

By: West

S.B. No. 2446

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.

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

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

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

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

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>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>

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

SUBCHAPTER C. POWERS AND DUTIES

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

Sec. 3963.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The 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

S.B. No. 2446

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.