

1-1 By: West S.B. No. 2445
 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	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 S.B. No. 2445 By: Alvarado

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

1-19 relating to the creation of the New Park 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 3966 to read as follows:

1-25 CHAPTER 3966. NEW PARK MUNICIPAL MANAGEMENT DISTRICT
 1-26 SUBCHAPTER A. GENERAL PROVISIONS

1-27 Sec. 3966.0101. 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 New Park Municipal Management
 1-32 District.

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

1-35 Sec. 3966.0102. NATURE OF DISTRICT. The New Park Municipal
 1-36 Management District is a special district created under Section 59,
 1-37 Article XVI, Texas Constitution.

1-38 Sec. 3966.0103. 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. 3966.0104. 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. 3966.0105. 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. 3966.0106. 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. 3966.0107. 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. 3966.0108. 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. 3966.0201. 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. 3966.0202. 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. 3966.0203. 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. 3966.0204. 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. 3966.0205. INITIAL DIRECTORS. (a) The initial board
 3-25 consists of the following directors:

Pos. No.	Name of Director
1	Edward Cox
2	Rodney Haire
3	Cami Hobbs
4	Varvara K. Brown
5	Nick Wohr

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. 3966.0301. 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 3966.0302 is approved by the city and executed by the
 3-44 parties to the agreement.

3-45 Sec. 3966.0302. 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. 3966.0303. 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. 3966.0304. 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. 3966.0305. 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. 3966.0306. 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. 3966.0307. 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. 3966.0308. 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. 3966.0309. 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. 3966.0310. 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. 3966.0311. 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. 3966.0312. 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. 3966.0313. NO EMINENT DOMAIN POWER. The district may
5-18 not exercise the power of eminent domain.

5-19 SUBCHAPTER D. ASSESSMENTS

5-20 Sec. 3966.0401. 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. 3966.0402. 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. 3966.0501. 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. 3966.0502. OPERATION AND MAINTENANCE TAX. (a) If
5-62 authorized by a majority of the district voters voting at an
5-63 election under Section 3966.0501, 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. 3966.0503. 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. 3966.0504. 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. 3966.0505. BONDS SECURED BY AD VALOREM TAXES;
6-20 ELECTIONS. (a) If authorized at an election under Section
6-21 3966.0501, 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. 3966.0506. 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. 3966.0507. 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. 3966.0901. 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 New Park Municipal Management District
7-20 initially includes all territory contained in the following area:

7-21 TRACT 1:

7-22 BEING a tract of land situated in the John Grigsby Survey, Abstract
7-23 No. 495, City of Dallas, Dallas County, Texas, and being the same
7-24 tract of land conveyed to Janice C. Pastor and Stanley Pastor,
7-25 Co-Trustees of the Janice C. Pastor 1995 Revocable Trust recorded
7-26 in Volume 98035, Page 01773, Deed Records, Dallas County, Texas and
7-27 being the same tract of land conveyed to Janice C. Pastor and
7-28 Constance C. Tolmas by probate recorded in Probate No. 89-3123,
7-29 Probate Minutes, Dallas County, Texas, and being more particularly
7-30 described by metes and bounds as follows:

7-31 Beginning at an "x" cut set in concrete at the intersection of the
7-32 South right-of-way line of Marilla Street (53 foot right- of-way)
7-33 and the East right-of-way line of S. Ervay Street (variable width
7-34 right-of-way);

7-35 Thence North 75 degrees 00 minutes 00 seconds East, along the
7-36 Southeast right-of-way line of said Marilla Street, a distance of
7-37 185.86 feet to a 1 inch iron pipe found at the West corner of a tract
7-38 of land conveyed to Dallas Power & Light Company recorded in Volume
7-39 3343, Page 598, Deed Records, Dallas County, Texas;

7-40 Thence South 44 degrees 37 minutes 15 seconds East, along the
7-41 Southwest property line of said Dallas Power & Light Company tract,
7-42 a distance of 42.40 feet to a P.K. nail set at the North corner of a
7-43 tract of land conveyed to Dallas Power & Light Company by deed
7-44 recorded in Volume 3352, Page 287, Deed Records, Dallas County,
7-45 Texas;

7-46 Thence South 45 degrees 29 minutes 32 seconds West, along the
7-47 Northwest property line of said Dallas Power & Light Company
7-48 (Volume 3352, Page 287) tract, passing the North corner of a tract
7-49 of land conveyed to Dallas Power & Light Company by deed recorded in
7-50 Volume 3320, Page 488, Deed Records, Dallas County, Texas, at a
7-51 distance of 8.67 feet and continuing along the Northwest property
7-52 line of said Dallas Power & Light Company (Volume 3320, Page 488)
7-53 tract, for a total distance of 193.67 feet to an "X" cut set in
7-54 concrete in the Northeast right-of-way line of said S. Ervay
7-55 Street;

7-56 Thence North 44 degrees 18 minutes 25 seconds West, along the
7-57 Northeast right-of-way line of said S. Ervay Street, a distance of
7-58 47.50 feet to an "X" cut set in concrete for corner;

7-59 Thence North 28 degrees 52 minutes 46 seconds West, and continuing
7-60 along the Northeast right-of-way line of said S. Ervay Street, a
7-61 distance of 50.91 feet to an "X" cut set in concrete for corner;

7-62 Thence North 18 degrees 52 minutes 07 seconds West, and continuing
7-63 along the East right-of-way line of said S. Ervay Street, a distance
7-64 of 41.50 feet to the Point of Beginning and containing 17,324.67
7-65 square feet or 0.3977 acres of land.

7-66 TRACT 2:

7-67 Being all of Lots 6, 7 and 8 and a portion of Lots 1, 2, 3, in Block
7-68 2/102 of Browder's Addition, an Addition to the City of Dallas,
7-69 Dallas County, Texas, according to the map thereof recorded in

8-1 Volume U, Page 492, Real Property Records, Dallas County, Texas,
8-2 and being the same tracts of land conveyed to Dallas Power & Light
8-3 Company, a Texas corporation, by deeds recorded in Volume 3301,
8-4 Page 165, Volume 3320, Page 488, Volume 3343, Page 598 and Volume
8-5 3352, Page 287, Deed Records, Dallas County, Texas, and being more
8-6 particularly described as follows:
8-7 BEGINNING at a monument found for corner, said corner being in the
8-8 Northwest line of Canton Street (66 foot right-of-way) and being
8-9 the South corner of a tract of land conveyed to City of Dallas, by
8-10 deed recorded in Volume 87165, Page 4821, Deed Records, Dallas
8-11 County, Texas;
8-12 THENCE South 45 degrees 32 minutes 35 seconds West, along the
8-13 Northwest line of said Canton Street, a distance of 288.00 feet to
8-14 an "X" found in concrete for corner, said corner being in the
8-15 intersection of the Northwest line of said Canton Street and the
8-16 Northeast line of S. Ervay Street (variable width right-of-way);
8-17 THENCE North 44 degrees 18 minutes 25 seconds West, along the
8-18 Northeast line of said S. Ervay Street, a distance of 221.50 feet to
8-19 an "X" found in concrete for corner, said corner being the South
8-20 corner of a tract of land conveyed to 702 S. Ervay, L.P., by deed
8-21 recorded in Volume 2003099, Page 3909, Deed Records, Dallas County,
8-22 Texas;
8-23 THENCE North 45 degrees 29 minutes 32 seconds East, along the
8-24 Southeast line of said 702 S. Ervay tract, a distance of 193.67 feet
8-25 to a 5/8 inch iron rod found for corner;
8-26 THENCE North 44 degrees 37 minutes 15 seconds West, along the
8-27 Northeast line of said 702 S. Ervay tract, a distance of 42.40 feet
8-28 to a 3/4 inch iron pipe found for corner, said corner being in the
8-29 Southeast line of Marilla Street (53 foot right-of-way);
8-30 THENCE North 75 degrees 00 minutes 00 seconds East, along the
8-31 Southeast line of said Marilla Street, a distance of 107.57 feet to
8-32 a 60D nail found for corner, said corner being the West corner of
8-33 said City of Dallas tract;
8-34 THENCE South 44 degrees 30 minutes 42 seconds East, along the
8-35 Southwest line of said City of Dallas tract, a distance of 211.17
8-36 feet to the POINT OF BEGINNING and containing 65,228 square feet or
8-37 1.50 acre tract of land.
8-38 TRACT 3:
8-39 BEING a 7,725 square feet or a 0.177 acre tract of land situated in
8-40 the John Grigsby Survey, Abstract No. 495, Dallas County, said
8-41 tract being part of City Block 83-1/4, and being all of a tract of
8-42 land conveyed to the heirs and devisees under the Estate of Edna
8-43 Kahn Flaxman; Betty Kahn Dreyfus and Alan Linz Kahn by Probate
8-44 #PR-66-02038-A-CO-DC, and being more particularly described as
8-45 follows:
8-46 BEGINNING at a found PK nail for a corner in the southwest line of
8-47 Browder Street (a 58 foot right of way), said point being N 45°00'00"
8-48 W, a distance of 82.00 feet from the intersection of the southwest
8-49 line of Browder Street with the northwest line of Cadiz Street (a 60
8-50 foot right of way), said point being the north corner of a called
8-51 11,200 square feet tract of land conveyed to Paul K. and Colleen F.
8-52 Tyler by deed recorded in Volume 97183, Page 5144, Deed Records of
8-53 Dallas County, Texas;
8-54 THENCE, S 45°21'00" W, departing the southwest line of Browder
8-55 Street, a distance of 136.54 feet to a point or a corner in the
8-56 northeast line of a 10 foot Alley right of way;
8-57 THENCE, N 45°18'10" W, with the northeast line of the said Alley
8-58 right of way, a distance of 50.85 feet to a point for a corner, said
8-59 point being the most westerly corner of the herein described tract
8-60 and the most southerly corner of a called 8,296 square feet tract
8-61 land described in deed to City Park A Lot, L.P. as recorded in
8-62 Instrument Number 20070146779, Official Public Records of Dallas
8-63 County, Texas;
8-64 THENCE, N 45°00'00" E, departing the northeast line of the said
8-65 Alley right of way, a distance of 16.77 feet to a point for a corner;
8-66 THENCE, N 45°00'00" W, a distance of 6.00 feet to a point for a
8-67 corner;
8-68 THENCE, N 45°00'00" E, a distance of 120.00 feet to a point for a
8-69 corner in the southwest line of Browder Street;

9-1 THENCE, S 45°00'00" E, with the southwest line of Browder Street, a
9-2 distance of 57.68 feet to the Point of Beginning.

9-3 TRACT 4:

9-4 BEING a 106,266 square feet or a 2.4395 acre tract of land situated
9-5 in the John Grigsby Survey, Abstract No. 495, City of Dallas,
9-6 Dallas County, Texas, said tract being all of Lots 1 through 8,
9-7 Block 6/89 1/2 of Browder's Addition, an addition to the City of
9-8 Dallas, Dallas County, Texas according to the map thereof recorded
9-9 in Volume U, Page 492, Deed Records of Dallas County, Texas, said
9-10 tract conveyed to C. P. Canton/Patterson Street Limited Partnership
9-11 by deed recorded in Volume 94222, Page 2920, Deed Records of Dallas
9-12 County, Texas, and being more particularly described as follows:
9-13 BEGINNING at a found 1/2 inch iron rod for a corner at the
9-14 intersection of the northeast line of Browder Street (a 58 foot
9-15 right of way) with the southeast line of Canton Street (a 66 foot
9-16 right of way), said point being the west corner of said Lot 1, Block
9-17 6/89 1/2;

9-18 THENCE, N 45°14'00" E, with the southeast line of Canton Street, a
9-19 distance of 398.00 feet to a set punch mark on a metal plate for a
9-20 corner at the intersection of the southeast line of Canton Street
9-21 with the southwest line of South Ervay Street (a 60 foot right of
9-22 way), said point being the north corner of said Lot 4, Block 6/89
9-23 1/2;

9-24 THENCE, S 44°46'00" E, with the southwest line of South Ervay
9-25 Street, a distance of 267.00 feet to a set "crows foot" cut on
9-26 concrete pavement for a corner at the intersection of the southwest
9-27 line of South Ervay Street with the northwest line of Cadiz Street
9-28 (a 66 foot right of way), said point being the east corner of said
9-29 Lot 5, Block 6/89 1/2;

9-30 THENCE, S 45°14'00" W, with the northwest line of Cadiz Street, a
9-31 distance of 398.00 feet to a found "x" cut on concrete pavement for
9-32 a corner at the intersection of the northwest line of Cadiz Street
9-33 with the northeast line of Browder Street, said point being the
9-34 south corner of said Lot 8, Block 6/89 1/2;

9-35 THENCE, N 44°46'00" W, with the northeast line of Browder Street, a
9-36 distance of 267.00 feet to the Point of Beginning.

9-37 TRACT 5:

9-38 BEING a 102,929 square feet or a 2.3629 acre tract of land situated
9-39 in the John Grigsby Survey, Abstract No. 495, City of Dallas,
9-40 Dallas County, Texas, said tract being all of Lots 1 through 8,
9-41 Block 5/103 of Browder's Addition, an addition to the City of
9-42 Dallas, Dallas County, Texas according to the map thereof recorded
9-43 in Volume U, Page 492, Deed Records of Dallas County, Texas, said
9-44 tract conveyed to C. P. Canton/Patterson Street Limited Partnership
9-45 by deed recorded in Volume 94183, Page 450, Deed Records of Dallas
9-46 County, Texas, and being more particularly described as follows:
9-47 BEGINNING at a set "v" cut on concrete pavement for a corner at the
9-48 intersection of the northeast line of South Ervay Street (a 66 foot
9-49 right of way) with the southeast line of Canton Street (a 66 foot
9-50 right of way), said point being the west corner of said Lot 1, Block
9-51 5/103;

9-52 THENCE, N 45°14'00" E, with the southeast line of Canton Street, a
9-53 distance of 385.50 feet to a found "x" cut on concrete pavement for
9-54 a corner at the intersection of the southeast line of Canton Street
9-55 with the southwest line of St. Paul Street (a 66 foot right of way,
9-56 said point being the north corner of said Lot 4, Block 5/103;

9-57 THENCE, S 44°46'00" E, with the southwest line of St. Paul Street, a
9-58 distance of 267.00 feet to a found PK nail for a corner at the
9-59 intersection of the southwest line of St. Paul Street with the
9-60 northwest line of Cadiz Street (a 60 foot right of way), said point
9-61 being the east corner of said Lot 5, Block 5/103;

9-62 THENCE, S 45°14'00" W, with the northwest line of Cadiz Street, a
9-63 distance of 385.50 feet to a set "crows foot" cut on concrete
9-64 pavement for a corner at the intersection of the northwest line of
9-65 Cadiz Street with the northeast line of South Ervay Street, said
9-66 point being the south corner of said Lot 8, Block 5/103;

9-67 THENCE, N 44°46'00" W, with the northeast line of South Ervay
9-68 Street, a distance of 267.00 feet to the Point of Beginning.

9-69 TRACT 6:

10-1 Being 806 & 810 South St. Paul, 1808 Canton and 1809-1811 Cadiz
10-2 Street in the City of Dallas and being all of Lots 1, 7 and 8 and
10-3 part of Lot 2, Block 4/112 of Browder's Addition, an addition to the
10-4 City of Dallas, Texas according to the plat thereof recorded in
10-5 Volume U, Page 492, Deed Records, Dallas County, Texas and being
10-6 more particularly described as follows:
10-7 Beginning at a capped 1/2 inch iron rod set at the intersection of
10-8 the Northeast line of South St. Paul Street and the Northwest line
10-9 of Cadiz Street at the South corner of Lot 8, Block 4/112;
10-10 Thence N 45°05'36" W along the Northeast line of South St. Paul
10-11 Street, at 0.7 feet, passing a building corner, at 101.78 feet
10-12 passing another building corner, at 132.26 feet passing a 1/2 inch
10-13 iron pipe found at the West corner of Lot 8, same being the South
10-14 corner of Lot 1, in all a total distance of 267.17 feet to an X cut
10-15 found at the west corner of Lot 1 at the intersection with the
10-16 Southeast line of Canton Street;
10-17 Thence N 44°45'11" E along the said Southeast line of Canton Street,
10-18 at 92.98 feet passing a building corner at the North corner of Lot
10-19 1, same being the West corner of Lot 2, at 132.98 feet passing a
10-20 building corner in all a total distance of 142.98 feet to a 1/2"
10-21 iron pipe found for corner at the West corner of a tract conveyed to
10-22 Salamander Group LLC, by deed as recorded under Clerk's
10-23 #201300206750 in the Official Public Records of Dallas County,
10-24 Texas;
10-25 Thence S 45°29'10" E along the said Southwest line of the Salamander
10-26 Group tract, a distance of 133.18 feet to a fence corner post found
10-27 in the Northwest line of Lot 7, block 4/112;
10-28 Thence N 44°03'55" E along the said Northwest line of Lot 7, and the
10-29 Southeast line of the said Salamander Group tract, a distance of
10-30 44.00 feet to a 1/2" iron pipe found at the North corner of Lot 7,
10-31 same being the West corner of Lot 6 at the most Southerly Southwest
10-32 corner of a tract conveyed to Mintex Development LLC, by deed as
10-33 recorded under Clerk's #20075044996, Official Public Records,
10-34 Dallas County, Texas;
10-35 Thence S 45°08'32" E along the said Southwest line of the Mintex
10-36 Development tract, a distance of 135.33 feet to a capped 1/2" iron
10-37 rod set at the East corner of Lot 7 in the Northwest line of Cadiz
10-38 Street;
10-39 Thence S 45°00'00" W along the said Northwest line of Cadiz Street
10-40 same being the Southeast line of Lot 7, at 94.00 feet passing a 1/2
10-41 inch iron pipe found at the South corner of Lot 7, same being the
10-42 East corner of Lot 8, at 114.52 feet passing a building corner, at
10-43 171.95 feet passing another building corner, in all a total
10-44 distance of 188.00 feet to the Place of Beginning and containing
10-45 44,371.8 square feet or 1.02 acres of calculated land.
10-46 TRACT 7:
10-47 BEING a 0.183 acres tract of land situated in the John Grigsby
10-48 Survey, Abstract No. 495, in the City of Dallas, Dallas County,
10-49 Texas, being a portion of City Block 122, being that same tract of
10-50 land described in deed to Steven J. Rodgers, Steven Rodgers
10-51 Trustee, recorded in Instrument Number 201700099097, of the Deed
10-52 Records of Dallas County, Texas and being more particularly
10-53 described by metes and bounds as follows:
10-54 BEGINNING at a nail with washer found for the common corner of said
10-55 Rodgers tract, and a called 0.5200 acre tract of land described in a
10-56 deed to Sam Harrington, recorded in Volume 92189, Page 0467, Deed
10-57 Records, Dallas County, Texas, and being in the southerly
10-58 right-of-way line of S Harwood Street (a variable width public
10-59 right-of-way);
10-60 THENCE S 44°48'29" W, along the common line between said Rodgers
10-61 tract, and said called 0.5200 acre tract, a distance of 150.00 feet
10-62 to an "X" cut in concrete found for the common corner of said
10-63 Rodgers tract, and said called 0.5200 acre tract, and being in the
10-64 north line of a tract of land described in a deed to Sam Harrington
10-65 recorded in Volume 78044, Page 3901, Deed Records, Dallas County,
10-66 Texas;
10-67 THENCE N 45°18'16" W, along the common line between said Rodgers
10-68 tract, and said Harrington tract, a distance of 52.99 feet to an "X"
10-69 cut in concrete found for the common corner of said Rodgers tract,

11-1 and said Harrington tract, and being in the easterly right-of-way
 11-2 line of Saint Louis Street (a 66 foot wide public right-of-way);
 11-3 THENCE N 44'48'29" E, along the west line of said Rodgers tract, and
 11-4 along the easterly right-of-way line of said Saint Louis Street, a
 11-5 distance of 150.00 feet to an "X" cut in concrete set for the
 11-6 northwest corner of said Rodgers tract, and being the southeast
 11-7 right-of-way line of said Saint Louis Street, and said S Harwood
 11-8 Street;
 11-9 THENCE S 45'18'16" E, along the northerly line of said Rodgers
 11-10 tract, and along the southerly right-of-way line of said S. Harwood
 11-11 Street, a distance of 52.99 feet to the POINT OF BEGINNING and
 11-12 containing 7,948 square feet or 0.183 acres of land more or less.

11-13 TRACT 8:

11-14 Being a tract of land situated in the J. Grigsby Survey, Abstract
 11-15 No. 495, being a part of Block 122 of the City of Dallas, Dallas
 11-16 County, Texas, being those tracts of land conveyed to Sam
 11-17 Harrington, by deeds recorded in Volume 92189, Page 467, Vol.
 11-18 76148, Pg. 815, Vol. 80013, Pg. 3319 Vol. 78044, Page 3901, Vol.
 11-19 78044, Pg. 3817, Deed Records, Dallas County, Texas and, Official
 11-20 Public Records, Dallas County, Texas and being more particularly
 11-21 described by metes and bounds as follows:

11-22 BEGINNING at a "X" found for corner, said corner being the West
 11-23 corner of that tract of land conveyed to Steven Rodgers, Trustee of
 11-24 the Steven J. Rodgers Trust, a trust organized under the laws of the
 11-25 State of Texas and a Successor to the Doris Rodgers Children's
 11-26 Trust, by deed recorded in Instrument Number 201700099097, Official
 11-27 Public Records, Dallas County, Texas and being in the Southeast
 11-28 line of St. Louis Street (66 foot right-of-way);

11-29 THENCE South 45 degrees 45 minutes 44 seconds East, along the
 11-30 Southwest line of said Steven Rodgers tract, a distance of 53.10
 11-31 feet to a point for corner, said corner being the South corner of
 11-32 said Steven Rodgers tract, from which a "X" found bears South 45
 11-33 degrees 45 minutes 47 seconds East, a distance of 0.51 feet for
 11-34 witness;

11-35 THENCE North 44 degrees 45 minutes 33 seconds East, along the
 11-36 Southeast line of said Steven Rodgers tract, a distance of 150.20
 11-37 feet to a point for corner, said corner being the East corner of
 11-38 said Steven Rodgers tract and being in the Southwest line of S.
 11-39 Hardwood Street (public right-of-way), from which a 50d nail found
 11-40 bears South 45 degrees 15 minutes 38 seconds West, a distance of
 11-41 0.62 feet for witness;

11-42 THENCE South 45 degrees 45 minutes 44 seconds East, along the said
 11-43 Southwest line of S. Hardwood Street a distance of 302.75 feet to a
 11-44 point for corner, said corner being in the Northwest line of E. R.L.
 11-45 Thornton Freeway (variable width right-of-way);

11-46 THENCE along the Southwest line the following bearing and distances
 11-47 along the Northwest line of said E. R.L. Thornton Freeway:

11-48 South 44 degrees 50 minutes 52 seconds West, a distance of 67.50
 11-49 feet to a TX Dot monument found for corner;

11-50 South 88 degrees 33 minutes 21 seconds West, a distance of 73.38
 11-51 feet to a point for corner;

11-52 South 86 degrees 57 minutes 33 seconds West, a distance of 74.17
 11-53 feet to a TX Dot monument found for corner;

11-54 South 76 degrees 11 minutes 37 seconds West, a distance of 205.42
 11-55 feet to a point for corner, said corner being in the Northeast line
 11-56 of Park Avenue (public right-of-way);

11-57 THENCE North 45 degrees 34 minutes 00 seconds West, along the said
 11-58 Northeast line of Park Avenue, a distance of 148.00 feet to a point
 11-59 for corner, said corner being in the Southeast line of aforesaid
 11-60 St. Louis Street;

11-61 THENCE North 44 degrees 45 minutes 33 seconds East, along the
 11-62 Southeast line of said St. Louis Street, a distance of 198.08 feet
 11-63 to the POINT OF BEGINNING and containing 83,737 square feet or 1.92
 11-64 acres of land.

11-65 SECTION 3. (a) The legal notice of the intention to
 11-66 introduce this Act, setting forth the general substance of this
 11-67 Act, has been published as provided by law, and the notice and a
 11-68 copy of this Act have been furnished to all persons, agencies,
 11-69 officials, or entities to which they are required to be furnished

12-1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
12-2 Government Code.

12-3 (b) The governor, one of the required recipients, has
12-4 submitted the notice and Act to the Texas Commission on
12-5 Environmental Quality.

12-6 (c) The Texas Commission on Environmental Quality has filed
12-7 its recommendations relating to this Act with the governor,
12-8 lieutenant governor, and speaker of the house of representatives
12-9 within the required time.

12-10 (d) All requirements of the constitution and laws of this
12-11 state and the rules and procedures of the legislature with respect
12-12 to the notice, introduction, and passage of this Act have been
12-13 fulfilled and accomplished.

12-14 SECTION 4. This Act takes effect immediately if it receives
12-15 a vote of two-thirds of all the members elected to each house, as
12-16 provided by Section 39, Article III, Texas Constitution. If this
12-17 Act does not receive the vote necessary for immediate effect, this
12-18 Act takes effect September 1, 2019.

12-19

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