

1 AN ACT

2 relating to the creation of the SoGood Cedars Municipal Management
3 District; providing authority to issue bonds; providing authority
4 to impose assessments and fees.

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

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3963 to read as follows:

8 CHAPTER 3963. SOGOOD CEDARS MUNICIPAL MANAGEMENT DISTRICT

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3963.0101. DEFINITIONS. In this chapter:

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

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

13 (3) "Director" means a board member.

14 (4) "District" means the SoGood Cedars Municipal
15 Management District.

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

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

21 Sec. 3963.0103. PURPOSE; DECLARATION OF INTENT. (a) The
22 creation of the district is essential to accomplish the purposes of
23 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
24 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

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 (c) The board may not create an executive committee to
6 exercise the powers of the board.

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

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

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

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

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

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

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

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

1 (c) A voting director or an ex officio director is entitled
2 to reimbursement for necessary and reasonable expenses incurred in
3 carrying out the duties and responsibilities of the board.

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

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Harrison Blair</u>
<u>2</u>	<u>Jason Brown</u>
<u>3</u>	<u>Stephen Wohr</u>
<u>4</u>	<u>Caitlin Simmons</u>
<u>5</u>	<u>Taylor McDonald</u>

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

16 SUBCHAPTER C. POWERS AND DUTIES

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

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

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

1 the city.

2 (b) This chapter expires on the fourth anniversary of the
3 effective date of the Act enacting this chapter if the development
4 agreement under Subsection (a) is not executed before that date.

5 Sec. 3963.0303. IMPROVEMENT PROJECTS AND SERVICES. (a) The
6 district, using any money available to the district for the
7 purpose, may provide, design, construct, acquire, improve,
8 relocate, operate, maintain, or finance an improvement project or
9 service authorized under this chapter or Chapter 375, Local
10 Government Code.

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

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

16 (d) A district improvement project or service must comply
17 with:

18 (1) the city charter and any city zoning and
19 subdivision requirements; and

20 (2) city codes and ordinances.

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

25 Sec. 3963.0304. NONPROFIT CORPORATION. (a) The board by
26 resolution may, with the consent of the governing body of the city
27 by resolution, authorize the creation of a nonprofit corporation to

1 assist and act for the district in implementing a project or
2 providing a service authorized by this chapter.

3 (b) The nonprofit corporation:

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

7 (2) may implement any project and provide any service
8 authorized by this chapter.

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

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

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

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

25 Sec. 3963.0306. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.
26 The district, with the consent of the governing body of the city by
27 resolution, may join and pay dues to a charitable or nonprofit

1 organization that performs a service or provides an activity
2 consistent with the furtherance of a district purpose.

3 Sec. 3963.0307. ECONOMIC DEVELOPMENT PROGRAMS. (a) The
4 district, with the consent of the governing body of the city by
5 resolution, may engage in activities that accomplish the economic
6 development purposes of the district.

7 (b) The district may establish and provide for the
8 administration of one or more programs to promote state or local
9 economic development and to stimulate business and commercial
10 activity in the district, including programs to:

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

12 (2) provide district personnel and services.

13 (c) The district may create economic development programs
14 and exercise the economic development powers provided to
15 municipalities by:

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

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

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

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

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

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

6 Sec. 3963.0309. ADDING OR EXCLUDING LAND. With the consent
7 of the governing body of the city by resolution, the district may
8 add or exclude land in the manner provided by Subchapter J, Chapter
9 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

10 Sec. 3963.0310. DISBURSEMENTS AND TRANSFERS OF MONEY. The
11 board by resolution shall establish the number of directors'
12 signatures and the procedure required for a disbursement or
13 transfer of district money.

14 Sec. 3963.0311. EXEMPT PROPERTY. The district may not
15 impose an assessment, fee, tax, or other charge on an exempt
16 property.

17 Sec. 3963.0312. CERTAIN RESIDENTIAL PROPERTY. (a) Section
18 375.161, Local Government Code, does not apply to the district.

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

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

24 (2) for the tax year in which the assessment is
25 imposed.

26 Sec. 3963.0313. NO AD VALOREM TAX. The district may not
27 impose an ad valorem tax.

1 Sec. 3963.0314. NO EMINENT DOMAIN POWER. The district may
2 not exercise the power of eminent domain.

3 SUBCHAPTER D. ASSESSMENTS

4 Sec. 3963.0401. PETITION REQUIRED FOR FINANCING SERVICES
5 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
6 service or improvement project with assessments under this chapter
7 unless a written petition requesting that service or improvement
8 has been filed with the board.

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

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

17 (b) An assessment, a reassessment, or an assessment
18 resulting from an addition to or correction of the assessment roll
19 by the district, penalties and interest on an assessment or
20 reassessment, an expense of collection, and reasonable attorney's
21 fees incurred by the district:

22 (1) are a first and prior lien against the property
23 assessed;

24 (2) are superior to any other lien or claim other than:
25 (A) a lien or claim for county, school district,
26 or municipal ad valorem taxes; or

27 (B) a lien filed by the city or securing an

1 obligation owed to the city; and

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

5 (c) The lien is effective from the date of the board's
6 resolution imposing the assessment until the date the assessment is
7 paid. The board may enforce the lien in the same manner that a
8 taxing unit, as that term is defined by Section 1.04, Tax Code, may
9 enforce an ad valorem tax lien against real property.

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

14 SUBCHAPTER E. BONDS

15 Sec. 3963.0501. AUTHORITY TO BORROW MONEY AND TO ISSUE
16 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on
17 terms determined by the board.

18 (b) The district may issue bonds, notes, or other
19 obligations payable wholly or partly from assessments, impact fees,
20 revenue, contract payments, grants, or other district money, or any
21 combination of those sources of money, to pay for any authorized
22 district purpose.

23 Sec. 3963.0502. BONDS SECURED BY REVENUE OR CONTRACT
24 PAYMENTS. The district may issue, without an election, bonds
25 secured by:

26 (1) revenue, including contract revenues; or

27 (2) contract payments, provided that the requirements

1 of Section 49.108, Water Code, have been met.

2 Sec. 3963.0503. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT
3 UNDER AGREEMENT. If the improvements financed by an obligation
4 will be conveyed to or operated and maintained by a municipality or
5 retail utility provider pursuant to an agreement between the
6 district and the municipality or retail utility provider entered
7 into before the issuance of the obligation, the obligation may be in
8 the form of bonds, notes, or other obligations payable wholly or
9 partly from assessments, issued by public or private sale, in the
10 manner provided by Subchapter A, Chapter 372, Local Government
11 Code.

12 Sec. 3963.0504. CONSENT OF MUNICIPALITY REQUIRED. (a) The
13 board may not issue bonds 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.

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 if:

8 (1) the development agreement has been executed; and

9 (2) the district's performance under the agreement has
10 been fulfilled, including any right or obligation the district has
11 to reimburse a developer or owner for the costs of an improvement
12 project.

13 (d) If the district is dissolved, the board shall transfer
14 ownership of all district property to the city.

15 (e) The district may not be dissolved under Subsection (a),
16 (b), or (c) if the district:

17 (1) has any outstanding debt until that debt has been
18 repaid or defeased in accordance with the order or resolution
19 authorizing the issuance of the debt;

20 (2) has a contractual obligation to pay money until
21 that obligation has been fully paid in accordance with the
22 contract; or

23 (3) owns, operates, or maintains public works,
24 facilities, or improvements unless the district contracts with
25 another person for the ownership and operation or maintenance of
26 the public works, facilities, or improvements.

27 (f) Subchapter M, Chapter 375, Local Government Code, does

1 not apply to the district.

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

4 TRACT 1:

5 Being a 57.225 square feet tract or parcel of land in the M. Main
6 Survey, Abstract No. 995, situated in the City of Dallas, Dallas
7 County, Texas, and being part of Lot 5 and Lots 13 through 17, all of
8 lots 1 through 4, and all of an abandoned alley located in Block
9 A/873 of HUGHES BROTHERS SUBDIVISION, an addition to the City of
10 Dallas according to the plat thereof recorded in Volume 93, Page 43,
11 Map Records, Dallas County, Texas, said 57,225 square foot tract of
12 land being the same property as described in that certain tract of
13 land described in a warranty deed to Pilgrim's Pride Corporation
14 and recorded in Volume 2000163, Page 5582, Deed Records, Dallas
15 County, Texas and being more particularly described as follows:

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

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

27 THENCE North 53 degrees 43 minutes 56 seconds East, departing said

1 Chavez Boulevard and along the southerly right of way line of Coombs
2 Street, a distance of 228.57 to a 1/2 inch iron rod found for the
3 northeast corner of the herein described tract and the west line of
4 a 100-foot right of way-line of the T. & N.O. Railroad right-of-way
5 (formerly the H. & T.C. Railroad).

6 THENCE South 35 Degrees 58 minutes 46 seconds East, departing the
7 south right-of-way line of Coombs Street a distance of 208.74 feet
8 to a 1/2 inch iron rod found for corner in the said west right of way
9 line of said Railroad.

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

16 THENCE South 54 degrees 43 minutes 27 seconds West, along the
17 northerly right of way line of said Clarence Street, a distance of
18 212.62 to the POINT of BEGINNING and containing 57,225 square feet
19 or 1.314 acres of land.

20 TRACT 2:

21 BEING a 385,249 square feet or 8.848 acre tract of land situated in
22 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
23 County, Texas, said tract being all of Lot 1B of Block A/472 of
24 Pilgrim's Prepared Foods Addition, an addition to the City of
25 Dallas, Dallas County, Texas according to the Map thereof recorded
26 in Volume 97045, Page 2998, Deed Records of Dallas County, Texas,
27 all of Lots 23, 24, 25, 26 & 27, Block 466 of Ferris Park Addition,

1 an addition to the City of Dallas, Dallas County, Texas according to
2 the Map thereof recorded in Volume 239, Page 72, Deed Records of
3 Dallas County, Texas, a 1.198 acre tract and a 1.670 acre tract of
4 land and a 0.294 acre tract of land in Block 466, said Lot 1B
5 conveyed to Pilgrim's Pride Corporation by deeds recorded in Volume
6 88172, Page 2136 and Volume 91041, Page 5004, Deed Records of
7 Dallas, Texas, said Lots 23-27, Block 466 conveyed to Pilgrim's
8 Pride Corporation by deed recorded in Volume 97088, Page 2738, Deed
9 Records of Dallas County, Texas, said 1.198 acre tract in Block 466
10 conveyed to Pilgrim's Pride Corporation by deed recorded in Volume
11 95250, Page 3603 Deed Records of Dallas County, Texas, and said
12 1.670 acre tract and 0.294 acre tract in Block 466 conveyed to
13 Pilgrim's Pride Corporation by deed recorded in Instrument Number
14 200600105781, Official Public Records of Dallas County, Texas, and
15 being more particularly described as follows:

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

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

25 THENCE, S 53°21'15" W, departing S. Good Latimer Expressway and with
26 the southeast line of Pilgrim's Prepared Food Addition and the
27 northwest line of the said Alley right of way, a distance of 439.94

1 feet to a set 5/8 iron rod for a corner, said point being in the
2 northeast line of the said 1.198 acre tract;

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

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

7 - S 53°21'15" W, a distance of 64.89 feet to a set 5/8 inch
8 iron rod for a corner;

9 - S 30°15'00" E, a distance of 90.38 feet to a set 5/8 inch
10 iron rod for a corner,

11 - S 53°08'53" W, a distance of 25.59 feet to a set 5/8 inch
12 iron rod for a corner on the southeast line of Corinth Street (a 40
13 feet right of way), said point being the north corner of a 1.39 acre
14 tract conveyed to Gustava Alvarado by deed records in Instrument
15 Number 201300058241, Official Public Records of Dallas County,
16 Texas;

17 - N 36°17'26" W, with the northeast line of Corinth Street, a
18 distance of 40.00 feet to a set 5/8 inch iron rod for a corner, said
19 point being the southeast corner of the said 0.294 acre tract and
20 the north corner of Corinth Street;

21 THENCE, S 53°17'04" W, with the northwest line of Corinth Street, a
22 distance of 211.57 feet to a found 1 inch iron rod at the
23 intersection of the northwest line of Corinth Street and the
24 northeast line of Cesar Chavez Boulevard (Central Expressway a
25 variable width right of way) for a corner;

26 THENCE, N 36°18'00" W, with the northeast line of Cesar Chavez
27 Boulevard, a distance of 582.00 feet to a set "x" in concrete for a

1 corner at the intersection of the northeast line of Cesar Chavez
2 Boulevard with Hickory Street, said point being the west corner of
3 said Lot 23, Block 466;

4 THENCE, the following courses and distances with the southeast line
5 of Hickory Street;

6 - N 53°07'43" E, a distance of 211.57 feet to a set mag nail
7 at the beginning of a non-tangent curve to the right with a central
8 angle of 52°42'31", a radius of 62.50 feet, a chord bearing of N
9 79°23'57" E and a chord distance of 55.49 feet, said point being the
10 north corner of said Lot 23, Block 466 and the west corner of the
11 said 1.198 acre tract;

12 - Northeasterly, along said curve, an arc distance of 57.50
13 feet to a set mag nail at the beginning of a non-tangent curve to the
14 left with a central angle of 53°07'49", a radius of 62.50 feet, a
15 chord bearing of N 80°15'54" E and a chord distance of 55.90 feet,
16 said point being the west corner of said Lot 1B, Block A/472;

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

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

21 - N 52°43'10" E, a distance of 50.35 feet to a set mag nail
22 for a corner;

23 - S 36°18'00" E, a distance of 3.00 feet to a set mag nail for
24 a corner;

25 - N 52°43'10" E, a distance of 149.36 feet to a set mag nail
26 for a corner;

27 - N 36°18'00" W, a distance of 3.00 feet to a set mag nail for

1 a corner;

2 - N 52°43'10" E, a distance of 240.29 feet to the Point of
3 Beginning.

4 TRACT 3:

5 BEING a 13,298 square feet or 0.305 acre tract of land situated in
6 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
7 County, Texas said tract being all of Lot 2 and a part of Lot 3 of
8 Block B/473 of Middleton Brothers Central Avenue Addition, an
9 addition to the City of Dallas, Dallas County, Texas according to
10 the map thereof recorded in Volume 96, Page 476, Deed Records of
11 Dallas County, Texas, said tract conveyed to Pilgrim's Pride
12 Corporation by deed recorded in Volume 95099, Page 840, Deed
13 Records of Dallas County, Texas and being more particularly
14 described as follows:

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

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

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

27 THENCE, S 36°24'15" E, departing the southeast line of the said

1 Alley right of way, a distance of 140.00 feet to a set 5/8 inch iron
2 rod for a corner in the northwest line of Hickory Street;
3 THENCE, S 52°43'10" W, with the northwest line of Hickory Street a
4 distance of 95.00 feet to the Point of Beginning.

5 TRACT 4:

6 BEING a 19,498 square feet or 0.448 acre tract of land situated in
7 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
8 County, Texas, said tract being all of Lots 5, 6, and 7 of Block
9 C/181 of Middleton Brothers Central Avenue Addition, an addition to
10 the City of Dallas, Dallas County, Texas according to the map
11 thereof recorded in Volume 96, Page 476, Deed Records of Dallas
12 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by
13 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas
14 County, Texas, and being more particularly described as follows:

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

20 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street, a
21 distance of 150,00 feet to a set 5/8 inch iron rod for a corner, said
22 point being the east corner of Lot 5 and the north corner of Lot 4,
23 Block C/181 of the said Middleton Brothers Central Avenue Addition;

24 THENCE, S 52°43'10" W, departing the southwest line of Lincoln
25 Street and with the common line of said Lot 4 and Lot 5, a distance
26 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point
27 being the south corner of Lot 5, said corner also being in the

1 northeast line of a tract of land conveyed to Dallas Area Rapid
2 Transit (DART) by deed recorded in Volume 88083, Page 4905, Deed
3 Records of Dallas County, Texas;

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

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

10 TRACT 5:

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

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

25 THENCE, N 52°43'10" E, departing the northeast line of Lincoln
26 Street and along the common line of said Lot 9 and Lot 10, a distance
27 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point

1 being the north corner of Lot 9 and the west corner of Lot 12, Block
2 B/473 of the said Middleton Brothers Central Avenue Addition;
3 THENCE, S 36°24'15" E, with the common line of said Lot 9 and Lot 12,
4 passing at a distance of 50.0 feet the west corner of Lot 13A, Block
5 B/473 of Unique Electric Addition as recorded in Instrument Number
6 20070460539, Official Public Records of Dallas County, Texas,
7 passing at a distance of 111.0 feet the south corner of said Lot 13A
8 and in the southwest line of Lot 124, Block B/473 of the said
9 Middleton Brothers Central Avenue Addition, continuing in all a
10 distance of 150.00 to a set 5/8 iron rod for a corner, said point
11 being the east corner of Lot 7 and the north corner of Lot 6, Block
12 B/473 of the said Middleton Brothers Central Avenue Addition;
13 THENCE, S 52°43'10" W, with the common line of Lot 6 and Lot 7, a
14 distance of 130.00 feet to a set 5/8 inch iron rod in the northeast
15 line of Lincoln Street, said point also being the south corner of
16 said Lot 7;
17 THENCE, N 36°24'15" W, with the northeast line of Lincoln Street, a
18 distance of 150.00 feet to the Point of Beginning.

19 TRACT 6:

20 BEING a 33,796 square feet or 0.776 acre tract of land situated in
21 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas
22 County, Texas, said tract being all of Lots 1, 2, 3 and 4 of Block
23 C/181 of Middleton Brothers Central Avenue Addition, an addition to
24 the City of Dallas, Dallas County, Texas according to the map
25 thereof recorded in Volume 96, Page 476, Deed Records of Dallas
26 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by
27 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas

1 County, Texas, and being more particularly described as follows:

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

7 THENCE, S 52°43'10" W, with the northwest line of Hickory Street, a
8 distance of 130.00 feet to a point for a corner, said point being
9 the south corner of said Lot 1, Block C/181 of the said Middleton
10 Brothers Central Avenue Addition and said point at the intersection
11 of the northwest line of Hickory Street with the northeast line of a
12 tract of land conveyed to DART by deed recorded in volume 88083.
13 Page 4905, Deed Records of Dallas County, Texas;

14 THENCE, N 36°24'15" W, departing the northwest line of Hickory
15 Street and with the northeast line of DART, a distance of 260.00
16 feet to a set 5/8 inch iron rod for a corner, said point being the
17 common corner of said Lot 4 and Lot 5, Block C/181 of the said
18 Middleton Brothers Central Avenue Addition;

19 THENCE, N 52°43'10"E, departing the northeast line of DART and with
20 the common line of Lot 4 and Lot 5, a distance of 130.00 feet to a
21 5/8 inch iron rod in the southwest line of Lincoln Street;

22 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street a
23 distance of 260.00 feet to the Point of Beginning.

24 TRACT 7:

25 Being situated in the John Grigsby Survey, Abstract No. 495, Dallas
26 County, Texas, and being part of City of Dallas Block No. 471 and
27 Block No. 160, and being a resurvey of a called 2.0230 acre tract of

1 land described by a deed to W&D Holden 1 Family Limited Partnership
2 of record in Volume 99249, Page 5930, Deed Records of Dallas County,
3 Texas and being more particularly described by metes and bounds as
4 follows:

5 BEGINNING at a concrete monument found for corner at the
6 intersection of the southeast right-of-way line of R.L. Thornton
7 Freeway (a variable width right-of-way) with the northeast
8 right-of-way line of South Central Expressway (a variable width
9 right-of-way), said point being the most western corner of said
10 2.0230 acre tract;

11 THENCE North $46^{\circ}45'00''$ east along the southeast right-of-way line of
12 said R.L. Thornton Freeway, a distance of 258.36 feet to a 1/2 iron
13 rod found for corner at the most northern corner of said 2.0230 acre
14 tract;

15 THENCE South $36^{\circ}04'04''$ east along a northeast line of said 2.0230
16 acre tract, a distance of 55.77 feet to a 1/2 iron rod found for
17 corner at an interior corner thereof;

18 THENCE North $51^{\circ}59'25''$ east along a northwest line of said 2.0230
19 acre tract, a distance of 43.18 feet to a 1/2" iron rod found for
20 corner at a northern corner thereof and being in the southwest
21 right-of-way line of T. & N. O. Railroad (a variable width
22 right-of-way);

23 THENCE South $36^{\circ}17'33''$ East along the southwest right-of-way line of
24 said T. & N. O. Railroad, a distance of 407.22 feet to a 1/2" iron
25 rod found for corner at the most eastern corner of said 2.0230 acre
26 tract and being in the northerly right-of-way line of Bluebell
27 Street (a variable width right-of-way);

1 THENCE South $84^{\circ}17'19''$ West along the northerly right-of-way line of
2 said Bluebell Street, a distance of 13.15 feet to a 1/2" iron rod
3 found for corner;

4 THENCE North $77^{\circ}09'39''$ West continuing along the northerly
5 right-of-way line of said Bluebell Street, a distance of 100.09
6 feet to a 1/2" iron rod found for corner;

7 THENCE North $74^{\circ}09'26''$ West continuing along the northerly
8 right-of-way line of said Bluebell Street, a distance of 37.18 feet
9 to a 1/2" iron rod found for corner at the beginning of a
10 non-tangent curve to the left having a radius of 102.00 feet, a
11 central angle of $80^{\circ}52'26''$, and a chord which bears South $76^{\circ}21'04''$
12 West, a distance of 103.34 feet;

13 THENCE in a westerly direction along the curving north right-of-way
14 line of said Bluebell Street, an arc distance of 108.37 feet to a
15 1/2" iron rod found for corner;

16 THENCE South $45^{\circ}55'00''$ West along the northwest right-of-way line of
17 said Bluebell Street, a distance of 42.11 feet to a chainlink fence
18 post found for corner at the most southern corner of said 2.0230
19 acre tract and being in the northeast right-of-way line of said
20 South Central Expressway, said point also being the beginning of a
21 non-tangent curve to the left having a radius of 2339.33 feet, a
22 central angle of $06^{\circ}25'54''$ and a chord which bears north $45^{\circ}22'36''$
23 West, a distance of 202.46 feet;

24 THENCE in a northwesterly direction along the curving northeast
25 right-of-way line of said South Central Expressway, an arc distance
26 of 262.60 feet to a 1/2" iron rod found for corner;

27 THENCE North $51^{\circ}43'12''$ West continuing along the northeast

1 right-of-way line of said South Central Expressway, a distance of
2 28.99 feet to the PLACE OF BEGINNING and containing 88,017 square
3 feet or 2.021 acres of land.

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

11 (b) The governor, one of the required recipients, has
12 submitted the notice and Act to the Texas Commission on
13 Environmental Quality.

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

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

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

President of the Senate

Speaker of the House

I certify that H.B. No. 4742 was passed by the House on May 7, 2019, by the following vote: Yeas 128, Nays 18, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 4742 on May 24, 2019, by the following vote: Yeas 103, Nays 39, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 4742 was passed by the Senate, with amendments, on May 22, 2019, by the following vote: Yeas 28, Nays 3.

Secretary of the Senate

APPROVED: _____

Date

Governor