

ORDINANCE NO.

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 12-465

- 1. Meek Street from Carbondale Street to Brownsville Avenue**
- 2. Hendricks Avenue from South Denley Drive to South Moore Street**

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Street Group 12-465

- 1. Meek Street from Carbondale Street to Brownsville Avenue**
- 2. Hendricks Avenue from South Denley Drive to South Moore Street**

by filling, raising, grading, and paving same; and

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Department of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost thereof per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

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WHEREAS, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 9th day of January, 2019; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 27th day of February, 2019; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 27th day of February, 2019 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 27th day of February, 2019, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

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SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

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STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
SOUTHEAST SIDE OF STREET						
<i>R.F. SMITH SURVEY ABSTRACT NO. 1376</i>						
DEFLOYD	10, 160x212	7637	132 FT PVMT	\$22.45	\$2,963.40	
CO A J WILLIAMS	Fellows and		132 FT WALK	No Cost	<u>\$0.00</u>	
3334 RIDGEMOOR CIR	Carbondale		TOTAL		\$2,963.40	
DALLAS, TEXAS 75241	4509		ADJ PER ENHANCEMENT EVAL.		\$2,963.40	
	Fellows Ln		NET DUE BY OWNER			\$0.00
JOHNNY CROWDER	TR 11, 137x106	7637	137 FT PVMT	\$121.69	\$16,671.53	
4039 OAK ARBOR DR	153 FR		137 FT WALK	\$11.66	<u>\$1,597.42</u>	
DALLAS, TEXAS 75233	Carbondale;		TOTAL		\$18,268.95	
	AKA TR 8		ADJ PER ENHANCEMENT EVAL.		\$18,268.95	
	4524		NET DUE BY OWNER			\$0.00
	Meek St					
DALLAS NEIGHBORHOOD	7, 137X106	7637	60 FT PVMT	\$121.69	\$7,301.40	
ALLIANCE FOR HABITAT	Inside on Alley		60 FT WALK	\$11.66	<u>\$699.60</u>	
2800 N HAMPTON RD	137FR Hull St		TOTAL		\$8,001.00	
DALLAS, TEXAS 75212	4528		ADJ PER ENHANCEMENT EVAL.		\$8,001.00	
	Meek St		NET DUE BY OWNER			\$0.00
NORTHWEST SIDE OF STREET						
<i>HONEY SPRINGS</i>						
WILLIE ROBERSON	20 & 21	B/7636	140 FT PVMT	\$24.98	\$3,497.20	
3220 BONNIEW VIEW RD	Less Row		140 FT WALK	\$5.83	<u>\$816.20</u>	
DALLAS, TEXAS 75216	Acs 0.3183		TOTAL		\$4,313.40	
	7835		ADJ PER ENHANCEMENT EVAL.		\$4,313.40	
	Brownsville Ave		NET DUE BY OWNER			\$0.00

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STREET GROUP 12-465

1. **MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH
 REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE;
 WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE
 APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE;
 SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
HONEY SPRINGS						
NORBERTO ORNELAS	Rear Pt Lt 42	B/7636	60 FT PVMT	\$121.69	\$7,301.40	
2415 W NORTHWEST HWY	Acs 0.0688		60 FT WALK	\$11.66	<u>\$699.60</u>	
STE 105	Meek 123FR		TOTAL		\$8,001.00	
DALLAS, TEXAS 75220	Carbondale		ADJ PER ENHANCEMENT EVAL.		\$8,001.00	
	4511		NET DUE BY OWNER			\$0.00
	Meek St					
TAYLOR OLIVER	Pt Lt 42	B/7636	103 FT PVMT	\$24.98	\$2,572.94	
7828 CARBONDALE ST	Acs 0.1395		103 FT WALK	\$5.83	<u>\$600.49</u>	
DALLAS, TEXAS 75216	7840		TOTAL		\$3,173.43	
	Carbondale St		ADJ PER ENHANCEMENT EVAL.		\$3,173.43	
			NET DUE BY OWNER			\$0.00

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STREET GROUP 12-465

1. MEEK STREET FROM CARBONDALE STREET TO BROWNSVILLE AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$0.00
TOTAL CITY OF DALLAS' COST - PAVING	\$274,918.50
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$19,570.00
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$326,913.00
TOTAL CITY OF DALLAS' COST	\$621,401.50
ESTIMATED TOTAL COST OF IMPROVEMENTS	\$621,401.50

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STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
SOUTH SIDE OF STREET						
EDGEMONT, SECOND INSTALLMENT						
INVESTALL INC 728 WILFORD WAY HEATH, TEXAS 75032	1 1302 Hendricks	17/3577	50 FT PVMT 35 FT WALK 15 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
MCCRAY EVA MAE EST OF 1306 HENDRICKS AVE DALLAS, TEXAS 75216	2	17/3577	50 FT PVMT 40 FT WALK 4.6 SY DR (10' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$315.01</u>	
			TOTAL		\$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		\$3,839.71	
			NET DUE BY OWNER			\$2,559.80
4138 INVESTMENTS LLC 608 BRAVE FACE ST LEANDER, TEXAS 78641	3 1310 Hendricks	17/3577	50 FT PVMT 40 FT WALK 4.6 SY DR (10' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$315.01</u>	
			TOTAL		\$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		\$3,839.71	
			NET DUE BY OWNER			\$2,559.80
MAYE NOBLE ESTATE OF 1314 HENDRICKS AVE DALLAS, TEXAS 75216	4	17/3577	50 FT PVMT 50 FT WALK	\$121.69 No Cost	\$6,084.50 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
ROBERT & TONI THORNTON PO BOX 53683 HOUSTON, TEXAS 77052	5 1318 Hendricks	17/3577	50 FT PVMT 50 FT WALK	\$121.69 No Cost	\$6,084.50 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
DONALDSON CROSBY MAE M 1322 HENDRICKS AVE DALLAS, TEXAS 75216	6	17/3577	50 FT PVMT 36 FT WALK 14 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80

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STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH
 REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE;
 WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE
 APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;
 SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EDGEMONT, SECOND INSTALLMENT						
LINDA D SANDERS 1326 HENDRICKS AVE DALLAS, TEXAS 75216	7	17/3577	50 FT PVMT 40 FT WALK 4.6 SY DR (10' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$315.01</u>	
			TOTAL		\$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		\$3,839.71	
			NET DUE BY OWNER			\$2,559.80
WANDA ROSS 1330 HENDRICKS AVE DALLAS, TEXAS 75216	8	17/3577	50 FT PVMT 40 FT WALK 4.6 SY DR (10' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$315.01</u>	
			TOTAL		\$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		\$3,839.71	
			NET DUE BY OWNER			\$2,559.80
CAROLYN V JOHNSON 2018 WARDER WAY GRAND PRAIRIE, TEXAS 75051	9 1334	17/3577 Hendricks	50 FT PVMT 40 FT WALK 4.6 SY DR (10' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$315.01</u>	
			TOTAL		\$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		\$3,839.71	
			NET DUE BY OWNER			\$2,559.80
ALEXANDER PIERCE 1338 HENDRICKS AVE DALLAS, TEXAS 75216	10	17/3577	50 FT PVMT 38 FT WALK 5.1 SY DR (12' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$349.25</u>	
			TOTAL		\$6,433.75	
			ADJ PER ENHANCEMENT EVAL.		\$3,860.25	
			NET DUE BY OWNER			\$2,573.50
WS DEVELOPMENT CORP JEFFREY WONG 1939 LAKE CHARLES DR VERNON HILLS, ILLINOIS 60061	11 1342	17/3577 Hendricks	50 FT PVMT 50 FT WALK	\$121.69 No Cost	\$6,084.50 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
MARIA B LEDSEMA 238 W MISSOURI AVE DALLAS, TEXAS 75224	12 1346	17/3577 Hendricks	50 FT PVMT 38 FT WALK 5.1 SY DR (12' Wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$349.25</u>	
			TOTAL		\$6,433.75	
			ADJ PER ENHANCEMENT EVAL.		\$3,860.25	
			NET DUE BY OWNER			\$2,573.50

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STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH
 REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE;
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 APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;
 SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EDGEMONT, SECOND INSTALLMENT						
TRANESHA S HEADS 1352 HENDRICKS AVE DALLAS, TEXAS 75216	13	17/3577	50 FT PVMT 39 FT WALK 11 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
ROYAL DREAM ALLIANCE INC 1611 CRENSHAW BLVD #196 TORRANCE, CA 90501	14 1354 Hendricks	17/3577		NO ASSESSMENT, PAVEMENT IN PLACE		
DALLAS AREA RAPID TRANSIT PO BOX 660163 DALLAS, TEXAS 75266	15 Less Row Acs 0.0198 1358 Hendricks	17/3577		NO ASSESSMENT, PAVEMENT IN PLACE		
NORTH SIDE OF STREET						
ZELLIA HEMPHILL PO BOX 398159 DALLAS, TEXAS 75339	18 1355 Hendricks	16/3576		NO ASSESSMENT, PAVEMENT IN PLACE		
MAMIE R WILLIAMS 3815 TREELINE DR DALLAS, TEXAS 75224	19 1351 Hendricks	16/3576	50 FT PVMT 39 FT WALK 11 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
BILLY R WHITE 1347 HENDRICKS AVE DALLAS, TEXAS 75216	20	16/3576	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80

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OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EDGEMONT, SECOND INSTALLMENT						
QUNIKWIA SAUELS 1343 HENDRICKS AVE DALLAS, TEXAS 75216	21	16/3576	50 FT PVMT 37 FT WALK 13 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
KNOWVEST INC 9609 VISTA VIEW DR AUSTIN, TEXAS 78750	22 1339	16/3576	50 FT PVMT 50 FT WALK	\$121.69 No Cost	\$6,084.50 <u>\$0.00</u>	
		Hendricks	TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
MURPHY OLLIE M EST OF 1335 HENDRICKS AVE DALLAS, TEXAS 75216	23	16/3576	50 FT PVMT 40 FT WALK 4.6 S.YDR (10' wide)	\$121.69 No Cost \$68.48	\$6,084.50 \$0.00 <u>\$315.01</u>	
			TOTAL		\$6,399.51	
			ADJ PER ENHANCEMENT EVAL.		\$3,839.71	
			NET DUE BY OWNER			\$2,559.80
TURHON J STEWART 1331 HENDRICKS AVE DALLAS, TEXAS 75216	24	16/3576	50 FT PVMT 39 FT WALK 11 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
RUBEN & VERONICA ORTIZ 1327 HENDRICKS AVE DALLAS, TEXAS 75216	25	16/3576	50 FT PVMT 32 FT WALK 18 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80
WILLIE L MCCALLISTER 1323 HENDRICKS AVE DALLAS, TEXAS 75216	26	16/3576	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$121.69 No Cost No Cost	\$6,084.50 \$0.00 <u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			\$2,433.80

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STREET GROUP 12-465

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 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH
 REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK CEMENT STABILIZED SUBGRADE;
 WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE
 APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE;
 SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EDGEMONT, SECOND INSTALLMENT						
KENNETH WASHINGTON 1604 CATTAIL CREEK DR DESOTO, TEXAS 75115	27	16/3576	50 FT PVMT	\$121.69	\$6,084.50	
	1319		26 FT WALK	No Cost	\$0.00	
	Hendricks		12 FT DRIVE	No Cost	\$0.00	
			12 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,084.50	
		ADJ PER ENHANCEMENT EVAL.		\$3,650.70		
		NET DUE BY OWNER				\$2,433.80
ENRIQUE ORTIZ 1322 GRANT ST DALLAS, TEXAS 75203	28	16/3576	50 FT PVMT	\$121.69	\$6,084.50	
	1315		40 FT WALK	No Cost	\$0.00	
	Hendricks		6.2 SY DR (16' wide)	\$68.48	<u>\$424.58</u>	
			TOTAL		\$6,509.08	
			ADJ PER ENHANCEMENT EVAL.		\$3,905.45	
		NET DUE BY OWNER				\$2,603.63
EDGAR CERDA 3062 ST NICHOLAS DR DALLAS, TEXAS 75233	29	16/3576	50 FT PVMT	\$121.69	\$6,084.50	
	1311		50 FT WALK	No Cost	<u>\$0.00</u>	
	Hendricks		TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
			NET DUE BY OWNER			
LUIS OMAR REYES 906 SUNNINGDALE CIR GARLAND, TEXAS 75044	30	16/3576	50 FT PVMT	\$121.69	\$6,084.50	
	1307		40 FT WALK	No Cost	\$0.00	
	Hendricks		10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,084.50	
			ADJ PER ENHANCEMENT EVAL.		\$3,650.70	
		NET DUE BY OWNER				\$2,433.80
TERESA ZUNIGA 1303 HENDRICKS AVE DALLAS, TEXAS 75216	31	16/3576	50 FT PVMT	\$121.69	\$6,084.50	
	Less Row		34 FT WALK	\$11.66	\$396.44	
	Acs 0.1643		16 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,480.94	
			ADJ PER ENHANCEMENT EVAL.		\$3,888.56	
		NET DUE BY OWNER				\$2,592.38

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STREET GROUP 12-465

2. HENDRICKS AVENUE FROM SOUTH DENLEY DRIVE TO SOUTH MOORE STREET

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$64,642.61
TOTAL CITY OF DALLAS' COST - PAVING	\$254,485.42
ESTIMATED TOTAL CITY OF DALLAS' COST - DRAINAGE	\$52,258.00
ESTIMATED TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$6,571.00
ESTIMATED TOTAL CITY OF DALLAS' COST	\$313,314.42
ESTIMATED TOTAL COST OF IMPROVEMENTS	\$377,957.03

Street Group 12-465

- 1. Meek Street from Carbondale Street to Brownsville Avenue**
- 2. Hendricks Avenue from South Denley Drive to South Moore Street**

Grand Total Property Owners' Cost - Assessments	\$206,327.76	
Adjustments Per Enhancement Evaluation	\$141,685.15	
Grand Total Net Due by Owners		\$64,642.61
Grand Total City of Dallas' Cost - Paving	\$605,050.89	
Grand Total City of Dallas' Cost - Drainage	\$40,330.00	
Grand Total Water Utilities Department Cost Water and Wastewater Main Improvements	\$337,113.00	
Grand Total City of Dallas' Cost		\$982,493.89
Grand Total Cost of Improvements		\$1,047,136.50

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

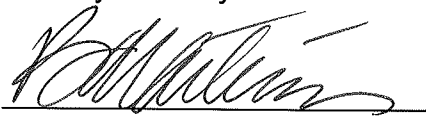
SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

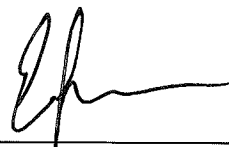
SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO
Interim City Attorney

BY 
Assistant City Attorney

FEB 27 2019

Prepared by 
Project Coordinator

Approved by 
Director, Department of Public Works



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL FEB 27 2019

ORDINANCE NUMBER 31134

DATE PUBLISHED MAR 02 2019

ATTESTED BY: