

1-1 By: West S.B. No. 2446  
1-2 (In the Senate - Filed March 14, 2019; March 27, 2019, read  
1-3 first time and referred to Committee on Intergovernmental  
1-4 Relations; May 6, 2019, reported adversely, with favorable  
1-5 Committee Substitute by the following vote: Yeas 7, Nays 0;  
1-6 May 6, 2019, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
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 S.B. No. 2446 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, fees, and taxes.

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 tax; 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  
2-63 is 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  
 3-11 hold 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	Madeleine Mitchell
2	Nataly V. Elberg
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.

3-53 (a) The district, using any money available to the district for  
 3-54 the 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.  
5-8 (a) Section 375.161, Local Government Code, does not apply to the  
5-9 district.

5-10 (b) Notwithstanding Subsection (a), the district may not  
5-11 impose an assessment on property if the owner qualifies the  
5-12 property for a homestead exemption under Section 11.13, Tax Code:

5-13 (1) for the tax year in which the Act enacting this  
5-14 chapter takes effect; or

5-15 (2) for the tax year in which the assessment is  
5-16 imposed.

5-17 Sec. 3963.0313. NO EMINENT DOMAIN POWER. The district may  
5-18 not exercise the power of eminent domain.

5-19 SUBCHAPTER D. ASSESSMENTS

5-20 Sec. 3963.0401. PETITION REQUIRED FOR FINANCING SERVICES  
5-21 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance  
5-22 a service or improvement project with assessments under this  
5-23 chapter unless a written petition requesting that service or  
5-24 improvement has been filed with the board.

5-25 (b) A petition filed under Subsection (a) must be signed by  
5-26 the owners of a majority of the assessed value of real property in  
5-27 the district subject to assessment according to the most recent  
5-28 certified tax appraisal roll for the county.

5-29 Sec. 3963.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS.

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

5-33 (b) An assessment, a reassessment, or an assessment  
5-34 resulting from an addition to or correction of the assessment roll  
5-35 by the district, penalties and interest on an assessment or  
5-36 reassessment, an expense of collection, and reasonable attorney's  
5-37 fees incurred by the district:

5-38 (1) are a first and prior lien against the property  
5-39 assessed;

5-40 (2) are superior to any other lien or claim other than:

5-41 (A) a lien or claim for county, school district,  
5-42 or municipal ad valorem taxes; or

5-43 (B) a lien filed by the city or securing an  
5-44 obligation owed to the city; and

5-45 (3) are the personal liability of and a charge against  
5-46 the owners of the property even if the owners are not named in the  
5-47 assessment proceedings.

5-48 (c) The lien is effective from the date of the board's  
5-49 resolution imposing the assessment until the date the assessment is  
5-50 paid. The board may enforce the lien in the same manner that the  
5-51 board may enforce an ad valorem tax lien against real property.

5-52 (d) The board may make a correction to or deletion from the  
5-53 assessment roll that does not increase the amount of assessment of  
5-54 any parcel of land without providing notice and holding a hearing in  
5-55 the manner required for additional assessments.

5-56 SUBCHAPTER E. TAXES AND BONDS

5-57 Sec. 3963.0501. TAX ELECTION REQUIRED. The district must  
5-58 hold an election in the manner provided by Chapter 49, Water Code,  
5-59 or, if applicable, Chapter 375, Local Government Code, to obtain  
5-60 voter approval before the district may impose an ad valorem tax.

5-61 Sec. 3963.0502. OPERATION AND MAINTENANCE TAX. (a) If  
5-62 authorized by a majority of the district voters voting at an  
5-63 election under Section 3963.0501, the district may impose an  
5-64 operation and maintenance tax on taxable property in the district  
5-65 in the manner provided by Section 49.107, Water Code, for any  
5-66 district purpose, including to:

5-67 (1) maintain and operate the district;

5-68 (2) construct or acquire improvements; or

5-69 (3) provide a service.

6-1 (b) The board shall determine the operation and maintenance  
6-2 tax rate. The rate may not exceed the rate approved at the  
6-3 election.

6-4 Sec. 3963.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE  
6-5 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
6-6 terms determined by the board.

6-7 (b) The district may issue bonds, notes, or other  
6-8 obligations payable wholly or partly from ad valorem taxes,  
6-9 assessments, impact fees, revenue, contract payments, grants, or  
6-10 other district money, or any combination of those sources of money,  
6-11 to pay for any authorized district purpose.

6-12 Sec. 3963.0504. BONDS SECURED BY REVENUE OR CONTRACT  
6-13 PAYMENTS. The district may issue, without an election, bonds  
6-14 secured by:

6-15 (1) revenue other than ad valorem taxes, including  
6-16 contract revenues; or

6-17 (2) contract payments, provided that the requirements  
6-18 of Section 49.108, Water Code, have been met.

6-19 Sec. 3963.0505. BONDS SECURED BY AD VALOREM TAXES;  
6-20 ELECTIONS. (a) If authorized at an election under Section  
6-21 3963.0501, the district may issue bonds payable from ad valorem  
6-22 taxes.

6-23 (b) Section 375.243, Local Government Code, does not apply  
6-24 to the district.

6-25 (c) At the time the district issues bonds payable wholly or  
6-26 partly from ad valorem taxes, the board shall provide for the annual  
6-27 imposition of a continuing direct annual ad valorem tax, without  
6-28 limit as to rate or amount, for each year that all or part of the  
6-29 bonds are outstanding as required and in the manner provided by  
6-30 Sections 54.601 and 54.602, Water Code.

6-31 (d) All or any part of any facilities or improvements that  
6-32 may be acquired by a district by the issuance of its bonds may be  
6-33 submitted as a single proposition or as several propositions to be  
6-34 voted on at the election.

6-35 Sec. 3963.0506. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
6-36 UNDER AGREEMENT. If the improvements financed by an obligation  
6-37 will be conveyed to or operated and maintained by a municipality or  
6-38 retail utility provider pursuant to an agreement between the  
6-39 district and the municipality or retail utility provider entered  
6-40 into before the issuance of the obligation, the obligation may be in  
6-41 the form of bonds, notes, or other obligations payable wholly or  
6-42 partly from ad valorem taxes or assessments, issued by public or  
6-43 private sale, in the manner provided by Subchapter A, Chapter 372,  
6-44 Local Government Code.

6-45 Sec. 3963.0507. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
6-46 board may not issue bonds or hold an election to authorize the  
6-47 imposition of an ad valorem tax until each municipality in whose  
6-48 corporate limits or extraterritorial jurisdiction the district is  
6-49 located has consented by ordinance or resolution to the creation of  
6-50 the district and to the inclusion of land in the district.

6-51 (b) This section applies only to the district's first  
6-52 issuance of bonds payable from ad valorem taxes.

6-53 SUBCHAPTER I. DISSOLUTION

6-54 Sec. 3963.0901. DISSOLUTION. (a) The board shall dissolve  
6-55 the district on written petition filed with the board by the owners  
6-56 of:

6-57 (1) 66 percent or more of the assessed value of the  
6-58 property subject to assessment by the district based on the most  
6-59 recent certified county property tax rolls; or

6-60 (2) 66 percent or more of the surface area of the  
6-61 district, excluding roads, streets, highways, utility  
6-62 rights-of-way, other public areas, and other property exempt from  
6-63 assessment by the district according to the most recent certified  
6-64 county property tax rolls.

6-65 (b) The board by majority vote may dissolve the district at  
6-66 any time.

6-67 (c) The city may dissolve the district at any time if:

6-68 (1) the development agreement has been executed; and

6-69 (2) the district's performance under the agreement has

7-1 been fulfilled, including any right or obligation the district has  
7-2 to reimburse a developer or owner for the costs of an improvement  
7-3 project.

7-4 (d) If the district is dissolved, the board shall transfer  
7-5 ownership of all district property to the city.

7-6 (e) The district may not be dissolved if the district:  
7-7 (1) has any outstanding debt until that debt has been  
7-8 repaid or defeased in accordance with the order or resolution  
7-9 authorizing the issuance of the debt;

7-10 (2) has a contractual obligation to pay money until  
7-11 that obligation has been fully paid in accordance with the  
7-12 contract; or

7-13 (3) owns, operates, or maintains public works,  
7-14 facilities, or improvements unless the district contracts with  
7-15 another person for the ownership and operation or maintenance of  
7-16 the public works, facilities, or improvements.

7-17 (f) Subchapter M, Chapter 375, Local Government Code, does  
7-18 not apply to the district.

7-19 SECTION 2. The SoGood Cedars Municipal Management District  
7-20 initially includes all territory contained in the following area:

7-21 TRACT 1:

7-22 Being a 57.225 square feet tract or parcel of land in the M. Main  
7-23 Survey, Abstract No. 995, situated in the City of Dallas, Dallas  
7-24 County, Texas, and being part of Lot 5 and Lots 13 through 17, all of  
7-25 lots 1 through 4, and all of an abandoned alley located in Block  
7-26 A/873 of HUGHES BROTHERS SUBDIVISION, an addition to the City of  
7-27 Dallas according to the plat thereof recorded in Volume 93, Page 43,  
7-28 Map Records, Dallas County, Texas, said 57,225 square foot tract of  
7-29 land being the same property as described in that certain tract of  
7-30 land described in a warranty deed to Pilgrim's Pride Corporation  
7-31 and recorded in Volume 2000163, Page 5582, Deed Records, Dallas  
7-32 County, Texas and being more particularly described as follows:

7-33 BEGINNING at a 1/2 inch iron rod found for corner in the north right  
7-34 of way of Clarence Street (a 50 foot right of way) and the east right  
7-35 of way line of S. Cesar Chavez Boulevard (at this point a 95-foot  
7-36 right of way) said corner also being the southwest corner of Lot 17,  
7-37 Block A/873 of the aforementioned subdivision.

7-38 THENCE North 36 degrees 00 minutes 00 seconds West, along, said  
7-39 easterly right of way line of said S. Cesar Chavez Boulevard,  
7-40 distance of 250.00 feet to a found 1/2 inch iron rod in the south  
7-41 right of way line of Coombs Street, and being the northwest corner  
7-42 of Lot 13, Block A/873, for the northwest corner of the herein  
7-43 described tract;

7-44 THENCE North 53 degrees 43 minutes 56 seconds East, departing said  
7-45 Chavez Boulevard and along the southerly right of way line of Coombs  
7-46 Street, a distance of 228.57 to a 1/2 inch iron rod found for the  
7-47 northeast corner of the herein described tract and the west line of  
7-48 a 100-foot right of -way-line of the T. & N.O. Railroad right-of-way  
7-49 ( formerly the H. & T.C. Railroad).

7-50 THENCE South 35 Degrees 58 minutes 46 seconds East, departing the  
7-51 south right-of-way line of Coombs Street a distance of 208.74 feet  
7-52 to a 1/2 inch iron rod found for corner in the said west right of way  
7-53 line of said Railroad.

7-54 THENCE South 16 degrees 33 minutes 42 seconds East, departing said  
7-55 Railroad right of way line and along the westerly right of way line  
7-56 of Interstate Highway 45, a distance of 47,74 feet to a found 1/2  
7-57 inch iron rod in the aforementioned northerly right of way line of  
7-58 said Clarence Street, for the southeast corner of the herein  
7-59 described tract;

7-60 THENCE South 54 degrees 43 minutes 27 seconds West, along the  
7-61 northerly right of way line of said Clarence Street, a distance of  
7-62 212.62 to the POINT of BEGINNING and containing 57,225 square feet  
7-63 or 1.314 acres of land.

7-64 TRACT 2:

7-65 BEING a 385,249 square feet or 8.848 acre tract of land situated in  
7-66 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
7-67 County, Texas, said tract being all of Lot 1B of Block A/472 of  
7-68 Pilgrim's Prepared Foods Addition, an addition to the City of  
7-69 Dallas, Dallas County, Texas according to the Map thereof recorded

8-1 in Volume 97045, Page 2998, Deed Records of Dallas County, Texas,  
8-2 all of Lots 23, 24, 25, 26 & 27, Block 466 of Ferris Park Addition,  
8-3 an addition to the City of Dallas, Dallas County, Texas according to  
8-4 the Map thereof recorded in Volume 239, Page 72, Deed Records of  
8-5 Dallas County, Texas, a 1.198 acre tract and a 1.670 acre tract of  
8-6 land and a 0.294 acre tract of land in Block 466, said Lot 1B  
8-7 conveyed to Pilgrim's Pride Corporation by deeds recorded in Volume  
8-8 88172, Page 2136 and Volume 91041, Page 5004, Deed Records of  
8-9 Dallas, Texas, said Lots 23-27, Block 466 conveyed to Pilgrim's  
8-10 Pride Corporation by deed recorded in Volume 97088, Page 2738, Deed  
8-11 Records of Dallas County, Texas, said 1.198 acre tract in Block 466  
8-12 conveyed to Pilgrim's Pride Corporation by deed recorded in Volume  
8-13 95250, Page 3603 Deed Records of Dallas County, Texas, and said  
8-14 1.670 acre tract and 0.294 acre tract in Block 466 conveyed to  
8-15 Pilgrim's Pride Corporation by deed recorded in Instrument Number  
8-16 200600105781, Official Public Records of Dallas County, Texas, and  
8-17 being more particularly described as follows:  
8-18 BEGINNING at a set "x" in concrete for a corner at the intersection  
8-19 of the southeast line of Hickory Street (a 50 foot right of way) and  
8-20 the southwest line of S. Good Latimer Expressway (a 90 foot right of  
8-21 way), said point being the north corner of said Lot 1B;  
8-22 THENCE, S 36°18'00" E, with the southwest line of S. Good Latimer  
8-23 Expressway, a distance of 477.87 feet to a set 5/8 iron rod for a  
8-24 corner at the intersection of the southwest line of S. Good Latimer  
8-25 Expressway with the northwest line of a variable width Alley right  
8-26 of way;  
8-27 THENCE, S 53°21'15" W, departing S. Good Latimer Expressway and with  
8-28 the southeast line of Pilgrim's Prepared Food Addition and the  
8-29 northwest line of the said Alley right of way, a distance of 439.94  
8-30 feet to a set 5/8 iron rod for a corner, said point being in the  
8-31 northeast line of the said 1.198 acre tract;  
8-32 THENCE, the following courses and distances with the northeast,  
8-33 southeast and southwest line of the said 1.198 acre tract;  
8-34 - S 36°18'00" E, a distance of 10.00 feet to a set 5/8 inch  
8-35 iron rod for a corner;  
8-36 - S 53°21'15" W, a distance of 64.89 feet to a set 5/8 inch  
8-37 iron rod for a corner;  
8-38 - S 30°15'00" E, a distance of 90.38 feet to a set 5/8 inch  
8-39 iron rod for a corner,  
8-40 - S 53°08'53" W, a distance of 25.59 feet to a set 5/8 inch  
8-41 iron rod for a corner on the southeast line of Corinth Street (a 40  
8-42 feet right of way), said point being the north corner of a 1.39 acre  
8-43 tract conveyed to Gustava Alvarado by deed records in Instrument  
8-44 Number 201300058241, Official Public Records of Dallas County,  
8-45 Texas;  
8-46 - N 36°17'26" W, with the northeast line of Corinth Street, a  
8-47 distance of 40.00 feet to a set 5/8 inch iron rod for a corner, said  
8-48 point being the southeast corner of the said 0.294 acre tract and  
8-49 the north corner of Corinth Street;  
8-50 THENCE, S 53°17'04" W, with the northwest line of Corinth Street, a  
8-51 distance of 211.57 feet to a found 1 inch iron rod at the  
8-52 intersection of the northwest line of Corinth Street and the  
8-53 northeast line of Cesar Chavez Boulevard (Central Expressway a  
8-54 variable width right of way) for a corner;  
8-55 THENCE, N 36°18'00" W, with the northeast line of Cesar Chavez  
8-56 Boulevard, a distance of 582.00 feet to a set "x" in concrete for a  
8-57 corner at the intersection of the northeast line of Cesar Chavez  
8-58 Boulevard with Hickory Street, said point being the west corner of  
8-59 said Lot 23, Block 466;  
8-60 THENCE, the following courses and distances with the southeast line  
8-61 of Hickory Street;  
8-62 - N 53°07'43" E, a distance of 211.57 feet to a set mag nail  
8-63 at the beginning of a non-tangent curve to the right with a central  
8-64 angle of 52°42'31", a radius of 62.50 feet, a chord bearing of N  
8-65 79°23'57" E and a chord distance of 55.49 feet, said point being the  
8-66 north corner of said Lot 23, Block 466 and the west corner of the  
8-67 said 1.198 acre tract;  
8-68 - Northeasterly, along said curve, an arc distance of 57.50  
8-69 feet to a set mag nail at the beginning of a non-tangent curve to the



9-1 left with a central angle of 53°07'49", a radius of 62.50 feet, a  
 9-2 chord bearing of N 80°15'54" E and a chord distance of 55.90 feet,  
 9-3 said point being the west corner of said Lot 1B, Block A/472;  
 9-4 THENCE, the following courses and distances with the southeast line  
 9-5 of Hickory Street and the northwest line of said Lot 1B, A/472;  
 9-6 - Northeasterly, along said curve, an arc distance of 57.96  
 9-7 feet to a set mag nail for a corner;  
 9-8 - N 52°43'10" E, a distance of 50.35 feet to a set mag nail  
 9-9 for a corner;  
 9-10 - S 36°18'00" E, a distance of 3.00 feet to a set mag nail for  
 9-11 a corner;  
 9-12 - N 52°43'10" E, a distance of 149.36 feet to a set mag nail  
 9-13 for a corner;  
 9-14 - N 36°18'00" W, a distance of 3.00 feet to a set mag nail for  
 9-15 a corner;  
 9-16 - N 52°43'10" E, a distance of 240.29 feet to the Point of  
 9-17 Beginning.  
 9-18 TRACT 3:  
 9-19 BEING a 13,298 square feet or 0.305 acre tract of land situated in  
 9-20 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
 9-21 County, Texas said tract being all of Lot 2 and a part of Lot 3 of  
 9-22 Block B/473 of Middleton Brothers Central Avenue Addition, an  
 9-23 addition to the City of Dallas, Dallas County, Texas according to  
 9-24 the map thereof recorded in Volume 96, Page 476, Deed Records of  
 9-25 Dallas County, Texas, said tract conveyed to Pilgrim's Pride  
 9-26 Corporation by deed recorded in Volume 95099, Page 840, Deed  
 9-27 Records of Dallas County, Texas and being more particularly  
 9-28 described as follows:  
 9-29 BEGINNING at a found 100D nail in the northwest line of Hickory  
 9-30 Street (a 50 foot right of way), said point being the south corner  
 9-31 of said Lot 2 and the east corner of Lot 1 of Block B/473 of the said  
 9-32 Middleton Brothers Central Avenue Addition;  
 9-33 THENCE, N 36°24'15" W, departing said northwest line of Hickory  
 9-34 Street and with the common line of said Lot 1 and Lot 2, a distance  
 9-35 of 140.00 feet to a set 5/8 inch iron rod for a corner in the  
 9-36 southeast line of a 20 foot Alley right of way, said point being the  
 9-37 west corner of said Lot 2;  
 9-38 THENCE, N 52°43'10" E, with the southeast line of the said Alley  
 9-39 right of way, a distance of 95.00 feet to a set 5/8 inch iron rod for  
 9-40 a corner;  
 9-41 THENCE, S 36°24'15" E, departing the southeast line of the said  
 9-42 Alley right of way, a distance of 140.00 feet to a set 5/8 inch iron  
 9-43 rod for a corner in the northwest line of Hickory Street;  
 9-44 THENCE, S 52°43'10" W, with the northwest line of Hickory Street a  
 9-45 distance of 95.00 feet to the Point of Beginning.  
 9-46 TRACT 4:  
 9-47 BEING a 19,498 square feet or 0.448 acre tract of land situated in  
 9-48 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
 9-49 County, Texas, said tract being all of Lots 5, 6, and 7 of Block  
 9-50 C/181 of Middleton Brothers Central Avenue Addition, an addition to  
 9-51 the City of Dallas, Dallas County, Texas according to the map  
 9-52 thereof recorded in Volume 96, Page 476, Deed Records of Dallas  
 9-53 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by  
 9-54 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas  
 9-55 County, Texas, and being more particularly described as follows:  
 9-56 BEGINNING at a set 5/8 inch iron rod at the intersection of the  
 9-57 southwest line of Lincoln Street (a 50 foot right of way) and the  
 9-58 southeast line of Dawson Street (a 50 foot right of way), said point  
 9-59 being the north corner a Lot 7 of Block C/181 of the said Middleton  
 9-60 Brothers Central Avenue Addition;  
 9-61 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street, a  
 9-62 distance of 150,00 feet to a set 5/8 inch iron rod for a corner, said  
 9-63 point being the east corner of Lot 5 and the north corner of Lot 4,  
 9-64 Block C/181 of the said Middleton Brothers Central Avenue Addition;  
 9-65 THENCE, S 52°43'10" W, departing the southwest line of Lincoln  
 9-66 Street and with the common line of said Lot 4 and Lot 5, a distance  
 9-67 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point  
 9-68 being the south corner of Lot 5, said corner also being in the  
 9-69 northeast line of a tract of land conveyed to Dallas Area Rapid

10-1 Transit (DART) by deed recorded in Volume 88083, Page 4905, Deed  
10-2 Records of Dallas County, Texas;  
10-3 THENCE, N 36°24'15" W, with the southwest line of Block C/181 and the  
10-4 northeast line of DART, a distance of 150.00 feet to a 5/8 inch iron  
10-5 rod in the southeast line of Dawson Street, said point also be the  
10-6 west corner of Lot 7;  
10-7 THENCE, N 52°43'10" E, with the southeast line of Dawson Street .a  
10-8 distance of 130.00 feet to the Point of Beginning.  
10-9 TRACT 5:  
10-10 BEING a 19,498 square feet or 0.448 acre tract of land situated in  
10-11 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
10-12 County, Texas, said tract being all of Lots 7, 8, and 9 of Block  
10-13 B/473 of Middleton Brothers Central Avenue Addition, an addition to  
10-14 the City of Dallas, Dallas County, Texas according to the map  
10-15 thereof recorded in Volume 96, Page 476, Deed Records of Dallas  
10-16 County, Texas, said tract conveyed to Pilgrim Pride Corporation by  
10-17 deeds recorded in Volume 95099, Page 840 and Volume 97074, Page  
10-18 1537, Deed Records of Dallas County, Texas, and being more  
10-19 particularly described as follows:  
10-20 BEGINNING at a found monument in the northeast line of Lincoln  
10-21 Street (a 50 foot right of way), said point also being the west  
10-22 corner of Lot 9 of Block B/473 and the south corner of said Lot 10,  
10-23 Block B/473 of said Middleton Brothers Central Avenue Addition;  
10-24 THENCE, N 52°43'10" E, departing the northeast line of Lincoln  
10-25 Street and along the common line of said Lot 9 and Lot 10, a distance  
10-26 of 130.00 feet to a set 5/8 inch iron rod for a corner, said point  
10-27 being the north corner of Lot 9 and the west corner of Lot 12, Block  
10-28 B/473 of the said Middleton Brothers Central Avenue Addition;  
10-29 THENCE, S 36°24'15" E, with the common line of said Lot 9 and Lot 12,  
10-30 passing at a distance of 50.0 feet the west corner of Lot 13A, Block  
10-31 B/473 of Unique Electric Addition as recorded in Instrument Number  
10-32 20070460539, Official Public Records of Dallas County, Texas,  
10-33 passing at a distance of 111.0 feet the south corner of said Lot 13A  
10-34 and in the southwest line of Lot 124, Block B/473 of the said  
10-35 Middleton Brothers Central Avenue Addition, continuing in all a  
10-36 distance of 150.00 to a set 5/8 inch iron rod for a corner, said point  
10-37 being the east corner of Lot 7 and the north corner of Lot 6, Block  
10-38 B/473 of the said Middleton Brothers Central Avenue Addition;  
10-39 THENCE, S 52°43'10" W, with the common line of Lot 6 and Lot 7, a  
10-40 distance of 130.00 feet to a set 5/8 inch iron rod in the northeast  
10-41 line of Lincoln Street, said point also being the south corner of  
10-42 said Lot 7;  
10-43 THENCE, N 36°24'15" W, with the northeast line of Lincoln Street, a  
10-44 distance of 150.00 feet to the Point of Beginning.  
10-45 TRACT 6:  
10-46 BEING a 33,796 square feet or 0.776 acre tract of land situated in  
10-47 the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas  
10-48 County, Texas, said tract being all of Lots 1, 2, 3 and 4 of Block  
10-49 C/181 of Middleton Brothers Central Avenue Addition, an addition to  
10-50 the City of Dallas, Dallas County, Texas according to the map  
10-51 thereof recorded in Volume 96, Page 476, Deed Records of Dallas  
10-52 County, Texas, said tract conveyed to Pilgrim Industries, Inc. by  
10-53 deed recorded in Volume 81185, Page 3346, Deed Records of Dallas  
10-54 County, Texas, and being more particularly described as follows:  
10-55 BEGINNING at a point for a corner at the intersection of the  
10-56 southwest line of Lincoln Street (a 50 foot right of way) with the  
10-57 northwest line of Hickory Street (a 50 foot right of way), said  
10-58 point being the east corner of said Lot 2 of Block C/181 of the said  
10-59 Middleton Brothers Central Avenue Addition;  
10-60 THENCE, S 52°43'10" W, with the northwest line of Hickory Street, a  
10-61 distance of 130.00 feet to a point for a corner, said point being  
10-62 the south corner of said Lot 1, Block C/181 of the said Middleton  
10-63 Brothers Central Avenue Addition and said point at the intersection  
10-64 of the northwest line of Hickory Street with the northeast line of a  
10-65 tract of land conveyed to DART by deed recorded in volume 88083.  
10-66 Page 4905, Deed Records of Dallas County, Texas;  
10-67 THENCE, N 36°24'15" W, departing the northwest line of Hickory  
10-68 Street and with the northeast line of DART, a distance of 260.00  
10-69 feet to a set 5/8 inch iron rod for a corner, said point being the

11-1 common corner of said Lot 4 and Lot 5, Block C/181 of the said  
11-2 Middleton Brothers Central Avenue Addition;  
11-3 THENCE, N 52°43'10"E, departing the northeast line of DART and with  
11-4 the common line of Lot 4 and Lot 5, a distance of 130.00 feet to a  
11-5 5/8 inch iron rod in the southwest line of Lincoln Street;  
11-6 THENCE, S 36°24'15" E, with the southwest line of Lincoln Street a  
11-7 distance of 260.00 feet to the Point of Beginning.  
11-8 TRACT 7:  
11-9 Being situated in the John Grigsby Survey, Abstract No. 495, Dallas  
11-10 County, Texas, and being part of City of Dallas Block No. 471 and  
11-11 Block No. 160, and being a resurvey of a called 2.0230 acre tract of  
11-12 land described by a deed to W&D Holden 1 Family Limited Partnership  
11-13 of record in Volume 99249, Page 5930, Deed Records of Dallas County,  
11-14 Texas and being more particularly described by metes and bounds as  
11-15 follows:  
11-16 BEGINNING at a concrete monument found for corner at the  
11-17 intersection of the southeast right-of-way line of R.L. Thornton  
11-18 Freeway (a variable width right-of-way) with the northeast  
11-19 right-of-way line of South Central Expressway (a variable width  
11-20 right-of-way), said point being the most western corner of said  
11-21 2.0230 acre tract;  
11-22 THENCE North 46°45'00" east along the southeast right-of-way line of  
11-23 said R.L. Thornton Freeway, a distance of 258.36 feet to a 1/2 iron  
11-24 rod found for corner at the most northern corner of said 2.0230 acre  
11-25 tract;  
11-26 THENCE South 36°04'04" east along a northeast line of said 2.0230  
11-27 acre tract, a distance of 55.77 feet to a 1/2 iron rod found for  
11-28 corner at an interior corner thereof;  
11-29 THENCE North 51°59'25" east along a northwest line of said 2.0230  
11-30 acre tract, a distance of 43.18 feet to a 1/2" iron rod found for  
11-31 corner at a northern corner thereof and being in the southwest  
11-32 right-of-way line of T. & N. O. Railroad (a variable width  
11-33 right-of-way);  
11-34 THENCE South 36°17'33" East along the southwest right-of-way line of  
11-35 said T. & N. O. Railroad, a distance of 407.22 feet to a 1/2" iron  
11-36 rod found for corner at the most eastern corner of said 2.0230 acre  
11-37 tract and being in the northerly right-of-way line of Bluebell  
11-38 Street (a variable width right-of-way);  
11-39 THENCE South 84°17'19" West along the northerly right-of-way line of  
11-40 said Bluebell Street, a distance of 13.15 feet to a 1/2" iron rod  
11-41 found for corner;  
11-42 THENCE North 77°09'39" West continuing along the northerly  
11-43 right-of-way line of said Bluebell Street, a distance of 100.09  
11-44 feet to a 1/2" iron rod found for corner;  
11-45 THENCE North 74°09'26" West continuing along the northerly  
11-46 right-of-way line of said Bluebell Street, a distance of 37.18 feet  
11-47 to a 1/2" iron rod found for corner at the beginning of a  
11-48 non-tangent curve to the left having a radius of 102.00 feet, a  
11-49 central angle of 80°52'26", and a chord which bears South 76°21'04"  
11-50 West, a distance of 103.34 feet;  
11-51 THENCE in a westerly direction along the curving north right-of-way  
11-52 line of said Bluebell Street, an arc distance of 108.37 feet to a  
11-53 1/2" iron rod found for corner;  
11-54 THENCE South 45°55'00" West along the northwest right-of-way line of  
11-55 said Bluebell Street, a distance of 42.11 feet to a chainlink fence  
11-56 post found for corner at the most southern corner of said 2.0230  
11-57 acre tract and being in the northeast right-of-way line of said  
11-58 South Central Expressway, said point also being the beginning of a  
11-59 non-tangent curve to the left having a radius of 2339.33 feet, a  
11-60 central angle of 06°25'54" and a chord which bears north 45°22'36"  
11-61 West, a distance of 202.46 feet;  
11-62 THENCE in a northwesterly direction along the curving northeast  
11-63 right-of-way line of said South Central Expressway, an arc distance  
11-64 of 262.60 feet to a 1/2" iron rod found for corner;  
11-65 THENCE North 51°43'12" West continuing along the northeast  
11-66 right-of-way line of said South Central Expressway, a distance of  
11-67 28.99 feet to the PLACE OF BEGINNING and containing 88,017 square  
11-68 feet or 2.021 acres of land.  
11-69 SECTION 3. (a) The legal notice of the intention to

12-1 introduce this Act, setting forth the general substance of this  
12-2 Act, has been published as provided by law, and the notice and a  
12-3 copy of this Act have been furnished to all persons, agencies,  
12-4 officials, or entities to which they are required to be furnished  
12-5 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
12-6 Government Code.

12-7 (b) The governor, one of the required recipients, has  
12-8 submitted the notice and Act to the Texas Commission on  
12-9 Environmental Quality.

12-10 (c) The Texas Commission on Environmental Quality has filed  
12-11 its recommendations relating to this Act with the governor,  
12-12 lieutenant governor, and speaker of the house of representatives  
12-13 within the required time.

12-14 (d) All requirements of the constitution and laws of this  
12-15 state and the rules and procedures of the legislature with respect  
12-16 to the notice, introduction, and passage of this Act have been  
12-17 fulfilled and accomplished.

12-18 SECTION 4. This Act takes effect immediately if it receives  
12-19 a vote of two-thirds of all the members elected to each house, as  
12-20 provided by Section 39, Article III, Texas Constitution. If this  
12-21 Act does not receive the vote necessary for immediate effect, this  
12-22 Act takes effect September 1, 2019.

12-23

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