

1-1 By: Bowers (Senate Sponsor - West) H.B. No. 4742  
 1-2 (In the Senate - Received from the House May 8, 2019;  
 1-3 May 10, 2019, read first time and referred to Committee on  
 1-4 Intergovernmental Relations; May 17, 2019, reported adversely,  
 1-5 with favorable Committee Substitute by the following vote: Yeas 7,  
 1-6 Nays 0; May 17, 2019, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 4742 By: Alvarado

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the creation of the SoGood Cedars Municipal Management  
 1-20 District; providing authority to issue bonds; providing authority  
 1-21 to impose assessments and fees.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-23 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
 1-24 Code, is amended by adding Chapter 3963 to read as follows:

1-25 CHAPTER 3963. SOGOOD CEDARS MUNICIPAL MANAGEMENT DISTRICT  
 1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3963.0101. DEFINITIONS. In this chapter:

- 1-28 (1) "Board" means the district's board of directors.
- 1-29 (2) "City" means the City of Dallas.
- 1-30 (3) "Director" means a board member.
- 1-31 (4) "District" means the SoGood Cedars Municipal  
 1-32 Management District.

1-33 (5) "Exempt property" means property owned by a  
 1-34 governmental entity, including the city.

1-35 Sec. 3963.0102. NATURE OF DISTRICT. The SoGood Cedars  
 1-36 Municipal Management District is a special district created under  
 1-37 Section 59, Article XVI, Texas Constitution.

1-38 Sec. 3963.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
 1-39 creation of the district is essential to accomplish the purposes of  
 1-40 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
 1-41 Texas Constitution, and other public purposes stated in this  
 1-42 chapter.

1-43 (b) By creating the district and in authorizing the city and  
 1-44 other political subdivisions to contract with the district, the  
 1-45 legislature has established a program to accomplish the public  
 1-46 purposes set out in Section 52-a, Article III, Texas Constitution.

1-47 (c) The creation of the district is necessary to promote,  
 1-48 develop, encourage, and maintain employment, commerce,  
 1-49 transportation, housing, tourism, recreation, the arts,  
 1-50 entertainment, economic development, safety, and the public  
 1-51 welfare in the district.

1-52 (d) This chapter and the creation of the district may not be  
 1-53 interpreted to relieve the city from providing the level of  
 1-54 services provided as of the effective date of the Act enacting this  
 1-55 chapter to the area in the district. The district is created to  
 1-56 supplement and not to supplant city services provided in the  
 1-57 district.

1-58 Sec. 3963.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-59 (a) All land and other property included in the district will  
 1-60 benefit from the improvements and services to be provided by the

2-1 district under powers conferred by Sections 52 and 52-a, Article  
2-2 III, and Section 59, Article XVI, Texas Constitution, and other  
2-3 powers granted under this chapter.

2-4 (b) The district is created to serve a public use and  
2-5 benefit.

2-6 (c) The creation of the district is in the public interest  
2-7 and is essential to further the public purposes of:

2-8 (1) developing and diversifying the economy of the  
2-9 state;

2-10 (2) eliminating unemployment and underemployment; and

2-11 (3) developing or expanding transportation and  
2-12 commerce.

2-13 (d) The district will:

2-14 (1) promote the health, safety, and general welfare of  
2-15 residents, employers, potential employees, employees, visitors,  
2-16 and consumers in the district, and of the public;

2-17 (2) provide needed funding for the district to  
2-18 preserve, maintain, and enhance the economic health and vitality of  
2-19 the district territory as a community and business center;

2-20 (3) promote the health, safety, welfare, and enjoyment  
2-21 of the public by providing pedestrian ways and by landscaping and  
2-22 developing certain areas in the district, which are necessary for  
2-23 the restoration, preservation, and enhancement of scenic beauty;  
2-24 and

2-25 (4) provide for water, wastewater, drainage, road, and  
2-26 recreational facilities for the district.

2-27 (e) Pedestrian ways along or across a street, whether at  
2-28 grade or above or below the surface, and street lighting, street  
2-29 landscaping, parking, and street art objects are parts of and  
2-30 necessary components of a street and are considered to be a street  
2-31 or road improvement.

2-32 (f) The district will not act as the agent or  
2-33 instrumentality of any private interest even though the district  
2-34 will benefit many private interests as well as the public.

2-35 Sec. 3963.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-36 district is initially composed of the territory described by  
2-37 Section 2 of the Act enacting this chapter.

2-38 (b) The boundaries and field notes contained in Section 2 of  
2-39 the Act enacting this chapter form a closure. A mistake in the  
2-40 field notes or in copying the field notes in the legislative process  
2-41 does not affect the district's:

2-42 (1) organization, existence, or validity;

2-43 (2) right to issue any type of bonds for the purposes  
2-44 for which the district is created or to pay the principal of and  
2-45 interest on the bonds;

2-46 (3) right to impose or collect an assessment; or

2-47 (4) legality or operation.

2-48 Sec. 3963.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-49 All or any part of the area of the district is eligible to be  
2-50 included in:

2-51 (1) a tax increment reinvestment zone created under  
2-52 Chapter 311, Tax Code; or

2-53 (2) a tax abatement reinvestment zone created under  
2-54 Chapter 312, Tax Code.

2-55 Sec. 3963.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-56 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-57 Chapter 375, Local Government Code, applies to the district.

2-58 Sec. 3963.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-59 shall be liberally construed in conformity with the findings and  
2-60 purposes stated in this chapter.

2-61 SUBCHAPTER B. BOARD OF DIRECTORS

2-62 Sec. 3963.0201. GOVERNING BODY; TERMS. (a) The district is  
2-63 governed by a board of five elected directors who serve staggered  
2-64 terms of four years.

2-65 (b) Directors are elected in the manner provided by  
2-66 Subchapter D, Chapter 49, Water Code.

2-67 (c) The board may not create an executive committee to  
2-68 exercise the powers of the board.

2-69 Sec. 3963.0202. EX OFFICIO DIRECTORS. (a) The city

3-1 manager, city auditor, and city attorney serve as nonvoting ex  
3-2 officio directors.

3-3 (b) The city manager, city auditor, or city attorney may  
3-4 appoint a designee to serve as an ex officio director in place of  
3-5 that person.

3-6 (c) An ex officio director is entitled to speak on any  
3-7 matter before the board.

3-8 (d) An ex officio director is not counted as a director for  
3-9 purposes of establishing a quorum.

3-10 Sec. 3963.0203. MEETINGS; NOTICE. (a) The board shall hold  
3-11 meetings at a place accessible to the public.

3-12 (b) The board must post notice of each meeting with the city  
3-13 secretary not later than 72 hours before the scheduled time of the  
3-14 meeting.

3-15 Sec. 3963.0204. COMPENSATION; EXPENSES. (a) The district  
3-16 may compensate each voting director in an amount not to exceed \$150  
3-17 for each board meeting. The total amount of compensation for each  
3-18 director in one year may not exceed \$7,200.

3-19 (b) An ex officio director is not entitled to receive  
3-20 compensation from the district.

3-21 (c) A voting director or an ex officio director is entitled  
3-22 to reimbursement for necessary and reasonable expenses incurred in  
3-23 carrying out the duties and responsibilities of the board.

3-24 Sec. 3963.0205. INITIAL DIRECTORS. (a) The initial board  
3-25 consists of the following directors:

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

3-26  
3-27  
3-28  
3-29  
3-30  
3-31  
3-32 (b) Of the initial directors, the terms of directors  
3-33 appointed for positions one through three expire June 1, 2021, and  
3-34 the terms of directors appointed for positions four and five expire  
3-35 June 1, 2023.

3-36 SUBCHAPTER C. POWERS AND DUTIES

3-37 Sec. 3963.0301. GENERAL POWERS AND DUTIES. (a) The  
3-38 district has the powers and duties necessary to accomplish the  
3-39 purposes for which the district is created.

3-40 (b) The board may not take any action or exercise any power  
3-41 granted under this chapter other than to hold an initial  
3-42 organizational meeting until the development agreement described  
3-43 by Section 3963.0302 is approved by the city and executed by the  
3-44 parties to the agreement.

3-45 Sec. 3963.0302. DEVELOPMENT AGREEMENT. (a) The city, the  
3-46 district, and any other entities the city determines are necessary  
3-47 to the agreement may execute a development agreement if approved by  
3-48 the city.

3-49 (b) This chapter expires on the fourth anniversary of the  
3-50 effective date of the Act enacting this chapter if the development  
3-51 agreement under Subsection (a) is not executed before that date.

3-52 Sec. 3963.0303. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
3-53 district, using any money available to the district for the  
3-54 purpose, may provide, design, construct, acquire, improve,  
3-55 relocate, operate, maintain, or finance an improvement project or  
3-56 service authorized under this chapter or Chapter 375, Local  
3-57 Government Code.

3-58 (b) The district may contract with a governmental or private  
3-59 entity to carry out an action under Subsection (a).

3-60 (c) The implementation of a district project or service is a  
3-61 governmental function or service for the purposes of Chapter 791,  
3-62 Government Code.

3-63 (d) A district improvement project or service must comply  
3-64 with:

3-65 (1) the city charter and any city zoning and  
3-66 subdivision requirements; and

3-67 (2) city codes and ordinances.

3-68 (e) The district may not provide, conduct, or authorize an  
3-69 improvement project on any street, highway, right-of-way, or

4-1 easement owned or controlled by the city unless the governing body  
4-2 of the city by resolution consents to the improvement.

4-3 Sec. 3963.0304. NONPROFIT CORPORATION. (a) The board by  
4-4 resolution may, with the consent of the governing body of the city  
4-5 by resolution, authorize the creation of a nonprofit corporation to  
4-6 assist and act for the district in implementing a project or  
4-7 providing a service authorized by this chapter.

4-8 (b) The nonprofit corporation:  
4-9 (1) has each power of and is considered to be a local  
4-10 government corporation created under Subchapter D, Chapter 431,  
4-11 Transportation Code; and

4-12 (2) may implement any project and provide any service  
4-13 authorized by this chapter.

4-14 (c) The board shall appoint the board of directors of the  
4-15 nonprofit corporation. The board of directors of the nonprofit  
4-16 corporation shall serve in the same manner as the board of directors  
4-17 of a local government corporation created under Subchapter D,  
4-18 Chapter 431, Transportation Code, except that a board member is not  
4-19 required to reside in the district.

4-20 (d) The board of the nonprofit corporation shall hold  
4-21 meetings at a place accessible to the public.

4-22 (e) The board of the nonprofit corporation must post notice  
4-23 of each meeting with the city secretary not later than 72 hours  
4-24 before the scheduled time of the meeting.

4-25 Sec. 3963.0305. LAW ENFORCEMENT SERVICES. To protect the  
4-26 public interest, with the consent of the governing body of the city  
4-27 by resolution, the district may contract with a qualified party,  
4-28 including the city, to provide law enforcement services in the  
4-29 district for a fee.

4-30 Sec. 3963.0306. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
4-31 The district, with the consent of the governing body of the city by  
4-32 resolution, may join and pay dues to a charitable or nonprofit  
4-33 organization that performs a service or provides an activity  
4-34 consistent with the furtherance of a district purpose.

4-35 Sec. 3963.0307. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
4-36 district, with the consent of the governing body of the city by  
4-37 resolution, may engage in activities that accomplish the economic  
4-38 development purposes of the district.

4-39 (b) The district may establish and provide for the  
4-40 administration of one or more programs to promote state or local  
4-41 economic development and to stimulate business and commercial  
4-42 activity in the district, including programs to:

4-43 (1) make loans and grants of public money; and

4-44 (2) provide district personnel and services.

4-45 (c) The district may create economic development programs  
4-46 and exercise the economic development powers provided to  
4-47 municipalities by:

4-48 (1) Chapter 380, Local Government Code; and

4-49 (2) Subchapter A, Chapter 1509, Government Code.

4-50 Sec. 3963.0308. PARKING FACILITIES. (a) The district may  
4-51 acquire, lease as lessor or lessee, construct, develop, own,  
4-52 operate, and maintain parking facilities or a system of parking  
4-53 facilities, including lots, garages, parking terminals, or other  
4-54 structures or accommodations for parking motor vehicles off the  
4-55 streets and related appurtenances.

4-56 (b) The district's parking facilities serve the public  
4-57 purposes of the district and are owned, used, and held for a public  
4-58 purpose even if leased or operated by a private entity for a term of  
4-59 years.

4-60 (c) The district's parking facilities are parts of and  
4-61 necessary components of a street and are considered to be a street  
4-62 or road improvement.

4-63 (d) The development and operation of the district's parking  
4-64 facilities may be considered an economic development program.

4-65 Sec. 3963.0309. ADDING OR EXCLUDING LAND. With the consent  
4-66 of the governing body of the city by resolution, the district may  
4-67 add or exclude land in the manner provided by Subchapter J, Chapter  
4-68 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-69 Sec. 3963.0310. DISBURSEMENTS AND TRANSFERS OF MONEY. The

5-1 board by resolution shall establish the number of directors'  
5-2 signatures and the procedure required for a disbursement or  
5-3 transfer of district money.

5-4 Sec. 3963.0311. EXEMPT PROPERTY. The district may not  
5-5 impose an assessment, fee, tax, or other charge on an exempt  
5-6 property.

5-7 Sec. 3963.0312. CERTAIN RESIDENTIAL PROPERTY. (a) Section  
5-8 375.161, Local Government Code, does not apply to the district.

5-9 (b) Notwithstanding Subsection (a), the district may not  
5-10 impose an assessment on property if the owner qualifies the  
5-11 property for a homestead exemption under Section 11.13, Tax Code:

5-12 (1) for the tax year in which the Act enacting this  
5-13 chapter takes effect; or

5-14 (2) for the tax year in which the assessment is  
5-15 imposed.

5-16 Sec. 3963.0313. NO AD VALOREM TAX. The district may not  
5-17 impose an ad valorem tax.

5-18 Sec. 3963.0314. NO EMINENT DOMAIN POWER. The district may  
5-19 not exercise the power of eminent domain.

5-20 SUBCHAPTER D. ASSESSMENTS

5-21 Sec. 3963.0401. PETITION REQUIRED FOR FINANCING SERVICES  
5-22 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
5-23 service or improvement project with assessments under this chapter  
5-24 unless a written petition requesting that service or improvement  
5-25 has been filed with the board.

5-26 (b) A petition filed under Subsection (a) must be signed by  
5-27 the owners of a majority of the assessed value of real property in  
5-28 the district subject to assessment according to the most recent  
5-29 certified tax appraisal roll for the county.

5-30 Sec. 3963.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
5-31 The board by resolution may impose and collect an assessment for any  
5-32 purpose authorized by this chapter in all or any part of the  
5-33 district.

5-34 (b) An assessment, a reassessment, or an assessment  
5-35 resulting from an addition to or correction of the assessment roll  
5-36 by the district, penalties and interest on an assessment or  
5-37 reassessment, an expense of collection, and reasonable attorney's  
5-38 fees incurred by the district:

5-39 (1) are a first and prior lien against the property  
5-40 assessed;

5-41 (2) are superior to any other lien or claim other than:  
5-42 (A) a lien or claim for county, school district,  
5-43 or municipal ad valorem taxes; or

5-44 (B) a lien filed by the city or securing an  
5-45 obligation owed to the city; and

5-46 (3) are the personal liability of and a charge against  
5-47 the owners of the property even if the owners are not named in the  
5-48 assessment proceedings.

5-49 (c) The lien is effective from the date of the board's  
5-50 resolution imposing the assessment until the date the assessment is  
5-51 paid. The board may enforce the lien in the same manner that a  
5-52 taxing unit, as that term is defined by Section 1.04, Tax Code, may  
5-53 enforce an ad valorem tax lien against real property.

5-54 (d) The board may make a correction to or deletion from the  
5-55 assessment roll that does not increase the amount of assessment of  
5-56 any parcel of land without providing notice and holding a hearing in  
5-57 the manner required for additional assessments.

5-58 SUBCHAPTER E. BONDS

5-59 Sec. 3963.0501. AUTHORITY TO BORROW MONEY AND TO ISSUE  
5-60 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
5-61 terms determined by the board.

5-62 (b) The district may issue bonds, notes, or other  
5-63 obligations payable wholly or partly from assessments, impact fees,  
5-64 revenue, contract payments, grants, or other district money, or any  
5-65 combination of those sources of money, to pay for any authorized  
5-66 district purpose.

5-67 Sec. 3963.0502. BONDS SECURED BY REVENUE OR CONTRACT  
5-68 PAYMENTS. The district may issue, without an election, bonds  
5-69 secured by:

6-1 (1) revenue, including contract revenues; or  
6-2 (2) contract payments, provided that the requirements  
6-3 of Section 49.108, Water Code, have been met.

6-4 Sec. 3963.0503. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
6-5 UNDER AGREEMENT. If the improvements financed by an obligation  
6-6 will be conveyed to or operated and maintained by a municipality or  
6-7 retail utility provider pursuant to an agreement between the  
6-8 district and the municipality or retail utility provider entered  
6-9 into before the issuance of the obligation, the obligation may be in  
6-10 the form of bonds, notes, or other obligations payable wholly or  
6-11 partly from assessments, issued by public or private sale, in the  
6-12 manner provided by Subchapter A, Chapter 372, Local Government  
6-13 Code.

6-14 Sec. 3963.0504. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
6-15 board may not issue bonds until each municipality in whose  
6-16 corporate limits or extraterritorial jurisdiction the district is  
6-17 located has consented by ordinance or resolution to the creation of  
6-18 the district and to the inclusion of land in the district.

6-19 (b) This section applies only to the district's first  
6-20 issuance of bonds.

6-21 SUBCHAPTER I. DISSOLUTION

6-22 Sec. 3963.0901. DISSOLUTION. (a) The board shall dissolve  
6-23 the district on written petition filed with the board by the owners  
6-24 of:

6-25 (1) 66 percent or more of the assessed value of the  
6-26 property subject to assessment by the district based on the most  
6-27 recent certified county property tax rolls; or

6-28 (2) 66 percent or more of the surface area of the  
6-29 district, excluding roads, streets, highways, utility  
6-30 rights-of-way, other public areas, and other property exempt from  
6-31 assessment by the district according to the most recent certified  
6-32 county property tax rolls.

6-33 (b) The board by majority vote may dissolve the district at  
6-34 any time.

6-35 (c) The city by resolution may dissolve the district at any  
6-36 time if:

6-37 (1) the development agreement has been executed; and

6-38 (2) the district's performance under the agreement has  
6-39 been fulfilled, including any right or obligation the district has  
6-40 to reimburse a developer or owner for the costs of an improvement  
6-41 project.

6-42 (d) If the district is dissolved, the board shall transfer  
6-43 ownership of all district property to the city.

6-44 (e) The district may not be dissolved under Subsection (a),  
6-45 (b), or (c) if the district:

6-46 (1) has any outstanding debt until that debt has been  
6-47 repaid or defeased in accordance with the order or resolution  
6-48 authorizing the issuance of the debt;

6-49 (2) has a contractual obligation to pay money until  
6-50 that obligation has been fully paid in accordance with the  
6-51 contract; or

6-52 (3) owns, operates, or maintains public works,  
6-53 facilities, or improvements unless the district contracts with  
6-54 another person for the ownership and operation or maintenance of  
6-55 the public works, facilities, or improvements.

6-56 (f) Subchapter M, Chapter 375, Local Government Code, does  
6-57 not apply to the district.

6-58 SECTION 2. The SoGood Cedars Municipal Management District  
6-59 initially includes all territory contained in the following area:

6-60 TRACT 1:

6-61 Being a 57.225 square feet tract or parcel of land in the M. Main  
6-62 Survey, Abstract No. 995, situated in the City of Dallas, Dallas  
6-63 County, Texas, and being part of Lot 5 and Lots 13 through 17, all of  
6-64 lots 1 through 4, and all of an abandoned alley located in Block  
6-65 A/873 of HUGHES BROTHERS SUBDIVISION, an addition to the City of  
6-66 Dallas according to the plat thereof recorded in Volume 93, Page 43,  
6-67 Map Records, Dallas County, Texas, said 57,225 square foot tract of  
6-68 land being the same property as described in that certain tract of  
6-69 land described in a warranty deed to Pilgrim's Pride Corporation

7-1 and recorded in Volume 2000163, Page 5582, Deed Records, Dallas  
7-2 County, Texas and being more particularly described as follows:  
7-3 BEGINNING at a 1/2 inch iron rod found for corner in the north right  
7-4 of way of Clarence Street (a 50 foot right of way) and the east right  
7-5 of way line of S. Cesar Chavez Boulevard (at this point a 95-foot  
7-6 right of way) said corner also being the southwest corner of Lot 17,  
7-7 Block A/873 of the aforementioned subdivision.  
7-8 THENCE North 36 degrees 00 minutes 00 seconds West, along, said  
7-9 easterly right of way line of said S. Cesar Chavez Boulevard,  
7-10 distance of 250.00 feet to a found 1/2 inch iron rod in the south  
7-11 right of way line of Coombs Street, and being the northwest corner  
7-12 of Lot 13, Block A/873, for the northwest corner of the herein  
7-13 described tract;  
7-14 THENCE North 53 degrees 43 minutes 56 seconds East, departing said  
7-15 Chavez Boulevard and along the southerly right of way line of Coombs  
7-16 Street, a distance of 228.57 to a 1/2 inch iron rod found for the  
7-17 northeast corner of the herein described tract and the west line of  
7-18 a 100-foot right of -way-line of the T. & N.O. Railroad right-of-way  
7-19 (formerly the H. & T.C. Railroad).  
7-20 THENCE South 35 Degrees 58 minutes 46 seconds East, departing the  
7-21 south right-of-way line of Coombs Street a distance of 208.74 feet  
7-22 to a 1/2 inch iron rod found for corner in the said west right of way  
7-23 line of said Railroad.  
7-24 THENCE South 16 degrees 33 minutes 42 seconds East, departing said  
7-25 Railroad right of way line and along the westerly right of way line  
7-26 of Interstate Highway 45, a distance of 47,74 feet to a found 1/2  
7-27 inch iron rod in the aforementioned northerly right of way line of  
7-28 said Clarence Street, for the southeast corner of the herein  
7-29 described tract;  
7-30 THENCE South 54 degrees 43 minutes 27 seconds West, along the  
7-31 northerly right of way line of said Clarence Street, a distance of  
7-32 212.62 to the POINT of BEGINNING and containing 57,225 square feet  
7-33 or 1.314 acres of land.  
7-34 TRACT 2:  
7-35 BEING a 385,249 square feet or 8.848 acre tract of land situated in  
7-36 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
7-37 County, Texas, said tract being all of Lot 1B of Block A/472 of  
7-38 Pilgrim's Prepared Foods Addition, an addition to the City of  
7-39 Dallas, Dallas County, Texas according to the Map thereof recorded  
7-40 in Volume 97045, Page 2998, Deed Records of Dallas County, Texas,  
7-41 all of Lots 23, 24, 25, 26 & 27, Block 466 of Ferris Park Addition,  
7-42 an addition to the City of Dallas, Dallas County, Texas according to  
7-43 the Map thereof recorded in Volume 239, Page 72, Deed Records of  
7-44 Dallas County, Texas, a 1.198 acre tract and a 1.670 acre tract of  
7-45 land and a 0.294 acre tract of land in Block 466, said Lot 1B  
7-46 conveyed to Pilgrim's Pride Corporation by deeds recorded in Volume  
7-47 88172, Page 2136 and Volume 91041, Page 5004, Deed Records of  
7-48 Dallas, Texas, said Lots 23-27, Block 466 conveyed to Pilgrim's  
7-49 Pride Corporation by deed recorded in Volume 97088, Page 2738, Deed  
7-50 Records of Dallas County, Texas, said 1.198 acre tract in Block 466  
7-51 conveyed to Pilgrim's Pride Corporation by deed recorded in Volume  
7-52 95250, Page 3603 Deed Records of Dallas County, Texas, and said  
7-53 1.670 acre tract and 0.294 acre tract in Block 466 conveyed to  
7-54 Pilgrim's Pride Corporation by deed recorded in Instrument Number  
7-55 200600105781, Official Public Records of Dallas County, Texas, and  
7-56 being more particularly described as follows:  
7-57 BEGINNING at a set "x" in concrete for a corner at the intersection  
7-58 of the southeast line of Hickory Street (a 50 foot right of way) and  
7-59 the southwest line of S. Good Latimer Expressway (a 90 foot right of  
7-60 way), said point being the north corner of said Lot 1B;  
7-61 THENCE, S 36°18'00" E, with the southwest line of S. Good Latimer  
7-62 Expressway, a distance of 477.87 feet to a set 5/8 iron rod for a  
7-63 corner at the intersection of the southwest line of S. Good Latimer  
7-64 Expressway with the northwest line of a variable width Alley right  
7-65 of way;  
7-66 THENCE, S 53°21'15" W, departing S. Good Latimer Expressway and with  
7-67 the southeast line of Pilgrim's Prepared Food Addition and the  
7-68 northwest line of the said Alley right of way, a distance of 439.94  
7-69 feet to a set 5/8 iron rod for a corner, said point being in the

8-1 northeast line of the said 1.198 acre tract;  
8-2 THENCE, the following courses and distances with the northeast,  
8-3 southeast and southwest line of the said 1.198 acre tract;  
8-4 - S 36°18'00" E, a distance of 10.00 feet to a set 5/8 inch  
8-5 iron rod for a corner;  
8-6 - S 53°21'15" W, a distance of 64.89 feet to a set 5/8 inch  
8-7 iron rod for a corner;  
8-8 - S 30°15'00" E, a distance of 90.38 feet to a set 5/8 inch  
8-9 iron rod for a corner,  
8-10 - S 53°08'53" W, a distance of 25.59 feet to a set 5/8 inch  
8-11 iron rod for a corner on the southeast line of Corinth Street (a 40  
8-12 feet right of way), said point being the north corner of a 1.39 acre  
8-13 tract conveyed to Gustava Alvarado by deed records in Instrument  
8-14 Number 201300058241, Official Public Records of Dallas County,  
8-15 Texas;  
8-16 - N 36°17'26" W, with the northeast line of Corinth Street, a  
8-17 distance of 40.00 feet to a set 5/8 inch iron rod for a corner, said  
8-18 point being the southeast corner of the said 0.294 acre tract and  
8-19 the north corner of Corinth Street;  
8-20 THENCE, S 53°17'04" W, with the northwest line of Corinth Street, a  
8-21 distance of 211.57 feet to a found 1 inch iron rod at the  
8-22 intersection of the northwest line of Corinth Street and the  
8-23 northeast line of Cesar Chavez Boulevard (Central Expressway a  
8-24 variable width right of way) for a corner;  
8-25 THENCE, N 36°18'00" W, with the northeast line of Cesar Chavez  
8-26 Boulevard, a distance of 582.00 feet to a set "x" in concrete for a  
8-27 corner at the intersection of the northeast line of Cesar Chavez  
8-28 Boulevard with Hickory Street, said point being the west corner of  
8-29 said Lot 23, Block 466;  
8-30 THENCE, the following courses and distances with the southeast line  
8-31 of Hickory Street;  
8-32 - N 53°07'43" E, a distance of 211.57 feet to a set mag nail  
8-33 at the beginning of a non-tangent curve to the right with a central  
8-34 angle of 52°42'31", a radius of 62.50 feet, a chord bearing of N  
8-35 79°23'57" E and a chord distance of 55.49 feet, said point being the  
8-36 north corner of said Lot 23, Block 466 and the west corner of the  
8-37 said 1.198 acre tract;  
8-38 - Northeasterly, along said curve, an arc distance of 57.50  
8-39 feet to a set mag nail at the beginning of a non-tangent curve to the  
8-40 left with a central angle of 53°07'49", a radius of 62.50 feet, a  
8-41 chord bearing of N 80°15'54" E and a chord distance of 55.90 feet,  
8-42 said point being the west corner of said Lot 1B, Block A/472;  
8-43 THENCE, the following courses and distances with the southeast line  
8-44 of Hickory Street and the northwest line of said Lot 1B, A/472;  
8-45 - Northeasterly, along said curve, an arc distance of 57.96  
8-46 feet to a set mag nail for a corner;  
8-47 - N 52°43'10" E, a distance of 50.35 feet to a set mag nail  
8-48 for a corner;  
8-49 - S 36°18'00" E, a distance of 3.00 feet to a set mag nail for  
8-50 a corner;  
8-51 - N 52°43'10" E, a distance of 149.36 feet to a set mag nail  
8-52 for a corner;  
8-53 - N 36°18'00" W, a distance of 3.00 feet to a set mag nail for  
8-54 a corner;  
8-55 - N 52°43'10" E, a distance of 240.29 feet to the Point of  
8-56 Beginning.  
8-57 TRACT 3:  
8-58 BEING a 13,298 square feet or 0.305 acre tract of land situated in  
8-59 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
8-60 County, Texas said tract being all of Lot 2 and a part of Lot 3 of  
8-61 Block B/473 of Middleton Brothers Central Avenue Addition, an  
8-62 addition to the City of Dallas, Dallas County, Texas according to  
8-63 the map thereof recorded in Volume 96, Page 476, Deed Records of  
8-64 Dallas County, Texas, said tract conveyed to Pilgrim's Pride  
8-65 Corporation by deed recorded in Volume 95099, Page 840, Deed  
8-66 Records of Dallas County, Texas and being more particularly  
8-67 described as follows:  
8-68 BEGINNING at a found 100D nail in the northwest line of Hickory  
8-69 Street (a 50 foot right of way), said point being the south corner



9-1 of said Lot 2 and the east corner of Lot 1 of Block B/473 of the said  
9-2 Middleton Brothers Central Avenue Addition;  
9-3 THENCE, N 36°24'15" W, departing said northwest line of Hickory  
9-4 Street and with the common line of said Lot 1 and Lot 2, a distance  
9-5 of 140.00 feet to a set 5/8 inch iron rod for a corner in the  
9-6 southeast line of a 20 foot Alley right of way, said point being the  
9-7 west corner of said Lot 2;  
9-8 THENCE, N 52°43'10" E, with the southeast line of the said Alley  
9-9 right of way, a distance of 95.00 feet to a set 5/8 inch iron rod for  
9-10 a corner;  
9-11 THENCE, S 36°24'15" E, departing the southeast line of the said  
9-12 Alley right of way, a distance of 140.00 feet to a set 5/8 inch iron  
9-13 rod for a corner in the northwest line of Hickory Street;  
9-14 THENCE, S 52°43'10" W, with the northwest line of Hickory Street a  
9-15 distance of 95.00 feet to the Point of Beginning.  
9-16 TRACT 4:  
9-17 BEING a 19,498 square feet or 0.448 acre tract of land situated in  
9-18 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
9-19 County, Texas, said tract being all of Lots 5, 6, and 7 of Block  
9-20 C/181 of Middleton Brothers Central Avenue Addition, an addition to  
9-21 the City of Dallas, Dallas County, Texas according to the map  
9-22 thereof recorded in Volume 96, Page 476, Deed Records of Dallas  
9-23 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by  
9-24 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas  
9-25 County, Texas, and being more particularly described as follows:  
9-26 BEGINNING at a set 5/8 inch iron rod at the intersection of the  
9-27 southwest line of Lincoln Street (a 50 foot right of way) and the  
9-28 southeast line of Dawson Street (a 50 foot right of way), said point  
9-29 being the north corner a Lot 7 of Block C/181 of the said Middleton  
9-30 Brothers Central Avenue Addition;  
9-31 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street, a  
9-32 distance of 150,00 feet to a set 5/8 inch iron rod for a corner, said  
9-33 point being the east corner of Lot 5 and the north corner of Lot 4,  
9-34 Block C/181 of the said Middleton Brothers Central Avenue Addition;  
9-35 THENCE, S 52°43'10" W, departing the southwest line of Lincoln  
9-36 Street and with the common line of said Lot 4 and Lot 5, a distance  
9-37 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point  
9-38 being the south corner of Lot 5, said corner also being in the  
9-39 northeast line of a tract of land conveyed to Dallas Area Rapid  
9-40 Transit (DART) by deed recorded in Volume 88083, Page 4905, Deed  
9-41 Records of Dallas County, Texas;  
9-42 THENCE, N 36°24'15" W, with the southwest line of Block C/181 and the  
9-43 northeast line of DART, a distance of 150.00 feet to a 5/8 inch iron  
9-44 rod in the southeast line of Dawson Street, said point also be the  
9-45 west corner of Lot 7;  
9-46 THENCE, N 52°43'10" E, with the southeast line of Dawson Street .a  
9-47 distance of 130.00 feet to the Point of Beginning.  
9-48 TRACT 5:  
9-49 BEING a 19,498 square feet or 0.448 acre tract of land situated in  
9-50 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
9-51 County, Texas, said tract being all of Lots 7, 8, and 9 of Block  
9-52 B/473 of Middleton Brothers Central Avenue Addition, an addition to  
9-53 the City of Dallas, Dallas County, Texas according to the map  
9-54 thereof recorded in Volume 96, Page 476, Deed Records of Dallas  
9-55 County, Texas, said tract conveyed to Pilgrim Pride Corporation by  
9-56 deeds recorded in Volume 95099, Page 840 and Volume 97074, Page  
9-57 1537, Deed Records of Dallas County, Texas, and being more  
9-58 particularly described as follows:  
9-59 BEGINNING at a found monument in the northeast line of Lincoln  
9-60 Street (a 50 foot right of way), said point also being the west  
9-61 corner of Lot 9 of Block B/473 and the south corner of said Lot 10,  
9-62 Block B/473 of said Middleton Brothers Central Avenue Addition;  
9-63 THENCE, N 52°43'10" E, departing the northeast line of Lincoln  
9-64 Street and along the common line of said Lot 9 and Lot 10, a distance  
9-65 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point  
9-66 being the north corner of Lot 9 and the west corner of Lot 12, Block  
9-67 B/473 of the said Middleton Brothers Central Avenue Addition;  
9-68 THENCE, S 36°24'15" E, with the common line of said Lot 9 and Lot 12,  
9-69 passing at a distance of 50.0 feet the west corner of Lot 13A, Block

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

10-15 TRACT 6:

10-16 BEING a 33,796 square feet or 0.776 acre tract of land situated in  
 10-17 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
 10-18 County, Texas, said tract being all of Lots 1, 2, 3 and 4 of Block  
 10-19 C/181 of Middleton Brothers Central Avenue Addition, an addition to  
 10-20 the City of Dallas, Dallas County, Texas according to the map  
 10-21 thereof recorded in Volume 96, Page 476, Deed Records of Dallas  
 10-22 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by  
 10-23 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas  
 10-24 County, Texas, and being more particularly described as follows:

10-25 BEGINNING at a point for a corner at the intersection of the  
 10-26 southwest line of Lincoln Street (a 50 foot right of way) with the  
 10-27 northwest line of Hickory Street (a 50 foot right of way), said  
 10-28 point being the east corner of said Lot 2 of Block C/181 of the said  
 10-29 Middleton Brothers Central Avenue Addition;

10-30 THENCE, S 52°43'10" W, with the northwest line of Hickory Street, a  
 10-31 distance of 130.00 feet to a point for a corner, said point being  
 10-32 the south corner of said Lot 1, Block C/181 of the said Middleton  
 10-33 Brothers Central Avenue Addition and said point at the intersection  
 10-34 of the northwest line of Hickory Street with the northeast line of a  
 10-35 tract of land conveyed to DART by deed recorded in volume 88083.  
 10-36 Page 4905, Deed Records of Dallas County, Texas;

10-37 THENCE, N 36°24'15" W, departing the northwest line of Hickory  
 10-38 Street and with the northeast line of DART, a distance of 260.00  
 10-39 feet to a set 5/8 inch iron rod for a corner, said point being the  
 10-40 common corner of said Lot 4 and Lot 5, Block C/181 of the said  
 10-41 Middleton Brothers Central Avenue Addition;

10-42 THENCE, N 52°43'10"E, departing the northeast line of DART and with  
 10-43 the common line of Lot 4 and Lot 5, a distance of 130.00 feet to a  
 10-44 5/8 inch iron rod in the southwest line of Lincoln Street;

10-45 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street a  
 10-46 distance of 260.00 feet to the Point of Beginning.

10-47 TRACT 7:

10-48 Being situated in the John Grigsby Survey, Abstract No. 495, Dallas  
 10-49 County, Texas, and being part of City of Dallas Block No. 471 and  
 10-50 Block No. 160, and being a resurvey of a called 2.0230 acre tract of  
 10-51 land described by a deed to W&D Holden 1 Family Limited Partnership  
 10-52 of record in Volume 99249, Page 5930, Deed Records of Dallas County,  
 10-53 Texas and being more particularly described by metes and bounds as  
 10-54 follows:

10-55 BEGINNING at a concrete monument found for corner at the  
 10-56 intersection of the southeast right-of-way line of R.L. Thornton  
 10-57 Freeway (a variable width right-of-way) with the northeast  
 10-58 right-of-way line of South Central Expressway (a variable width  
 10-59 right-of-way), said point being the most western corner of said  
 10-60 2.0230 acre tract;

10-61 THENCE North 46°45'00" east along the southeast right-of-way line of  
 10-62 said R.L. Thornton Freeway, a distance of 258.36 feet to a 1/2 iron  
 10-63 rod found for corner at the most northern corner of said 2.0230 acre  
 10-64 tract;

10-65 THENCE South 36°04'04" east along a northeast line of said 2.0230  
 10-66 acre tract, a distance of 55.77 feet to a 1/2 iron rod found for  
 10-67 corner at an interior corner thereof;

10-68 THENCE North 51°59'25" east along a northwest line of said 2.0230  
 10-69 acre tract, a distance of 43.18 feet to a 1/2" iron rod found for

11-1 corner at a northern corner thereof and being in the southwest  
11-2 right-of-way line of T. & N. O. Railroad (a variable width  
11-3 right-of-way);  
11-4 THENCE South 36°17'33" East along the southwest right-of-way line of  
11-5 said T. & N. O. Railroad, a distance of 407.22 feet to a 1/2" iron  
11-6 rod found for corner at the most eastern corner of said 2.0230 acre  
11-7 tract and being in the northerly right-of-way line of Bluebell  
11-8 Street (a variable width right-of-way);  
11-9 THENCE South 84°17'19" West along the northerly right-of-way line of  
11-10 said Bluebell Street, a distance of 13.15 feet to a 1/2" iron rod  
11-11 found for corner;  
11-12 THENCE North 77°09'39" West continuing along the northerly  
11-13 right-of-way line of said Bluebell Street, a distance of 100.09  
11-14 feet to a 1/2" iron rod found for corner;  
11-15 THENCE North 74°09'26" West continuing along the northerly  
11-16 right-of-way line of said Bluebell Street, a distance of 37.18 feet  
11-17 to a 1/2" iron rod found for corner at the beginning of a  
11-18 non-tangent curve to the left having a radius of 102.00 feet, a  
11-19 central angle of 80°52'26", and a chord which bears South 76°21'04"  
11-20 West, a distance of 103.34 feet;  
11-21 THENCE in a westerly direction along the curving north right-of-way  
11-22 line of said Bluebell Street, an arc distance of 108.37 feet to a  
11-23 1/2" iron rod found for corner;  
11-24 THENCE South 45°55'00" West along the northwest right-of-way line of  
11-25 said Bluebell Street, a distance of 42.11 feet to a chainlink fence  
11-26 post found for corner at the most southern corner of said 2.0230  
11-27 acre tract and being in the northeast right-of-way line of said  
11-28 South Central Expressway, said point also being the beginning of a  
11-29 non-tangent curve to the left having a radius of 2339.33 feet, a  
11-30 central angle of 06°25'54" and a chord which bears north 45°22'36"  
11-31 West, a distance of 202.46 feet;  
11-32 THENCE in a northwesterly direction along the curving northeast  
11-33 right-of-way line of said South Central Expressway, an arc distance  
11-34 of 262.60 feet to a 1/2" iron rod found for corner;  
11-35 THENCE North 51°43'12" West continuing along the northeast  
11-36 right-of-way line of said South Central Expressway, a distance of  
11-37 28.99 feet to the PLACE OF BEGINNING and containing 88,017 square  
11-38 feet or 2.021 acres of land.  
11-39 SECTION 3. (a) The legal notice of the intention to  
11-40 introduce this Act, setting forth the general substance of this  
11-41 Act, has been published as provided by law, and the notice and a  
11-42 copy of this Act have been furnished to all persons, agencies,  
11-43 officials, or entities to which they are required to be furnished  
11-44 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
11-45 Government Code.  
11-46 (b) The governor, one of the required recipients, has  
11-47 submitted the notice and Act to the Texas Commission on  
11-48 Environmental Quality.  
11-49 (c) The Texas Commission on Environmental Quality has filed  
11-50 its recommendations relating to this Act with the governor,  
11-51 lieutenant governor, and speaker of the house of representatives  
11-52 within the required time.  
11-53 (d) All requirements of the constitution and laws of this  
11-54 state and the rules and procedures of the legislature with respect  
11-55 to the notice, introduction, and passage of this Act have been  
11-56 fulfilled and accomplished.  
11-57 SECTION 4. This Act takes effect immediately if it receives  
11-58 a vote of two-thirds of all the members elected to each house, as  
11-59 provided by Section 39, Article III, Texas Constitution. If this  
11-60 Act does not receive the vote necessary for immediate effect, this  
11-61 Act takes effect September 1, 2019.

11-62

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