

By: Bowers

H.B. No. 4742

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the SoGood Cedars 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 3963 to read as follows:

CHAPTER 3963. SOGOOD CEDARS MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3963.0101. 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 SoGood Cedars Municipal Management District.

(5) "Exempt property" means property owned by a governmental entity, including the city.

Sec. 3963.0102. NATURE OF DISTRICT. The SoGood Cedars Municipal Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3963.0103. 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

1 chapter.

2 (b) By creating the district and in authorizing the city and
3 other political subdivisions to contract with the district, the
4 legislature has established a program to accomplish the public
5 purposes set out in Section 52-a, Article III, Texas Constitution.

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

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

17 Sec. 3963.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

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

23 (b) The district is created to serve a public use and
24 benefit.

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

27 (1) developing and diversifying the economy of the

1 state;

2 (2) eliminating unemployment and underemployment; and

3 (3) 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 and

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

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

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

27 Sec. 3963.0105. INITIAL DISTRICT TERRITORY. (a) The

1 district is initially composed of the territory described by
2 Section 2 of the Act enacting this chapter.

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

7 (1) organization, existence, or validity;

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

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

12 (4) legality or operation.

13 Sec. 3963.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

14 All or any part of the area of the district is eligible to be
15 included in:

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

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

20 Sec. 3963.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT
21 DISTRICTS LAW. Except as otherwise provided by this chapter,
22 Chapter 375, Local Government Code, applies to the district.

23 Sec. 3963.0108. CONSTRUCTION OF CHAPTER. This chapter
24 shall be liberally construed in conformity with the findings and
25 purposes stated in this chapter.

26 SUBCHAPTER B. BOARD OF DIRECTORS

27 Sec. 3963.0201. GOVERNING BODY; TERMS. (a) The district is

1 governed by a board of five elected directors who serve staggered
2 terms of four years.

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

5 Sec. 3963.0202. EX OFFICIO DIRECTORS. (a) The city
6 manager, city auditor, and city attorney serve as nonvoting ex
7 officio directors.

8 (b) The city manager, city auditor, or city attorney may
9 appoint a designee to serve as an ex officio director in place of
10 that person.

11 (c) An ex officio director is entitled to speak on any
12 matter before the board.

13 (d) An ex officio director is not counted as a director for
14 purposes of establishing a quorum.

15 Sec. 3963.0203. MEETINGS; NOTICE. (a) The board shall hold
16 meetings at a place accessible to the public.

17 (b) The board must post notice of each meeting with the city
18 secretary not later than 72 hours before the scheduled time of the
19 meeting.

20 Sec. 3963.0204. COMPENSATION; EXPENSES. (a) The district
21 may compensate each voting director in an amount not to exceed \$150
22 for each board meeting. The total amount of compensation for each
23 director in one year may not exceed \$7,200.

24 (b) An ex officio director is not entitled to receive
25 compensation from the district.

26 (c) A voting director or an ex officio director is entitled
27 to reimbursement for necessary and reasonable expenses incurred in

1 carrying out the duties and responsibilities of the board.

2 Sec. 3963.0205. INITIAL DIRECTORS. (a) The initial board
3 consists of the following directors:

4	<u>Pos. No.</u>	<u>Name of Director</u>
5	<u>1</u>	<u>Madeleine Mitchell</u>
6	<u>2</u>	<u>Nataly V. Elberg</u>
7	<u>3</u>	<u>Stephen Wohr</u>
8	<u>4</u>	<u>Caitlin Simmons</u>
9	<u>5</u>	<u>Taylor McDonald</u>

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

14 SUBCHAPTER C. POWERS AND DUTIES

15 Sec. 3963.0301. GENERAL POWERS AND DUTIES. (a) The
16 district has the powers and duties necessary to accomplish the
17 purposes for which the district is created.

18 (b) The board may not take any action or exercise any power
19 granted under this chapter other than to hold an initial
20 organizational meeting until the development agreement described
21 by Section 3963.0302 is approved by the city and executed by the
22 parties to the agreement.

23 Sec. 3963.0302. DEVELOPMENT AGREEMENT. (a) The city, the
24 district, and any other entities the city determines are necessary
25 to the agreement may execute a development agreement if approved by
26 the city.

27 (b) This chapter expires on the fourth anniversary of the

1 effective date of the Act enacting this chapter if the development
2 agreement under Subsection (a) is not executed before that date.

3 Sec. 3963.0303. 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 (d) A district improvement project or service must comply
15 with:

16 (1) the city charter and any city zoning and
17 subdivision requirements; and

18 (2) city codes and ordinances.

19 (e) The district may not provide, conduct, or authorize an
20 improvement project on any street, highway, right-of-way, or
21 easement owned or controlled by the city unless the governing body
22 of the city by resolution consents to the improvement.

23 Sec. 3963.0304. NONPROFIT CORPORATION. (a) The board by
24 resolution may, with the consent of the governing body of the city
25 by resolution, authorize the creation of a nonprofit corporation to
26 assist and act for the district in implementing a project or
27 providing a service authorized by this chapter.

1 (b) The nonprofit corporation:

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

5 (2) may implement any project and provide any service
6 authorized by this chapter.

7 (c) The board shall appoint the board of directors of the
8 nonprofit corporation. The board of directors of the nonprofit
9 corporation shall serve in the same manner as the board of directors
10 of a local government corporation created under Subchapter D,
11 Chapter 431, Transportation Code, except that a board member is not
12 required to reside in the district.

13 (d) The board of the nonprofit corporation shall hold
14 meetings at a place accessible to the public.

15 (e) The board of the nonprofit corporation must post notice
16 of each meeting with the city secretary not later than 72 hours
17 before the scheduled time of the meeting.

18 Sec. 3963.0305. LAW ENFORCEMENT SERVICES. To protect the
19 public interest, with the consent of the governing body of the city
20 by resolution, the district may contract with a qualified party,
21 including the city, to provide law enforcement services in the
22 district for a fee.

23 Sec. 3963.0306. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
24 The district may join and pay dues to a charitable or nonprofit
25 organization that performs a service or provides an activity
26 consistent with the furtherance of a district purpose.

27 Sec. 3963.0307. ECONOMIC DEVELOPMENT PROGRAMS. (a) The

1 district may engage in activities that accomplish the economic
2 development purposes of the district.

3 (b) The district may establish and provide for the
4 administration of one or more programs to promote state or local
5 economic development and to stimulate business and commercial
6 activity in the district, including programs to:

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

8 (2) provide district personnel and services.

9 (c) The district may create economic development programs
10 and exercise the economic development powers provided to
11 municipalities by:

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

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

14 Sec. 3963.0308. PARKING FACILITIES. (a) The district may
15 acquire, lease as lessor or lessee, construct, develop, own,
16 operate, and maintain parking facilities or a system of parking
17 facilities, including lots, garages, parking terminals, or other
18 structures or accommodations for parking motor vehicles off the
19 streets and related appurtenances.

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

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

27 (d) The development and operation of the district's parking

1 facilities may be considered an economic development program.

2 Sec. 3963.0309. ADDING OR EXCLUDING LAND. With the consent
3 of the governing body of the city by resolution, the district may
4 add or exclude land in the manner provided by Subchapter J, Chapter
5 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

6 Sec. 3963.0310. DISBURSEMENTS AND TRANSFERS OF MONEY. The
7 board by resolution shall establish the number of directors'
8 signatures and the procedure required for a disbursement or
9 transfer of district money.

10 Sec. 3963.0311. EXEMPT PROPERTY. The district may not
11 impose an assessment, fee, tax, or other charge on an exempt
12 property.

13 Sec. 3963.0312. CERTAIN RESIDENTIAL PROPERTY. (a) Section
14 375.161, Local Government Code, does not apply to the district.

15 (b) Notwithstanding Subsection (a), the district may not
16 impose an assessment on property if the owner qualifies the
17 property for a homestead exemption under Section 11.13, Tax Code:

18 (1) for the tax year in which the Act enacting this
19 chapter takes effect; or

20 (2) for the tax year in which the assessment is
21 imposed.

22 Sec. 3963.0313. NO EMINENT DOMAIN POWER. The district may
23 not exercise the power of eminent domain.

24 SUBCHAPTER D. ASSESSMENTS

25 Sec. 3963.0401. PETITION REQUIRED FOR FINANCING SERVICES
26 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
27 service or improvement project with assessments under this chapter

1 unless a written petition requesting that service or improvement
2 has been filed with the board.

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

7 Sec. 3963.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
8 The board by resolution may impose and collect an assessment for any
9 purpose authorized by this chapter in all or any part of the
10 district.

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

16 (1) are a first and prior lien against the property
17 assessed;

18 (2) are superior to any other lien or claim other than:

19 (A) a lien or claim for county, school district,
20 or municipal ad valorem taxes; or

21 (B) a lien filed by the city or securing an
22 obligation owed to the city; and

23 (3) are the personal liability of and a charge against
24 the owners of the property even if the owners are not named in the
25 assessment proceedings.

26 (c) The lien is effective from the date of the board's
27 resolution imposing the assessment until the date the assessment is

1 paid. The board may enforce the lien in the same manner that the
2 board may enforce an ad valorem tax lien against real property.

3 (d) The board may make a correction to or deletion from the
4 assessment roll that does not increase the amount of assessment of
5 any parcel of land without providing notice and holding a hearing in
6 the manner required for additional assessments.

7 SUBCHAPTER E. TAXES AND BONDS

8 Sec. 3963.0501. TAX ELECTION REQUIRED. The district must
9 hold an election in the manner provided by Chapter 49, Water Code,
10 or, if applicable, Chapter 375, Local Government Code, to obtain
11 voter approval before the district may impose an ad valorem tax.

12 Sec. 3963.0502. OPERATION AND MAINTENANCE TAX. (a) If
13 authorized by a majority of the district voters voting at an
14 election under Section 3963.0501, the district may impose an
15 operation and maintenance tax on taxable property in the district
16 in the manner provided by Section 49.107, Water Code, for any
17 district purpose, including to:

- 18 (1) maintain and operate the district;
19 (2) construct or acquire improvements; or
20 (3) provide a service.

21 (b) The board shall determine the operation and maintenance
22 tax rate. The rate may not exceed the rate approved at the
23 election.

24 Sec. 3963.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE
25 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
26 terms determined by the board.

27 (b) The district may issue bonds, notes, or other

1 obligations payable wholly or partly from ad valorem taxes,
2 assessments, impact fees, revenue, contract payments, grants, or
3 other district money, or any combination of those sources of money,
4 to pay for any authorized district purpose.

5 Sec. 3963.0504. BONDS SECURED BY REVENUE OR CONTRACT
6 PAYMENTS. The district may issue, without an election, bonds
7 secured by:

8 (1) revenue other than ad valorem taxes, including
9 contract revenues; or

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

12 Sec. 3963.0505. BONDS SECURED BY AD VALOREM TAXES;
13 ELECTIONS. (a) If authorized at an election under Section
14 3963.0501, the district may issue bonds payable from ad valorem
15 taxes.

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

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

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

1 Sec. 3963.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT
2 UNDER AGREEMENT. If the improvements financed by an obligation
3 will be conveyed to or operated and maintained by a municipality or
4 retail utility provider pursuant to an agreement between the
5 district and the municipality or retail utility provider entered
6 into before the issuance of the obligation, the obligation may be in
7 the form of bonds, notes, or other obligations payable wholly or
8 partly from ad valorem taxes or assessments, issued by public or
9 private sale, in the manner provided by Subchapter A, Chapter 372,
10 Local Government Code.

11 Sec. 3963.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The
12 board may not issue bonds or hold an election to authorize the
13 imposition of an ad valorem tax until each municipality in whose
14 corporate limits or extraterritorial jurisdiction the district is
15 located has consented by ordinance or resolution to the creation of
16 the district and to the inclusion of land in the district.

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

19 SUBCHAPTER I. DISSOLUTION

20 Sec. 3963.0901. DISSOLUTION. (a) The board shall dissolve
21 the district on written petition filed with the board by the owners
22 of:

23 (1) 66 percent or more of the assessed value of the
24 property subject to assessment by the district based on the most
25 recent certified county property tax rolls; or

26 (2) 66 percent or more of the surface area of the
27 district, excluding roads, streets, highways, utility

1 rights-of-way, other public areas, and other property exempt from
2 assessment by the district according to the most recent certified
3 county property tax rolls.

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

6 (c) The city by resolution may dissolve the district at any
7 time.

8 (d) The district may not be dissolved under Subsection (a),
9 (b), or (c) if the district:

10 (1) has any outstanding debt until that debt has been
11 repaid or defeased in accordance with the order or resolution
12 authorizing the issuance of the debt;

13 (2) has a contractual obligation to pay money until
14 that obligation has been fully paid in accordance with the
15 contract; or

16 (3) owns, operates, or maintains public works,
17 facilities, or improvements unless the district contracts with
18 another person for the ownership and operation or maintenance of
19 the public works, facilities, or improvements.

20 (e) Subchapter M, Chapter 375, Local Government Code, does
21 not apply to the district.

22 SECTION 2. The SoGood Cedars Municipal Management District
23 initially includes all territory contained in the following area:

24 TRACT 1:

25 Being a 57.225 square feet tract or parcel of land in the M. Main
26 Survey, Abstract No. 995, situated in the City of Dallas, Dallas
27 County, Texas, and being part of Lot 5 and Lots 13 through 17, all of

1 lots 1 through 4, and all of an abandoned alley located in Block
2 A/873 of HUGHES BROTHERS SUBDIVISION, an addition to the City of
3 Dallas according to the plat thereof recorded in Volume 93, Page 43,
4 Map Records, Dallas County, Texas, said 57,225 square foot tract of
5 land being the same property as described in that certain tract of
6 land described in a warranty deed to Pilgrim's Pride Corporation
7 and recorded in Volume 2000163, Page 5582, Deed Records, Dallas
8 County, Texas and being more particularly described as follows:

9 BEGINNING at a 1/2 inch iron rod found for corner in the north right
10 of way of Clarence Street (a 50 foot right of way) and the east right
11 of way line of S. Cesar Chavez Boulevard (at this point a 95-foot
12 right of way) said corner also being the southwest corner of Lot 17,
13 Block A/873 of the aforementioned subdivision.

14 THENCE North 36 degrees 00 minutes 00 seconds West, along, said
15 easterly right of way line of said S. Cesar Chavez Boulevard,
16 distance of 250.00 feet to a found 1/2 inch iron rod in the south
17 right of way line of Coombs Street, and being the northwest corner
18 of Lot 13, Block A/873, for the northwest corner of the herein
19 described tract;

20 THENCE North 53 degrees 43 minutes 56 seconds East, departing said
21 Chavez Boulevard and along the southerly right of way line of Coombs
22 Street, a distance of 228.57 to a 1/2 inch iron rod found for the
23 northeast corner of the herein described tract and the west line of
24 a 100-foot right of -way-line of the T. & N.O. Railroad right-of-way
25 (formerly the H. & T.C. Railroad).

26 THENCE South 35 Degrees 58 minutes 46 seconds East, departing the
27 south right-of-way line of Coombs Street a distance of 208.74 feet

1 to a 1/2 inch iron rod found for corner in the said west right of way
2 line of said Railroad.

3 THENCE South 16 degrees 33 minutes 42 seconds East, departing said
4 Railroad right of way line and along the westerly right of way line
5 of Interstate Highway 45, a distance of 47,74 feet to a found 1/2
6 inch iron rod in the aforementioned northerly right of way line of
7 said Clarence Street, for the southeast corner of the herein
8 described tract;

9 THENCE South 54 degrees 43 minutes 27 seconds West, along the
10 northerly right of way line of said Clarence Street, a distance of
11 212.62 to the POINT of BEGINNING and containing 57,225 square feet
12 or 1.314 acres of land.

13 TRACT 2:

14 BEING a 385,249 square feet or 8.848 acre tract of land situated in
15 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
16 County, Texas, said tract being all of Lot 1B of Block A/472 of
17 Pilgrim's Prepared Foods Addition, an addition to the City of
18 Dallas, Dallas County, Texas according to the Map thereof recorded
19 in Volume 97045, Page 2998, Deed Records of Dallas County, Texas,
20 all of Lots 23, 24, 25, 26 & 27, Block 466 of Ferris Park Addition,
21 an addition to the City of Dallas, Dallas County, Texas according to
22 the Map thereof recorded in Volume 239, Page 72, Deed Records of
23 Dallas County, Texas, a 1.198 acre tract and a 1.670 acre tract of
24 land and a 0.294 acre tract of land in Block 466, said Lot 1B
25 conveyed to Pilgrim's Pride Corporation by deeds recorded in Volume
26 88172, Page 2136 and Volume 91041, Page 5004, Deed Records of
27 Dallas, Texas, said Lots 23-27, Block 466 conveyed to Pilgrim's

1 Pride Corporation by deed recorded in Volume 97088, Page 2738, Deed
2 Records of Dallas County, Texas, said 1.198 acre tract in Block 466
3 conveyed to Pilgrim's Pride Corporation by deed recorded in Volume
4 95250, Page 3603 Deed Records of Dallas County, Texas, and said
5 1.670 acre tract and 0.294 acre tract in Block 466 conveyed to
6 Pilgrim's Pride Corporation by deed recorded in Instrument Number
7 200600105781, Official Public Records of Dallas County, Texas, and
8 being more particularly described as follows:

9 BEGINNING at a set "x" in concrete for a corner at the intersection
10 of the southeast line of Hickory Street (a 50 foot right of way) and
11 the southwest line of S. Good Latimer Expressway (a 90 foot right of
12 way), said point being the north corner of said Lot 1B;

13 THENCE, S 36°18'00" E, with the southwest line of S. Good Latimer
14 Expressway, a distance of 477.87 feet to a set 5/8 iron rod for a
15 corner at the intersection of the southwest line of S. Good Latimer
16 Expressway with the northwest line of a variable width Alley right
17 of way;

18 THENCE, S 53°21'15" W, departing S. Good Latimer Expressway and with
19 the southeast line of Pilgrim's Prepared Food Addition and the
20 northwest line of the said Alley right of way, a distance of 439.94
21 feet to a set 5/8 iron rod for a corner, said point being in the
22 northeast line of the said 1.198 acre tract;

23 THENCE, the following courses and distances with the northeast,
24 southeast and southwest line of the said 1.198 acre tract;

25 - S 36°18'00" E, a distance of 10.00 feet to a set 5/8 inch
26 iron rod for a corner;

27 - S 53°21'15" W, a distance of 64.89 feet to a set 5/8 inch

1 iron rod for a corner;
2 - S 30°15'00" E, a distance of 90.38 feet to a set 5/8 inch
3 iron rod for a corner,
4 - S 53°08'53" W, a distance of 25.59 feet to a set 5/8 inch
5 iron rod for a corner on the southeast line of Corinth Street (a 40
6 feet right of way), said point being the north corner of a 1.39 acre
7 tract conveyed to Gustava Alvarado by deed records in Instrument
8 Number 201300058241, Official Public Records of Dallas County,
9 Texas;
10 - N 36°17'26" W, with the northeast line of Corinth Street, a
11 distance of 40.00 feet to a set 5/8 inch iron rod for a corner, said
12 point being the southeast corner of the said 0.294 acre tract and
13 the north corner of Corinth Street;
14 THENCE, S 53°17'04" W, with the northwest line of Corinth Street, a
15 distance of 211.57 feet to a found 1 inch iron rod at the
16 intersection of the northwest line of Corinth Street and the
17 northeast line of Cesar Chavez Boulevard (Central Expressway a
18 variable width right of way) for a corner;
19 THENCE, N 36°18'00" W, with the northeast line of Cesar Chavez
20 Boulevard, a distance of 582.00 feet to a set "x" in concrete for a
21 corner at the intersection of the northeast line of Cesar Chavez
22 Boulevard with Hickory Street, said point being the west corner of
23 said Lot 23, Block 466;
24 THENCE, the following courses and distances with the southeast line
25 of Hickory Street;
26 - N 53°07'43" E, a distance of 211.57 feet to a set mag nail
27 at the beginning of a non-tangent curve to the right with a central

1 angle of $52^{\circ}42'31''$, a radius of 62.50 feet, a chord bearing of N
2 $79^{\circ}23'57''$ E and a chord distance of 55.49 feet, said point being the
3 north corner of said Lot 23, Block 466 and the west corner of the
4 said 1.198 acre tract;

5 - Northeasterly, along said curve, an arc distance of 57.50
6 feet to a set mag nail at the beginning of a non-tangent curve to the
7 left with a central angle of $53^{\circ}07'49''$, a radius of 62.50 feet, a
8 chord bearing of N $80^{\circ}15'54''$ E and a chord distance of 55.90 feet,
9 said point being the west corner of said Lot 1B, Block A/472;

10 THENCE, the following courses and distances with the southeast line
11 of Hickory Street and the northwest line of said Lot 1B, A/472;

12 - Northeasterly, along said curve, an arc distance of 57.96
13 feet to a set mag nail for a corner;

14 - N $52^{\circ}43'10''$ E, a distance of 50.35 feet to a set mag nail
15 for a corner;

16 - S $36^{\circ}18'00''$ E, a distance of 3.00 feet to a set mag nail for
17 a corner;

18 - N $52^{\circ}43'10''$ E, a distance of 149.36 feet to a set mag nail
19 for a corner;

20 - N $36^{\circ}18'00''$ W, a distance of 3.00 feet to a set mag nail for
21 a corner;

22 - N $52^{\circ}43'10''$ E, a distance of 240.29 feet to the Point of
23 Beginning.

24 TRACT 3:

25 BEING a 13,298 square feet or 0.305 acre tract of land situated in
26 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
27 County, Texas said tract being all of Lot 2 and a part of Lot 3 of

1 Block B/473 of Middleton Brothers Central Avenue Addition, an
2 addition to the City of Dallas, Dallas County, Texas according to
3 the map thereof recorded in Volume 96, Page 476, Deed Records of
4 Dallas County, Texas, said tract conveyed to Pilgrim's Pride
5 Corporation by deed recorded in Volume 95099, Page 840, Deed
6 Records of Dallas County, Texas and being more particularly
7 described as follows:

8 BEGINNING at a found 100D nail in the northwest line of Hickory
9 Street (a 50 foot right of way), said point being the south corner
10 of said Lot 2 and the east corner of Lot 1 of Block B/473 of the said
11 Middleton Brothers Central Avenue Addition;

12 THENCE, N 36°24'15" W, departing said northwest line of Hickory
13 Street and with the common line of said Lot 1 and Lot 2, a distance
14 of 140.00 feet to a set 5/8 inch iron rod for a corner in the
15 southeast line of a 20 foot Alley right of way, said point being the
16 west corner of said Lot 2;

17 THENCE, N 52°43'10" E, with the southeast line of the said Alley
18 right of way, a distance of 95.00 feet to a set 5/8 inch iron rod for
19 a corner;

20 THENCE, S 36°24'15" E, departing the southeast line of the said
21 Alley right of way, a distance of 140.00 feet to a set 5/8 inch iron
22 rod for a corner in the northwest line of Hickory Street;

23 THENCE, S 52°43'10" W, with the northwest line of Hickory Street a
24 distance of 95.00 feet to the Point of Beginning.

25 TRACT 4:

26 BEING a 19,498 square feet or 0.448 acre tract of land situated in
27 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas

1 County, Texas, said tract being all of Lots 5, 6, and 7 of Block
2 C/181 of Middleton Brothers Central Avenue Addition, an addition to
3 the City of Dallas, Dallas County, Texas according to the map
4 thereof recorded in Volume 96, Page 476, Deed Records of Dallas
5 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by
6 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas
7 County, Texas, and being more particularly described as follows:

8 BEGINNING at a set 5/8 inch iron rod at the intersection of the
9 southwest line of Lincoln Street (a 50 foot right of way) and the
10 southeast line of Dawson Street (a 50 foot right of way), said point
11 being the north corner a Lot 7 of Block C/181 of the said Middleton
12 Brothers Central Avenue Addition;

13 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street, a
14 distance of 150.00 feet to a set 5/8 inch iron rod for a corner, said
15 point being the east corner of Lot 5 and the north corner of Lot 4,
16 Block C/181 of the said Middleton Brothers Central Avenue Addition;

17 THENCE, S 52°43'10" W, departing the southwest line of Lincoln
18 Street and with the common line of said Lot 4 and Lot 5, a distance
19 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point
20 being the south corner of Lot 5, said corner also being in the
21 northeast line of a tract of land conveyed to Dallas Area Rapid
22 Transit (DART) by deed recorded in Volume 88083, Page 4905, Deed
23 Records of Dallas County, Texas;

24 THENCE, N 36°24'15" W, with the southwest line of Block C/181 and the
25 northeast line of DART, a distance of 150.00 feet to a 5/8 inch iron
26 rod in the southeast line of Dawson Street, said point also be the
27 west corner of Lot 7;

1 THENCE, N 52°43'10" E, with the southeast line of Dawson Street .a
2 distance of 130.00 feet to the Point of Beginning.

3 TRACT 5:

4 BEING a 19,498 square feet or 0.448 acre tract of land situated in
5 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
6 County, Texas, said tract being all of Lots 7, 8, and 9 of Block
7 B/473 of Middleton Brothers Central Avenue Addition, an addition to
8 the City of Dallas, Dallas County, Texas according to the map
9 thereof recorded in Volume 96, Page 476, Deed Records of Dallas
10 County, Texas, said tract conveyed to Pilgrim Pride Corporation by
11 deeds recorded in Volume 95099, Page 840 and Volume 97074, Page
12 1537, Deed Records of Dallas County, Texas, and being more
13 particularly described as follows:

14 BEGINNING at a found monument in the northeast line of Lincoln
15 Street (a 50 foot right of way), said point also being the west
16 corner of Lot 9 of Block B/473 and the south corner of said Lot 10,
17 Block B/473 of said Middleton Brothers Central Avenue Addition;

18 THENCE, N 52°43'10" E, departing the northeast line of Lincoln
19 Street and along the common line of said Lot 9 and Lot 10, a distance
20 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point
21 being the north corner of Lot 9 and the west corner of Lot 12, Block
22 B/473 of the said Middleton Brothers Central Avenue Addition;

23 THENCE, S 36°24'15" E, with the common line of said Lot 9 and Lot 12,
24 passing at a distance of 50.0 feet the west corner of Lot 13A, Block
25 B/473 of Unique Electric Addition as recorded in Instrument Number
26 20070460539, Official Public Records of Dallas County, Texas,
27 passing at a distance of 111.0 feet the south corner of said Lot 13A

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1 and in the southwest line of Lot 124, Block B/473 of the said
2 Middleton Brothers Central Avenue Addition, continuing in all a
3 distance of 150.00 to a set 5/8 iron rod for a corner, said point
4 being the east corner of Lot 7 and the north corner of Lot 6, Block
5 B/473 of the said Middleton Brothers Central Avenue Addition;

6 THENCE, S 52°43'10" W, with the common line of Lot 6 and Lot 7, a
7 distance of 130.00 feet to a set 5/8 inch iron rod in the northeast
8 line of Lincoln Street, said point also being the south corner of
9 said Lot 7;

10 THENCE, N 36°24'15" W, with the northeast line of Lincoln Street, a
11 distance of 150.00 feet to the Point of Beginning.

12 TRACT 6:

13 BEING a 33,796 square feet or 0.776 acre tract of land situated in
14 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
15 County, Texas, said tract being all of Lots 1, 2, 3 and 4 of Block
16 C/181 of Middleton Brothers Central Avenue Addition, an addition to
17 the City of Dallas, Dallas County, Texas according to the map
18 thereof recorded in Volume 96, Page 476, Deed Records of Dallas
19 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by
20 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas
21 County, Texas, and being more particularly described as follows:

22 BEGINNING at a point for a corner at the intersection of the
23 southwest line of Lincoln Street (a 50 foot right of way) with the
24 northwest line of Hickory Street (a 50 foot right of way), said
25 point being the east corner of said Lot 2 of Block C/181 of the said
26 Middleton Brothers Central Avenue Addition;

27 THENCE, S 52°43'10" W, with the northwest line of Hickory Street, a

1 distance of 130.00 feet to a point for a corner, said point being
2 the south corner of said Lot 1, Block C/181 of the said Middleton
3 Brothers Central Avenue Addition and said point at the intersection
4 of the northwest line of Hickory Street with the northeast line of a
5 tract of land conveyed to DART by deed recorded in volume 88083.
6 Page 4905, Deed Records of Dallas County, Texas;
7 THENCE, N 36°24'15" W, departing the northwest line of Hickory
8 Street and with the northeast line of DART, a distance of 260.00
9 feet to a set 5/8 inch iron rod for a corner, said point being the
10 common corner of said Lot 4 and Lot 5, Block C/181 of the said
11 Middleton Brothers Central Avenue Addition;
12 THENCE, N 52°43'10"E, departing the northeast line of DART and with
13 the common line of Lot 4 and Lot 5, a distance of 130.00 feet to a
14 5/8 inch iron rod in the southwest line of Lincoln Street;
15 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street a
16 distance of 260.00 feet to the Point of Beginning.

17 TRACT 7:

18 Being situated in the John Grigsby Survey, Abstract No. 495, Dallas
19 County, Texas, and being part of City of Dallas Block No. 471 and
20 Block No. 160, and being a resurvey of a called 2.0230 acre tract of
21 land described by a deed to W&D Holden 1 Family Limited Partnership
22 of record in Volume 99249, Page 5930, Deed Records of Dallas County,
23 Texas and being more particularly described by metes and bounds as
24 follows:

25 BEGINNING at a concrete monument found for corner at the
26 intersection of the southeast right-of-way line of R.L. Thornton
27 Freeway (a variable width right-of-way) with the northeast

1 right-of-way line of South Central Expressway (a variable width
2 right-of-way), said point being the most western corner of said
3 2.0230 acre tract;

4 THENCE North 46°45'00" east along the southeast right-of-way line of
5 said R.L. Thornton Freeway, a distance of 258.36 feet to a 1/2 iron
6 rod found for corner at the most northern corner of said 2.0230 acre
7 tract;

8 THENCE South 36°04'04" east along a northeast line of said 2.0230
9 acre tract, a distance of 55.77 feet to a 1/2 iron rod found for
10 corner at an interior corner thereof;

11 THENCE North 51°59'25" east along a northwest line of said 2.0230
12 acre tract, a distance of 43.18 feet to a 1/2" iron rod found for
13 corner at a northern corner thereof and being in the southwest
14 right-of-way line of T. & N. O. Railroad (a variable width
15 right-of-way);

16 THENCE South 36°17'33" East along the southwest right-of-way line of
17 said T. & N. O. Railroad, a distance of 407.22 feet to a 1/2" iron
18 rod found for corner at the most eastern corner of said 2.0230 acre
19 tract and being in the northerly right-of-way line of Bluebell
20 Street (a variable width right-of-way);

21 THENCE South 84°17'19" West along the northerly right-of-way line of
22 said Bluebell Street, a distance of 13.15 feet to a 1/2" iron rod
23 found for corner;

24 THENCE North 77°09'39" West continuing along the northerly
25 right-of-way line of said Bluebell Street, a distance of 100.09
26 feet to a 1/2" iron rod found for corner;

27 THENCE North 74°09'26" West continuing along the northerly

1 right-of-way line of said Bluebell Street, a distance of 37.18 feet
2 to a 1/2" iron rod found for corner at the beginning of a
3 non-tangent curve to the left having a radius of 102.00 feet, a
4 central angle of 80°52'26", and a chord which bears South 76°21'04"
5 West, a distance of 103.34 feet;
6 THENCE in a westerly direction along the curving north right-of-way
7 line of said Bluebell Street, an arc distance of 108.37 feet to a
8 1/2" iron rod found for corner;
9 THENCE South 45°55'00" West along the northwest right-of-way line of
10 said Bluebell Street, a distance of 42.11 feet to a chainlink fence
11 post found for corner at the most southern corner of said 2.0230
12 acre tract and being in the northeast right-of-way line of said
13 South Central Expressway, said point also being the beginning of a
14 non-tangent curve to the left having a radius of 2339.33 feet, a
15 central angle of 06°25'54" and a chord which bears north 45°22'36"
16 West, a distance of 202.46 feet;
17 THENCE in a northwesterly direction along the curving northeast
18 right-of-way line of said South Central Expressway, an arc distance
19 of 262.60 feet to a 1/2" iron rod found for corner;
20 THENCE North 51°43'12" West continuing along the northeast
21 right-of-way line of said South Central Expressway, a distance of
22 28.99 feet to the PLACE OF BEGINNING and containing 88,017 square
23 feet or 2.021 acres of land.

24 SECTION 3. (a) The legal notice of the intention to
25 introduce this Act, setting forth the general substance of this
26 Act, has been published as provided by law, and the notice and a
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished
2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3 Government Code.

4 (b) The governor, one of the required recipients, has
5 submitted the notice and Act to the Texas Commission on
6 Environmental Quality.

7 (c) The Texas Commission on Environmental Quality has filed
8 its recommendations relating to this Act with the governor,
9 lieutenant governor, and speaker of the house of representatives
10 within the required time.

11 (d) All requirements of the constitution and laws of this
12 state and the rules and procedures of the legislature with respect
13 to the notice, introduction, and passage of this Act have been
14 fulfilled and accomplished.

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