

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.

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 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, 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. 3963.0104. 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; and

1           (3) developing or expanding transportation and  
2 commerce.

3           (d) The district will:

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

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

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

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

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

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

25           Sec. 3963.0105. INITIAL DISTRICT TERRITORY. (a) The  
26 district is initially composed of the territory described by  
27 Section 2 of the Act enacting this chapter.

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

5           (1) organization, existence, or validity;

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

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

10          (4) legality or operation.

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

12 All or any part of the area of the district is eligible to be  
13 included in:

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

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

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

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

24           SUBCHAPTER B. BOARD OF DIRECTORS

25       Sec. 3963.0201. GOVERNING BODY; TERMS. (a) The district is  
26 governed by a board of five elected directors who serve staggered  
27 terms of four years.

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

3 Sec. 3963.0202. COMPENSATION; EXPENSES. (a) The district  
4 may compensate each director in an amount not to exceed \$150 for  
5 each board meeting. The total amount of compensation for each  
6 director in one year may not exceed \$7,200.

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

10 Sec. 3963.0203. INITIAL DIRECTORS. (a) The initial board  
11 consists of the following directors:

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

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

22 SUBCHAPTER C. POWERS AND DUTIES

23 Sec. 3963.0301. GENERAL POWERS AND DUTIES. The district  
24 has the powers and duties necessary to accomplish the purposes for  
25 which the district is created.

26 Sec. 3963.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
27 district, using any money available to the district for the

1 purpose, may provide, design, construct, acquire, improve,  
2 relocate, operate, maintain, or finance an improvement project or  
3 service authorized under this chapter or Chapter 375, Local  
4 Government Code.

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

7 (c) The implementation of a district project or service is a  
8 governmental function or service for the purposes of Chapter 791,  
9 Government Code.

10 Sec. 3963.0303. NONPROFIT CORPORATION. (a) The board by  
11 resolution may authorize the creation of a nonprofit corporation to  
12 assist and act for the district in implementing a project or  
13 providing a service authorized by this chapter.

14 (b) The nonprofit corporation:

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

18 (2) may implement any project and provide any service  
19 authorized by this chapter.

20 (c) The board shall appoint the board of directors of the  
21 nonprofit corporation. The board of directors of the nonprofit  
22 corporation shall serve in the same manner as the board of directors  
23 of a local government corporation created under Subchapter D,  
24 Chapter 431, Transportation Code, except that a board member is not  
25 required to reside in the district.

26 Sec. 3963.0304. LAW ENFORCEMENT SERVICES. To protect the  
27 public interest, the district may contract with a qualified party,

1 including the city, to provide law enforcement services in the  
2 district for a fee.

3 Sec. 3963.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.

4 The district may join and pay dues to a charitable or nonprofit  
5 organization that performs a service or provides an activity  
6 consistent with the furtherance of a district purpose.

7 Sec. 3963.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The

8 district may engage in activities that accomplish the economic  
9 development purposes of the district.

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

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

15 (2) provide district personnel and services.

16 (c) The district may create economic development programs  
17 and exercise the economic development powers provided to  
18 municipalities by:

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

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

21 Sec. 3963.0307. PARKING FACILITIES. (a) The district may

22 acquire, lease as lessor or lessee, construct, develop, own,  
23 operate, and maintain parking facilities or a system of parking  
24 facilities, including lots, garages, parking terminals, or other  
25 structures or accommodations for parking motor vehicles off the  
26 streets and related appurtenances.

27 (b) The district's parking facilities serve the public

1 purposes of the district and are owned, used, and held for a public  
2 purpose even if leased or operated by a private entity for a term of  
3 years.

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

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

9 Sec. 3963.0308. ADDING OR EXCLUDING LAND. The district may  
10 add or exclude land in the manner provided by Subchapter J, Chapter  
11 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

12 Sec. 3963.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
13 board by resolution shall establish the number of directors'  
14 signatures and the procedure required for a disbursement or  
15 transfer of district money.

16 Sec. 3963.0310. NO EMINENT DOMAIN POWER. The district may  
17 not exercise the power of eminent domain.

18 SUBCHAPTER D. ASSESSMENTS

19 Sec. 3963.0401. PETITION REQUIRED FOR FINANCING SERVICES  
20 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
21 service or improvement project with assessments under this chapter  
22 unless a written petition requesting that service or improvement  
23 has been filed with the board.

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



1       Sec. 3963.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)

2       The board by resolution may impose and collect an assessment for any  
3       purpose authorized by this chapter in all or any part of the  
4       district.

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

10       (1) are a first and prior lien against the property  
11       assessed;

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

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

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

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

26                       SUBCHAPTER E. TAXES AND BONDS

27       Sec. 3963.0501. TAX ELECTION REQUIRED. The district must

1 hold an election in the manner provided by Chapter 49, Water Code,  
2 or, if applicable, Chapter 375, Local Government Code, to obtain  
3 voter approval before the district may impose an ad valorem tax.

4 Sec. 3963.0502. OPERATION AND MAINTENANCE TAX. (a) If  
5 authorized by a majority of the district voters voting at an  
6 election under Section 3963.0501, the district may impose an  
7 operation and maintenance tax on taxable property in the district  
8 in the manner provided by Section 49.107, Water Code, for any  
9 district purpose, including to:

10 (1) maintain and operate the district;

11 (2) construct or acquire improvements; or

12 (3) provide a service.

13 (b) The board shall determine the operation and maintenance  
14 tax rate. The rate may not exceed the rate approved at the  
15 election.

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

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

24 Sec. 3963.0504. BONDS SECURED BY REVENUE OR CONTRACT  
25 PAYMENTS. The district may issue, without an election, bonds  
26 secured by:

27 (1) revenue other than ad valorem taxes, including

1 contract revenues; or

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

4 Sec. 3963.0505. BONDS SECURED BY AD VALOREM TAXES;  
5 ELECTIONS. (a) If authorized at an election under Section  
6 3963.0501, the district may issue bonds payable from ad valorem  
7 taxes.

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

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

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

20 Sec. 3963.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
21 UNDER AGREEMENT. If the improvements financed by an obligation  
22 will be conveyed to or operated and maintained by a municipality or  
23 retail utility provider pursuant to an agreement between the  
24 district and the municipality or retail utility provider entered  
25 into before the issuance of the obligation, the obligation may be in  
26 the form of bonds, notes, or other obligations payable wholly or  
27 partly from ad valorem taxes or assessments, issued by public or

1 private sale, in the manner provided by Subchapter A, Chapter 372,  
2 Local Government Code.

3 Sec. 3963.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
4 board may not issue bonds until each municipality in whose  
5 corporate limits or extraterritorial jurisdiction the district is  
6 located has consented by ordinance or resolution to the creation of  
7 the district and to the inclusion of land in the district.

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

10 SUBCHAPTER I. DISSOLUTION

11 Sec. 3963.0901. DISSOLUTION. (a) The board shall dissolve  
12 the district on written petition filed with the board by the owners  
13 of:

14 (1) 66 percent or more of the assessed value of the  
15 property subject to assessment by the district based on the most  
16 recent certified county property tax rolls; or

17 (2) 66 percent or more of the surface area of the  
18 district, excluding roads, streets, highways, utility  
19 rights-of-way, other public areas, and other property exempt from  
20 assessment by the district according to the most recent certified  
21 county property tax rolls.

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

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

26 (1) has any outstanding debt until that debt has been  
27 repaid or defeased in accordance with the order or resolution

1 authorizing the issuance of the debt;

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

5 (3) owns, operates, or maintains public works,  
6 facilities, or improvements unless the district contracts with  
7 another person for the ownership and operation or maintenance of  
8 the public works, facilities, or improvements.

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

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

13 TRACT 1:

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

25 BEGINNING at a 1/2 inch iron rod found for corner in the north right  
26 of way of Clarence Street (a 50 foot right of way) and the east right  
27 of way line of S. Cesar Chavez Boulevard (at this point a 95-foot

1 right of way) said corner also being the southwest corner of Lot 17,  
2 Block A/873 of the aforementioned subdivision.

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

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

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

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

25 THENCE South 54 degrees 43 minutes 27 seconds West, along the  
26 northerly right of way line of said Clarence Street, a distance of  
27 212.62 to the POINT of BEGINNING and containing 57,225 square feet

1 or 1.314 acres of land.

2 TRACT 2:

3 BEING a 385,249 square feet or 8.848 acre tract of land situated in  
4 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
5 County, Texas, said tract being all of Lot 1B of Block A/472 of  
6 Pilgrim's Prepared Foods Addition, an addition to the City of  
7 Dallas, Dallas County, Texas according to the Map thereof recorded  
8 in Volume 97045, Page 2998, Deed Records of Dallas County, Texas,  
9 all of Lots 23, 24, 25, 26 & 27, Block 466 of Ferris Park Addition,  
10 an addition to the City of Dallas, Dallas County, Texas according to  
11 the Map thereof recorded in Volume 239, Page 72, Deed Records of  
12 Dallas County, Texas, a 1.198 acre tract and a 1.670 acre tract of  
13 land and a 0.294 acre tract of land in Block 466, said Lot 1B  
14 conveyed to Pilgrim's Pride Corporation by deeds recorded in Volume  
15 88172, Page 2136 and Volume 91041, Page 5004, Deed Records of  
16 Dallas, Texas, said Lots 23-27, Block 466 conveyed to Pilgrim's  
17 Pride Corporation by deed recorded in Volume 97088, Page 2738, Deed  
18 Records of Dallas County, Texas, said 1.198 acre tract in Block 466  
19 conveyed to Pilgrim's Pride Corporation by deed recorded in Volume  
20 95250, Page 3603 Deed Records of Dallas County, Texas, and said  
21 1.670 acre tract and 0.294 acre tract in Block 466 conveyed to  
22 Pilgrim's Pride Corporation by deed recorded in Instrument Number  
23 200600105781, Official Public Records of Dallas County, Texas, and  
24 being more particularly described as follows:

25 BEGINNING at a set "x" in concrete for a corner at the intersection  
26 of the southeast line of Hickory Street (a 50 foot right of way) and  
27 the southwest line of S. Good Latimer Expressway (a 90 foot right of

1 way), said point being the north corner of said Lot 1B;  
2 THENCE, S 36°18'00" E, with the southwest line of S. Good Latimer  
3 Expressway, a distance of 477.87 feet to a set 5/8 iron rod for a  
4 corner at the intersection of the southwest line of S. Good Latimer  
5 Expressway with the northwest line of a variable width Alley right  
6 of way;  
7 THENCE, S 53°21'15" W, departing S. Good Latimer Expressway and with  
8 the southeast line of Pilgrim's Prepared Food Addition and the  
9 northwest line of the said Alley right of way, a distance of 439.94  
10 feet to a set 5/8 iron rod for a corner, said point being in the  
11 northeast line of the said 1.198 acre tract;  
12 THENCE, the following courses and distances with the northeast,  
13 southeast and southwest line of the said 1.198 acre tract;  
14 - S 36°18'00" E, a distance of 10.00 feet to a set 5/8 inch  
15 iron rod for a corner;  
16 - S 53°21'15" W, a distance of 64.89 feet to a set 5/8 inch  
17 iron rod for a corner;  
18 - S 30°15'00" E, a distance of 90.38 feet to a set 5/8 inch  
19 iron rod for a corner,  
20 - S 53°08'53" W, a distance of 25.59 feet to a set 5/8 inch  
21 iron rod for a corner on the southeast line of Corinth Street (a 40  
22 feet right of way), said point being the north corner of a 1.39 acre  
23 tract conveyed to Gustava Alvarado by deed records in Instrument  
24 Number 201300058241, Official Public Records of Dallas County,  
25 Texas;  
26 - N 36°17'26" W, with the northeast line of Corinth Street, a  
27 distance of 40.00 feet to a set 5/8 inch iron rod for a corner, said



1 point being the southeast corner of the said 0.294 acre tract and  
2 the north corner of Corinth Street;

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

8 THENCE, N 36°18'00" W, with the northeast line of Cesar Chavez  
9 Boulevard, a distance of 582.00 feet to a set "x" in concrete for a  
10 corner at the intersection of the northeast line of Cesar Chavez  
11 Boulevard with Hickory Street, said point being the west corner of  
12 said Lot 23, Block 466;

13 THENCE, the following courses and distances with the southeast line  
14 of Hickory Street;

15 - N 53°07'43" E, a distance of 211.57 feet to a set mag nail  
16 at the beginning of a non-tangent curve to the right with a central  
17 angle of 52°42'31", a radius of 62.50 feet, a chord bearing of N  
18 79°23'57" E and a chord distance of 55.49 feet, said point being the  
19 north corner of said Lot 23, Block 466 and the west corner of the  
20 said 1.198 acre tract;

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

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

- 1 - Northeasterly, along said curve, an arc distance of 57.96  
2 feet to a set mag nail for a corner;
- 3 - N 52°43'10" E, a distance of 50.35 feet to a set mag nail  
4 for a corner;
- 5 - S 36°18'00" E, a distance of 3.00 feet to a set mag nail for  
6 a corner;
- 7 - N 52°43'10" E, a distance of 149.36 feet to a set mag nail  
8 for a corner;
- 9 - N 36°18'00" W, a distance of 3.00 feet to a set mag nail for  
10 a corner;
- 11 - N 52°43'10" E, a distance of 240.29 feet to the Point of  
12 Beginning.

13 TRACT 3:

14 BEING a 13,298 square feet or 0.305 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 2 and a part of Lot 3 of  
17 Block B/473 of Middleton Brothers Central Avenue Addition, an  
18 addition to the City of Dallas, Dallas County, Texas according to  
19 the map thereof recorded in Volume 96, Page 476, Deed Records of  
20 Dallas County, Texas, said tract conveyed to Pilgrim's Pride  
21 Corporation by deed recorded in Volume 95099, Page 840, Deed  
22 Records of Dallas County, Texas and being more particularly  
23 described as follows:

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

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

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

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

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

14 TRACT 4:

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

24 BEGINNING at a set 5/8 inch iron rod at the intersection of the  
25 southwest line of Lincoln Street (a 50 foot right of way) and the  
26 southeast line of Dawson Street (a 50 foot right of way), said point  
27 being the north corner a Lot 7 of Block C/181 of the said Middleton

1 Brothers Central Avenue Addition;  
2 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street, a  
3 distance of 150,00 feet to a set 5/8 inch iron rod for a corner, said  
4 point being the east corner of Lot 5 and the north corner of Lot 4,  
5 Block C/181 of the said Middleton Brothers Central Avenue Addition;  
6 THENCE, S 52°43'10" W, departing the southwest line of Lincoln  
7 Street and with the common line of said Lot 4 and Lot 5, a distance  
8 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point  
9 being the south corner of Lot 5, said corner also being in the  
10 northeast line of a tract of land conveyed to Dallas Area Rapid  
11 Transit (DART) by deed recorded in Volume 88083, Page 4905, Deed  
12 Records of Dallas County, Texas;  
13 THENCE, N 36°24'15" W, with the southwest line of Block C/181 and the  
14 northeast line of DART, a distance of 150.00 feet to a 5/8 inch iron  
15 rod in the southeast line of Dawson Street, said point also be the  
16 west corner of Lot 7;  
17 THENCE, N 52°43'10" E, with the southeast line of Dawson Street .a  
18 distance of 130.00 feet to the Point of Beginning.

19 TRACT 5:

20 BEING a 19,498 square feet or 0.448 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 7, 8, and 9 of Block  
23 B/473 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 Pride Corporation by  
27 deeds recorded in Volume 95099, Page 840 and Volume 97074, Page

1 1537, Deed Records of Dallas County, Texas, and being more  
2 particularly described as follows:

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

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

12 THENCE, S 36°24'15" E, with the common line of said Lot 9 and Lot 12,  
13 passing at a distance of 50.0 feet the west corner of Lot 13A, Block  
14 B/473 of Unique Electric Addition as recorded in Instrument Number  
15 20070460539, Official Public Records of Dallas County, Texas,  
16 passing at a distance of 111.0 feet the south corner of said Lot 13A  
17 and in the southwest line of Lot 124, Block B/473 of the said  
18 Middleton Brothers Central Avenue Addition, continuing in all a  
19 distance of 150.00 to a set 5/8 iron rod for a corner, said point  
20 being the east corner of Lot 7 and the north corner of Lot 6, Block  
21 B/473 of the said Middleton Brothers Central Avenue Addition;

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

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

1 TRACT 6:

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

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

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

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

1 THENCE, N 52°43'10"E, departing the northeast line of DART and with  
2 the common line of Lot 4 and Lot 5, a distance of 130.00 feet to a  
3 5/8 inch iron rod in the southwest line of Lincoln Street;

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

6 TRACT 7:

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

14 BEGINNING at a concrete monument found for corner at the  
15 intersection of the southeast right-of-way line of R.L. Thornton  
16 Freeway (a variable width right-of-way) with the northeast  
17 right-of-way line of South Central Expressway (a variable width  
18 right-of-way), said point being the most western corner of said  
19 2.0230 acre tract;

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

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

27 THENCE North 51°59'25" east along a northwest line of said 2.0230

1 acre tract, a distance of 43.18 feet to a 1/2" iron rod found for  
2 corner at a northern corner thereof and being in the southwest  
3 right-of-way line of T. & N. O. Railroad (a variable width  
4 right-of-way);

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

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

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

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

22 THENCE in a westerly direction along the curving north right-of-way  
23 line of said Bluebell Street, an arc distance of 108.37 feet to a  
24 1/2" iron rod found for corner;

25 THENCE South  $45^{\circ}55'00''$  West along the northwest right-of-way line of  
26 said Bluebell Street, a distance of 42.11 feet to a chainlink fence  
27 post found for corner at the most southern corner of said 2.0230



1 acre tract and being in the northeast right-of-way line of said  
2 South Central Expressway, said point also being the beginning of a  
3 non-tangent curve to the left having a radius of 2339.33 feet, a  
4 central angle of 06°25'54" and a chord which bears north 45°22'36"  
5 West, a distance of 202.46 feet;

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

9 THENCE North 51°43'12" West continuing along the northeast  
10 right-of-way line of said South Central Expressway, a distance of  
11 28.99 feet to the PLACE OF BEGINNING and containing 88,017 square  
12 feet or 2.021 acres of land.

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

20 (b) The governor, one of the required recipients, has  
21 submitted the notice and Act to the Texas Commission on  
22 Environmental Quality.

23 (c) The Texas Commission on Environmental Quality has filed  
24 its recommendations relating to this Act with the governor,  
25 lieutenant governor, and speaker of the house of representatives  
26 within the required time.

27 (d) All requirements of the constitution and laws of this

1 state and the rules and procedures of the legislature with respect  
2 to the notice, introduction, and passage of this Act have been  
3 fulfilled and accomplished.

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