes, 18 seconds West, 542.12 feet, an arc distance  
14 of 545.19 feet to a point for corner at the end of said curve; said  
15 point being at the intersection of the said west line of East  
16 Jefferson Boulevard and the north line of Ewing Avenue (a 60-foot  
17 right-of-way);  
18 South 40 degrees, 11 minutes, 58 seconds West, a distance of 13.09  
19 feet to a point for corner;  
20 South 42 degrees, 29 minutes, 36 seconds West, a distance of 71.89  
21 feet to a point for corner;  
22 South 89 degrees, 59 minutes, 27 seconds West, a distance of 8.63  
23 feet to a point for corner; said point being the beginning of a  
24 non-tangent curve to the left;  
25 In a southwesterly direction and along said curve to the left,  
26 having a central angle of 00 degrees, 04 minutes, 25 seconds, a  
27 radius of 1,632.86 feet, a chord bearing and distance of South 23

1 degrees, 55 minutes, 16 seconds West, 2.10 feet, an arc distance of  
2 2.10 feet to a point for corner at the end of said curve; said point  
3 being at the intersection of the said north line of Ewing Avenue and  
4 the west line of said Ewing Avenue;

5 South 29 degrees, 28 minutes, 43 seconds East, a distance of 25.73  
6 feet to a point for corner;

7 South 29 degrees, 27 minutes, 17 seconds East, a distance of 200.04  
8 feet to a point for corner at the intersection of the said west line  
9 of Jefferson Boulevard and the west line of Ewing Avenue (a 60-foot  
10 right-of-way); said point also being the beginning of a non-tangent  
11 curve to the right;

12 THENCE, along the said west line of Ewing Avenue following two (2)  
13 calls:

14 In a southeasterly direction and along said curve to the right,  
15 having a central angle of 09 degrees, 28 minutes, 25 seconds, a  
16 radius of 437.70 feet, a chord bearing and distance of South 05  
17 degrees, 17 minutes, 05 seconds East, 72.29 feet, an arc distance of  
18 72.37 feet to a point for corner at the end of said curve;

19 South 00 degrees, 00 minutes, 45 seconds West, a distance of 173.00  
20 feet to a point for corner; said point being the north end of a  
21 corner clip at the intersection of the said west line of Ewing  
22 Avenue and the north line of Colorado Boulevard (a variable width  
23 right-of-way);

24 THENCE, South 45 degrees, 00 minutes, 14 seconds West, along the  
25 said corner clip, a distance of 21.21 feet to a point for corner in  
26 the said north line of Colorado Boulevard;

27 THENCE, along the north line of Colorado Boulevard the following

1 six (6) calls:  
2 North 89 degrees, 59 minutes, 15 seconds West, a distance of 187.50  
3 feet to a point for corner;  
4 South 00 degrees, 00 minutes, 45 seconds West, a distance of 12.00  
5 feet to a point for corner;  
6 North 89 degrees, 59 minutes, 15 seconds West, a distance of 137.27  
7 feet to a point for corner; said point being the beginning of a  
8 non-tangent curve to the left;  
9 In a northeasterly direction and along said curve to the left,  
10 having a central angle of 04 degrees, 21 minutes, 43 seconds, a  
11 radius of 221.12 feet, a chord bearing and distance of North 44  
12 degrees, 31 minutes, 38 seconds East, 16.83 feet, an arc distance of  
13 16.83 feet to a point for corner at the end of said curve;  
14 North 89 degrees, 59 minutes, 15 seconds West, a distance of 42.52  
15 feet to a point for corner;  
16 North 43 degrees, 29 minutes, 48 seconds West, a distance of 21.21  
17 feet to a point for corner in the east line of North Lancaster  
18 Avenue (a 60-foot right-of-way);  
19 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
20 said east line of North Lancaster Avenue, a distance of 407.84 feet  
21 to a point for corner at the intersection of the said east line of  
22 North Lancaster Avenue and the said north line of Addison Street;  
23 THENCE, North 89 degrees, 56 minutes, 37 seconds West, along the  
24 said north line of Addison Street, a distance of 448.20 feet to the  
25 POINT OF BEGINNING;  
26 CONTAINING: 676,968 square feet or 15.541 acres of land, more or  
27 less.

1           SECTION 3. (a) The legal notice of the intention to  
2 introduce this Act, setting forth the general substance of this  
3 Act, has been published as provided by law, and the notice and a  
4 copy of this Act have been furnished to all persons, agencies,  
5 officials, or entities to which they are required to be furnished  
6 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
7 Government Code.

8           (b) The governor, one of the required recipients, has  
9 submitted the notice and Act to the Texas Commission on  
10 Environmental Quality.

11           (c) The Texas Commission on Environmental Quality has filed  
12 its recommendations relating to this Act with the governor,  
13 lieutenant governor, and speaker of the house of representatives  
14 within the required time.

15           (d) All requirements of the constitution and laws of this  
16 state and the rules and procedures of the legislature with respect  
17 to the notice, introduction, and passage of this Act have been  
18 fulfilled and accomplished.

19           SECTION 4. This Act takes effect immediately if it receives  
20 a vote of two-thirds of all the members elected to each house, as  
21 provided by Section 39, Article III, Texas Constitution. If this  
22 Act does not receive the vote necessary for immediate effect, this  
23 Act takes effect September 1, 2019.