

WHEREAS, the City of Dallas received a request from property owners in the North Oak Cliff area that the City consent to the creation of a municipal management district to facilitate the economic development and redevelopment of the area; and

WHEREAS, a municipal management district can assist with development and redevelopment by providing a mechanism for the property owners within the district to finance public improvements in the area; and

WHEREAS, on February 11, 2009, the City Council declared support of and consent to the creation of the North Oak Cliff Municipal Management District ("North Oak Cliff MMD") subject to certain limitations by Resolution No. 09-0459; and

WHEREAS, the North Oak Cliff MMD was created as a special law district of the State of Texas under Section 59, Article XVI, of the Texas Constitution and subsequently codified in Special District Local Laws Code, Chapter 3884, (the "Act"), and the North Oak Cliff MMD's powers and duties include, among others, those of a municipal management district operating under Chapter 375, Texas Local Government Code; and

WHEREAS, the Act provides that the MMD Board of Directors (the "Board") may add or remove territory within the MMD under Subchapter J, Chapter 49, Water Code, and Section 54.016, Water Code, except that the addition or removal of the territory must be approved by the governing body of the city by ordinance, order, or resolution; and the owners of the territory being added or removed; and

WHEREAS, a petition from property owners requesting the City consent to the inclusion of their land was presented to the City to add property located at 3319, 3321, and 3325 Fort Worth Avenue; 3231, 3223, and 3215 Adbritian Drive; 3217 and 3205 West Colorado Boulevard; and 1433 North Westmoreland Road ("SLF III/INCAP, L.P. properties") into the MMD boundary; and

WHEREAS, on August 25, 2010, the City Council approved the addition of SLF III/INCAP, L.P. properties into the MMD boundary by Resolution No. 10-2116; and

WHEREAS, a SLF III/INCAP, L.P. submitted a petition requesting the City consent to the inclusion of City owned properties addressed as 4512 and 4524 West Davis Street into the MMD boundary; and

WHEREAS, the City finds it beneficial to have adjacent City owned properties added into the MMD boundary and consistent with the purposes of the MMD.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

September 22, 2010

Section 1. That the City Council approves of the addition of City owned properties addressed as 4512 and 4524 West Davis Street into the North Oak Cliff Municipal Management District (North Oak Cliff MMD) subject to approval of the MMD Board attached hereto as **Exhibit A – North Oak Cliff MMD Added City Owned Property Location Map** and **Exhibit B – Legal Descriptions of Added Properties**; subject to approval of the MMD Board.

Section 2. That all other limitations and conditions as part of the City's consent to the creation of the MMD shall also be imposed on these added properties.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Distribution: Office of Economic Development, Tenna Kirk, 5CS
Office of Economic Development, Karl Stundins, 2CN
Office of Economic Development, Sue Hounsel, 2CN
City Attorney's Office - Barbara Martinez

APPROVED BY
CITY COUNCIL

SEP 22 2010


City Secretary

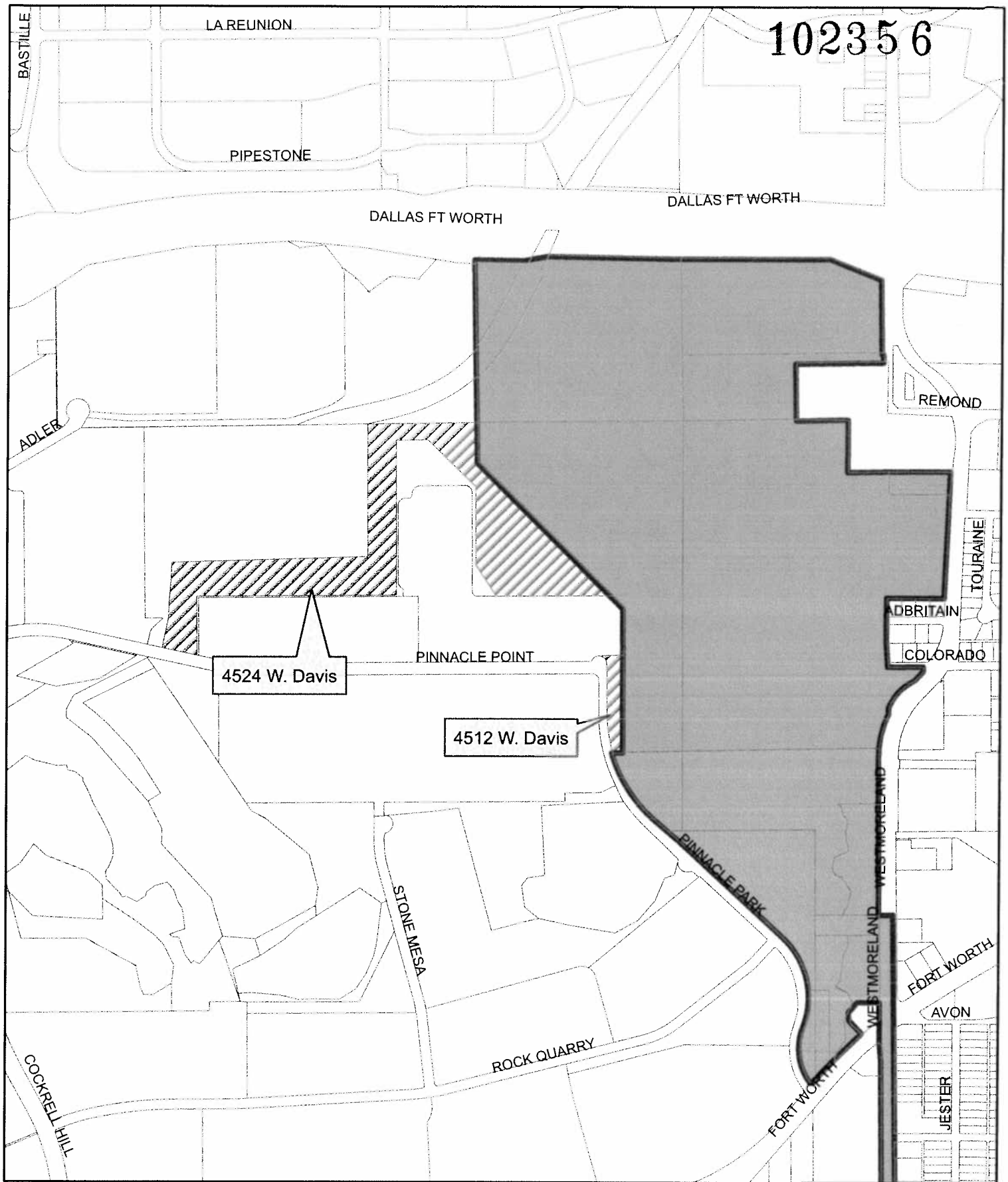




Exhibit A
City Owned Properties proposed for addition
into North Oak Cliff MMD

 City properties to be added
 MMD original boundary



Office of Economic Development
August 2010

FIELD NOTES DESCRIBING A TRACT OF LAND
TO BE ACQUIRED BY THE CITY OF DALLAS
PARK AND RECREATION DEPARTMENT
IN CITY BLOCK 7212

Being a 1.479 acre tract of land situated in the City and County of Dallas, Texas, being a part of the J.E. Helms Survey, Abstract Number 605, being also a part of Block Number 7212, official City of Dallas numbers, and being a part of that certain tract of land described to Morning Park Inc., as recorded in Volume 94180, Page 5442, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the northerly northeast corner of Lot 1, Block D/7212, Pinnacle Park No. 2 Addition, as recorded in Volume 2001104, page 0001 and being the north end of a corner clip between the southerly right-of-way line of Pinnacle Point Drive (a 64 foot wide right-of-way) with the westerly right-of-way line of Pinnacle Park Boulevard (a 64 foot wide right-of-way) as dedicated to the City of Dallas, Texas and recorded in Volume 2000185, Page 2899, D.R.D.C.T.;

THENCE North 19 degrees 05 minutes 37 seconds East, a distance of 110.05 feet to a found 'X' cut for the POINT OF BEGINNING on the curving north side of said Pinnacle Point Drive and being on the south line of Pinnacle Park No. 4 Addition, an addition to the City of Dallas as recorded in Volume 2001196, Page 00995 D.R.D.C.T.;

THENCE North 90 degrees 00 minutes 00 seconds East, along said south addition line, a distance of 94.05 feet to a 1/2-inch found iron rod with cap for corner on the west line of a tract of land described to Greystone Investments, Inc., as recorded in Volume 85076, Page 5445, D.R.D.C.T.;

THENCE South 00 degrees 39 minutes 08 seconds West, along said west line, a distance of 626.89 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 22 minutes 43 seconds West, continuing along said west line, a distance of 67.19 feet to a 1/2-inch set iron rod with cap for corner on the east right-of-way line of said Pinnacle Park Boulevard, and being the beginning of a non-tangent circular curve to the right having a radius of 918.00 feet and whose chord bears North 08 degrees 00 minutes 25 seconds West, a distance of 255.74 feet;

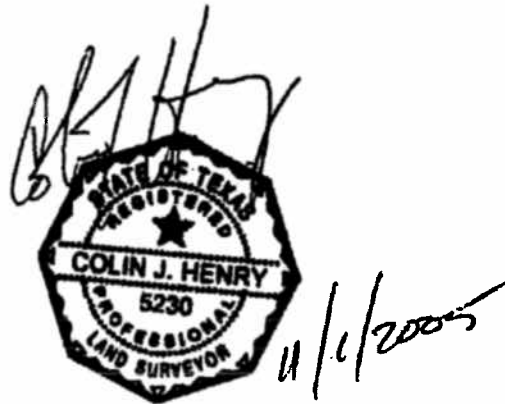
THENCE Northwesterly, along said east right-of-way line and along said curve to the right, through a central angle of 16 degrees 00 minutes 49 seconds, an arc distance of 256.57 feet to a 1/2-inch set iron rod with cap for the point of tangency;

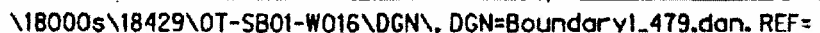
THENCE North 00 degrees 00 minutes 00 seconds West, continuing along said east right-of-way line, a distance of 324.33 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing along said east right-of-way line, a distance of 3.00 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 50.00 feet and whose chord bears North 45 degrees 00 minutes 00 seconds West, a distance of 70.71 feet;

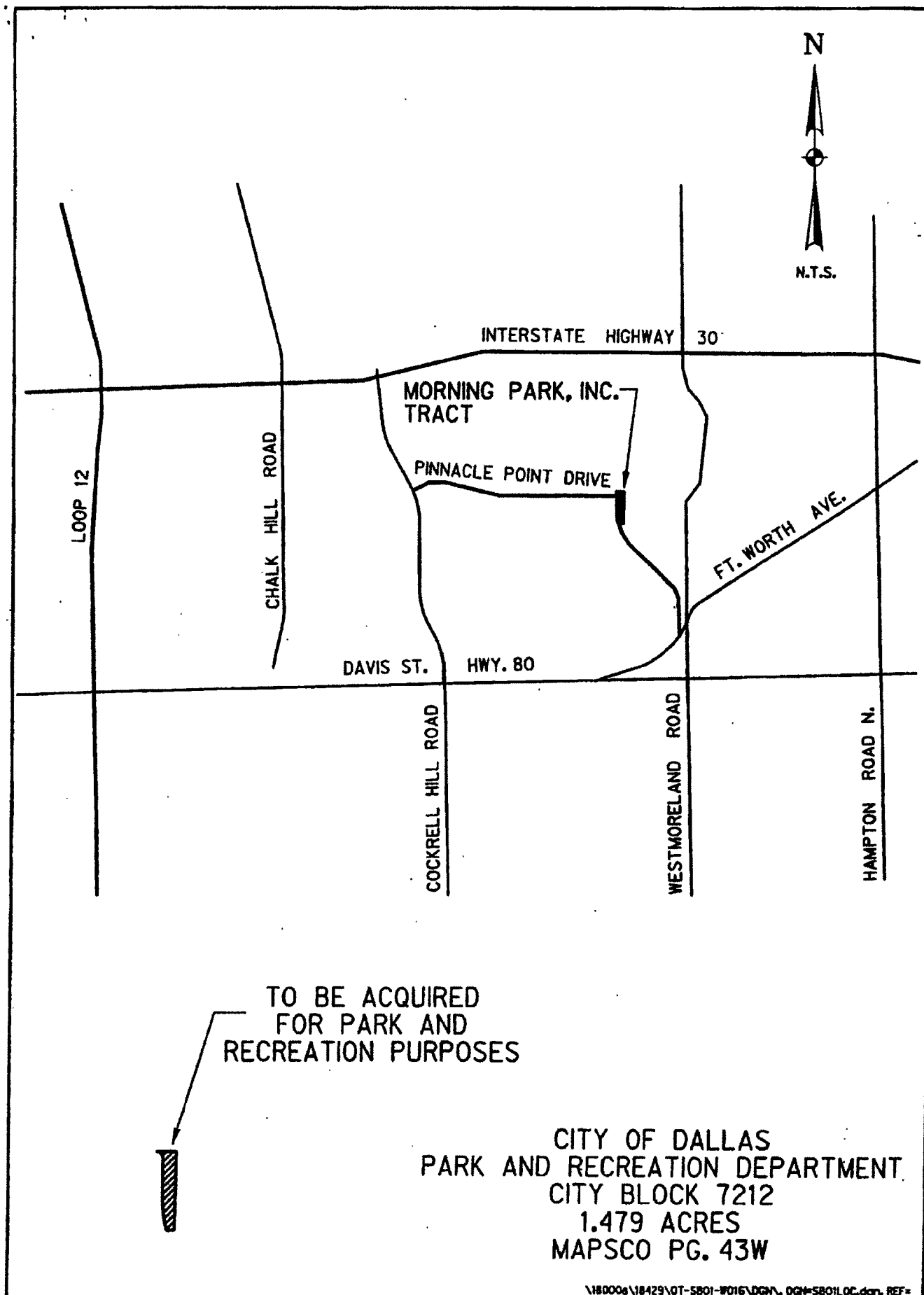
THENCE Northwesterly, continuing along said east and said north right-of-way line of said Pinnacle Point Drive, and along said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 78.54 feet to the POINT OF BEGINNING AND CONTAINING 64,434 square feet or 1.479 acres of land, more or less.

The basis of bearing for this description is South 00 degree 00 minutes 00 seconds East along the east line of Pinnacle Park No. 2 Addition, Lot 1, Block D/7212 as recorded in Volume 2001104, Page 0001, D.R.D.C.T.





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FIELD NOTES DESCRIBING A TRACT OF LAND
TO BE ACQUIRED BY THE CITY OF DALLAS
PARK AND RECREATION DEPARTMENT
IN CITY BLOCK 7212

BEING a 23.78 acre tract of land situated in the City and County of Dallas, Texas, being a part of the J.E. Helms Survey, Abstract Number 605, being also a part of Block Number 7212, official City of Dallas number, and being a part of that certain tract of land described to Morning Park, Inc., as recorded in Volume 94180, Page 5442, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the southerly southeast corner of Pinnacle Park No. 6 Addition, an addition to the City of Dallas, as recorded in Volume 2004040, Page 447, D.R.D.C.T., said point being on the north right-of-way line of Pinnacle Point Drive, (a 64.00 feet wide right-of-way) as recorded in Volume 2000185, Page 2899, D.R.D.C.T., and beginning a non-tangent curve to the right having a radius of 29.00 feet and whose chord bears North 09 degrees 10 minutes 28 seconds West, a distance of 21.54 feet;

THENCE Northwesterly, departing said right-of-way line, along the southerly east line of said addition and along said curve to the right, through a central angle of 43 degrees 36 minutes 10 seconds, an arc distance of 22.07 feet to a 1/2-inch found iron rod with cap for the point of tangency;

THENCE North 12 degrees 37 minutes 38 seconds East, continuing along said addition line, a distance of 161.71 feet to a 1/2-inch found iron rod with cap for the point of curvature of a tangent circular curve to the left having a radius of 131.00 feet and whose chord bears North 08 degrees 09 minutes 10 seconds East, a distance of 20.44 feet;

THENCE Northeasterly, continuing along said addition line and along said curve to the left, through a central angle of 08 degrees 56 minutes 56 seconds, an arc distance of 20.46 feet to a 1/2-inch found iron rod with cap for the point of tangency;

THENCE North 03 degrees 40 minutes 41 seconds East, continuing along said addition line, a distance of 334.17 feet the point of curvature of a non-tangent circular curve to the right having a radius of 39.00 feet and whose chord bears North 16 degrees 22 minutes 01 second East, a distance of 17.06 feet;

THENCE Northeasterly, continuing along said addition line and along said curve to the right, through a central angle of 25 degrees 16 minutes 02 seconds, an arc distance of 17.20 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 88 degrees 36 minutes 17 seconds East, non-tangent to the previously defined curve and along the easterly south line of said addition, a distance of 1,234.79 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 01 degree 23 minutes 19 seconds West, continuing along said addition line, a distance of 0.29 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, continuing along said addition line, a distance of 12.05 feet to a 1/2-inch found iron rod with cap for the easterly southeast corner of said addition;

THENCE North 00 degrees 00 minutes 00 seconds East, along the east line of said addition, a distance of 847.63 feet to a 1/2-inch found iron rod with cap for the northeast corner of said addition on the north line of said Morning Park, Inc., tract;

THENCE North 89 degrees 45 minutes 01 second East, along said north line, a distance of 712.47 feet to a 1-inch found iron rod in concrete for the easterly northeast corner of said Morning Park, Inc., tract;

THENCE South 00 degrees 22 minutes 06 seconds East, along the east line of said Morning Park, Inc. tract, a distance of 250.18 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 44 degrees 29 minutes 34 seconds East, continuing along said east line, a distance of 1,204.32 feet to a 1/2-inch found iron rod with cap for the easterly northeast corner of Pinnacle Park No. 4 Addition, an addition to the City of Dallas as recorded in Volume 2001196, Page 00995, D.R.D.C.T.;

THENCE North 90 degrees 00 minutes 00 seconds West, departing said east line and along the easterly north line of said addition, a distance of 738.06 feet to a point for corner;

THENCE North 32 degrees 45 minutes 20 seconds West, departing said addition line, a distance of 239.25 feet to a point for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 503.80 feet to a point for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 49.50 feet to a point for corner;

THENCE North 45 degrees 35 minutes 15 seconds West, a distance of 379.22 feet to a point for corner;

THENCE South 89 degrees 45 minutes 01 second West, a distance of 202.13 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 994.51 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 1,273.13 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, a distance of 379.58 feet to a point for corner on the north right-of-way line of said Pinnacle Point Drive;

THENCE North 77 degrees 22 minutes 22 seconds West, along said north right-of-way line, a distance of 222.34 feet to THE POINT OF BEGINNING AND CONTAINING 1,035,934 square feet or 23.78 acres of land, more or less.

The basis of bearing for this description is North 00 degree 00 minutes 00 seconds East, along the northerly east line of Pinnacle Park No. 6 Addition, as recorded in Volume 2004040, Page 447, D.R.D.C.T.

