

Memorandum



CITY OF DALLAS

DATE August 2, 2024

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: University Hills Municipal Management District (MMD) Conditional Consent**

On August 14, 2024, City Council will consider granting conditional consent to and conditional permission for the creation and operation of the University Hills Municipal Management District (District) by special act of the 85th Texas Legislature, codified in the Act, and the inclusion of property in the District, which property is within the City's corporate limits and is described more fully in the field notes attached to the Petition attached hereto as **Exhibit A**, and authorizes the Mayor, City Manager, and/or City Secretary, as applicable, to execute any documents necessary to effectuate this Resolution.

The consent will also include the removal of approximately 8.266 acres of property from the District boundary located in the City of Lancaster as described in the Petition attached hereto as **Exhibit B**.

The District was created by the State of Texas in 2017 under the terms and provisions of Article XVI, Section 59, and Article III, Sections 52 and 52-a of the Constitution of Texas; Chapters 372 and 375, Texas Local Government Code; and Chapter 3947, Texas Special District Local Laws Code (the "Act"). Centurion American Development Group (CADG) initially secured the 2017 legislation.

CADG, through an affiliated entity VM Fund I, LLC, is in the process of selling property within the District to Hoque Global (Hoque) as necessary for Hoque's planned development of University Hills, a 270-acre master-planned development in southern Dallas.

City Council consent is necessary so that the temporary board of directors of the District can hold a confirmation and directors election on November 5, 2024. Pursuant to the terms and provisions of Section 3947.007 of the Act and Section 49.102 of the Texas Water Code, as amended, and the applicable provisions of the Texas Election Code, as amended, the temporary board of directors of the District is scheduled to meet and adopt an order on August 15, 2024, determining that it is appropriate to conduct a confirmation election for the District on November 5, 2024 in conjunction with an election of a permanent board of directors for the District.

On June 22, 2022, the City authorized a development agreement with a Hoque entity, I-20 Lancaster Development, LLC, for a City Subsidy in an amount not to exceed \$34,210,966 comprised of (i) an amount not to exceed \$2,800,00 in the form of an economic development grant payable from the City's Public/Private Partnership Fund (PPP Grant) and (ii) an amount not to exceed \$31,410,966 plus an additional grant in lieu of interest payable from future University TIF District funds in consideration of the University Hills Phase I catalyst project (the "Project") on property general bounded by Interstate Highway 20 (Lyndon Baines Johnson Freeway), Lancaster Road, and the DART rail line in Tax Increment Finance Reinvestment Zone Number Twenty One (University TIF District), by Resolution No. 22-1008.

Hoque has not yet executed the development agreement that was authorized in June 2022 and has failed to meet the first material deadline of Resolution No. 22-1008 which required Hoque to purchase the approximately 279-acre Project site no later than December 31, 2023.

However, since January 2024, Hoque has been acting in good faith to make substantive progress with various City departments to address various outstanding issues including submitting updated urban design guidelines; coordinating with home builders regarding improved home designs; coordinating with Dallas Water Utilities (DWU) to finalize plans for a wastewater trunk line; submitting on April 18, 2024 and receiving conditional approval by the City Plan Commission on May 16, 2024 of three (3) preliminary plats (S234-108; S234-109; S234-110); and submitting a floodplain fill permit.

As a result, City staff and Hoque are currently negotiating an amendment to the development agreement previously authorized in June 2022. City staff will be requiring that Hoque purchase the approximately 279-acre Project site by December 31, 2024 as part of an amendment that is anticipated to come before City Council in late September 2024. Hoque has represented that this consent resolution is necessary for Hoque to be able to purchase the approximately 279-acre Project site.

The August 14, 2024 City Council agenda item authorizing conditional consent to and permission for the creation and operation of the District within the City of Dallas corporate limits will be subject to: (i) Hoque's acquisition of the property including the Project site (approximately 279 acres) from VM Fund I, LLC no later than December 31, 2024; (ii) Hoque's providing evidence of such land purchase to the Director; (iii) the execution of a Development Agreement to be negotiated by and between the City and Hoque ("Development Agreement") conditioned upon future City Council authorization of an amendment to Resolution No. 22-1008, as contemplated by the Act; and (iv) the terms of the Development Agreement.

Robin Bentley,
Assistant City Manager (I)

DATE August 2, 2024
SUBJECT **Upcoming Agenda Item: University Hills Municipal Management District (MMD)
Conditional Consent**
PAGE **3 of 3**

C: Kimberly Bizer Tolbert
City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager Alina Ciocan, Assistant
City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

PETITION FOR CONSENT TO INCLUDE LAND IN A MUNICIPAL MANAGEMENT DISTRICT

THE STATE OF TEXAS §

COUNTY OF DALLAS §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS:

We, the undersigned landowner of the territory hereinafter described by metes and bounds, being a majority of the landowners of said territory, respectively petition your Honorable Body for consent by ordinance or resolution to the creation and operation of a municipal management district created by special act of the 85th Texas Legislature, and would respectfully show the following:

I.

The name of the district is UNIVERSITY HILLS MUNICIPAL MANAGEMENT DISTRICT (the “District”).

II.

The District was created under the terms and provisions of Article XVI, Section 59, and Article III, Sections 52 and 52-a of the Constitution of Texas; Chapters 372 and 375, Texas Local Government Code; and Chapter 3947, Texas Special District Local Laws Code, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 281.112 acres of land, situated within Dallas County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes. All of the described property is located within the corporate limits of the City of Dallas, Texas.

IV.

The undersigned constitute a majority of the current landowners of the property to be included within the District and constituted a majority of the landowners of the property at the time of creation by the 85th Texas Legislature.

V.

The District was created for all of the purposes set forth in Chapters 372 and 375, Texas Local Government Code, and Chapter 3947, Special District Local Laws Code, as amended.

VI.

The District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapters 372 and 375, Texas Local Government Code, and Chapter 3947, Texas Special District Local Laws Code, as amended, or by any other State law.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; and the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements and the construction, installation, maintenance, purchase and operation of additional facilities authorized by Chapters 372 and 375, Texas Local Government Code and additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage and roadway system and additional necessary facilities can be constructed at a reasonable cost with reasonable assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes.

IX.

Petitioner requests consent and permission for the inclusion of the aforesaid lands in a municipal management district created by special act of the 85th Texas Legislature, in fulfillment of Section 3947.010, Texas Special District Local Laws Code.

X.

WHEREFORE, the undersigned respectfully pray that this petition be in all things granted, and that the City give its written consent by ordinance or resolution to the inclusion of the aforesaid lands in the District, and for such other orders, acts, procedure

and relief as are proper and necessary and appropriate to the purpose of organizing the District.

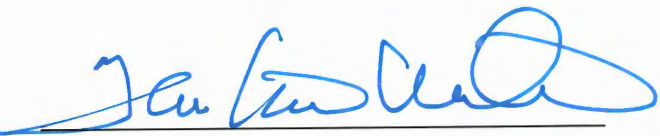
[Signature Page to Follow]

RESPECTFULLY SUBMITTED the 6th day of November, 2023.

SIGNATURE AND ACKNOWLEDGMENT OF ELECTORS AND
LANDOWNERS CONSENTED TO:

LANDOWNER:

VM FUND I, LLC
a Texas limited liability company

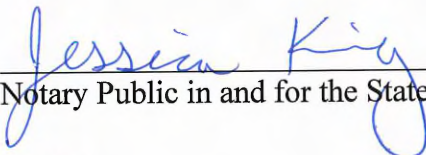
By: 

Name: Thomas Kirk Wilson
Title: President

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 6th day of
November, 2023, by Thomas Kirk Wilson, President of VM Fund I, LLC, on
behalf of said company.


Notary Public in and for the State of Texas

(NOTARY SEAL)

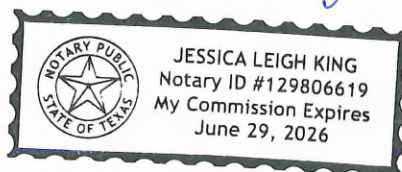


EXHIBIT "A"**METES AND BOUNDS DESCRIPTION****FIELD NOTES FOR 281.112 ACRE TRACT (OVERALL)**

BEING a 281.112-acres tract or parcel of land out of Abstract Number 1277, Abstract Number 0014 and Abstract Number 0380 situated in the City of Dallas, Dallas County, Texas; and being part of that tract of land conveyed to Patriot Real Estate Holdings RS10 by Deed recorded in Instrument Number 201200385008, Deed Records, Dallas County Texas, and being part of that tract of land conveyed to CADG Property Holdings I, LLC by deed recorded in Instrument Number 201600055916, Deed Records, Dallas County, Texas, and being part of that tract of land conveyed to CADG Property Holdings I, LLC by deed recorded in Instrument Number 201500029116, Deed Records, Dallas County, and being part of that tract of land conveyed to CADG Property Holdings SPV, LLC by deed recorded in Instrument Number 201400314231, Deed Recorded, Dallas County, Texas, and being part of that tract of land conveyed to St. Marks Believers Temple by deed recorded in Volume 81014, Page 976, Deed Records, Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the northeast corner of a tract of land conveyed to Patriot Real Estate Holdings RS10 by deed recorded in Instrument Number 201200385008, Deed Records, Dallas County, Texas, said point being in the west right-of-way line of Lancaster Road (variable width right-of-way);

THENCE South 07 degrees 07 minutes 07 seconds East along the easterly line of said Patriot Real Estate Holdings RS10 tract and along the westerly right-of-way line of said Lancaster Road a distance of 433.04 feet to the POINT OF BEGINNING;

THENCE South 07 degrees 25 minutes 01 seconds East, continuing along the easterly line of said Instrument Number 201600198606 tract and the westerly right-of-way line of said Lancaster Road, a total distance of 734.79 feet to a point for corner;

THENCE South 07 degrees 25 minutes 18 seconds East, following the easterly line of said Instrument Number 201600055154 and the westerly right-of-way line of Lancaster Road, a total distance of 583.17 feet to a point for corner;

THENCE South 06 degrees 24 minutes 46 seconds East, continuing along said westerly right-of-way line, a total distance of 105.30 feet to a point for corner;

THENCE South 07 degrees 54 minutes 14 seconds East, continuing along said westerly right-of-way line, a total distance of 193.87 feet to a point for corner;

THENCE South 07 degrees 27 minutes 10 seconds East, continuing along said westerly right-of-way line and following the easterly line of said Instrument Number

201600055916a total distance of 401.82 feet to a point for corner, said point being the northeast corner of a tract of land conveyed to Yvonne Simmons by deed recorded in Volume 2005121, Page 3183, Deed Records, Dallas County, Texas;

THENCE South 82 degrees 29 minutes 50 seconds West, continuing along the easterly line of said Instrument Number 201600055916 tract and the northerly line of said Simmons tract, a total distance of 150.00 feet to a point for corner; said point being the northwesterly corner of said Simmons tract;

THENCE South 07 degrees 27 minutes 10 seconds East, continuing along the easterly line of said Instrument Number 201600055916 tract and the westerly line of said Simmons tract, a total distance of 68.00 feet to a point for corner, said point being the southwest corner of said Simmons tract;

THENCE North 82 degrees 29 minutes 50 seconds East, continuing along the easterly line of said Instrument Number 201600055916 tract and the southerly line of said Simmons tract, a total distance of 150.00 feet to a point for corner, said point being the southeast corner of said Simmons tract;

THENCE South 07 degrees 27 minutes 10 seconds East, following said westerly right-of-way line of Lancaster Road, a total distance of 251.73 feet to a point for corner, said point being the beginning of a tangent curve to the left;

THENCE in a southeasterly direction along a curve to the left, having a central angle of 00 degrees 23 minutes 50 seconds, a radius of 8654.40 feet, and a chord bearing and distance of South 07 degrees 39 minutes 05 seconds East, 60.00 feet, a total arc length of 60.00 feet to a point for corner, said point being in an easterly corner of a tract of land conveyed to King E. Rhodes, by deed recorded in Volume 2002187, Page 0125, Deed Records, Dallas County, Texas;

THENCE South 77 degrees 25 minutes 31 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the easterly line of said Rhodes tract, a total distance of 323.66 feet to a point for corner, said point being the southwest corner of said Instrument Number 201600055916 tract, said point also being a easterly corner of said Rhodes tract;

THENCE North 07 degrees 22 minutes 14 seconds West, along the westerly line of said Instrument Number 201600055916 tract and the easterly line of said Rhodes tract, a total distance of 890.11 feet, to a point for corner, said point being the northwest corner of said Instrument Number 20160055916 tract and the northeast corner of said Rhodes tract, said point also being in a call centerline of Wheatland Road;

THENCE South 58 degrees 38 minutes 34 seconds West, following the centerline of said Wheatland Road, a total distance of 287.40 feet to a point for corner;

THENCE South 58 degrees 50 minutes 23 seconds West, continuing along the centerline of said Wheatland Road, a total distance of 834.11 feet to a point for corner, said point being the northwest corner of said Rhodes tract;

THENCE South 37 degrees 05 minutes 08 seconds East, following the westerly line of said Rhodes tract and the easterly line of said Instrument Number 201400314231, a total distance of 1206.46 feet to a point for corner, said point being the southwest corner of said Rhodes tract;

THENCE North 52 degrees 54 minutes 29 seconds East, following the southerly line of said Rhodes tract, a total distance of 492.84 feet to a point for corner;

THENCE North 07 degrees 22 minutes 14 seconds West, following the southeasterly line of said Rhodes tract, a total distance of 235.91 feet to a point for corner;

THENCE North 77 degrees 25 minutes 15 seconds East, continuing along said southeasterly line of said Rhodes tract, a total distance of 323.99 feet to a point for corner, said point being in said westerly right-of-way line of Lancaster Road, said point also being the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along said curve to the left and following said westerly right-of-way line, having a central angle of 05 degrees 25 minutes 56 seconds, a radius of 8654.40 feet, and a chord bearing and distance of South 11 degrees 25 minutes 46 seconds East, 820.22 feet, a total arc length of 820.53 feet, to a point for corner, said point being in the southerly line of said Instrument Number 201600055916 tract, said point also being the most northeasterly corner of a tract of land conveyed to DFW Oil Inc. as recorded in Instrument #2008038074, Deed Records, Dallas County, Texas;

THENCE South 75 degrees 57 minutes 36 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract, a total distance of 225.00 feet to a point for corner;

THENCE South 15 degrees 36 minutes 40 seconds East, continuing along the southerly line of Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract, a total distance of 385.17 feet, to a point for corner, said point being the northeast corner of a tract of land conveyed to All Saints Inc., as recorded Instrument Number 200900059010, Deed Records, Dallas County, Texas, said point being in the southerly line of said Instrument Number 201600055916 tract;

THENCE South 69 degrees 59 minutes 35 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly line of said All Saints Inc. tract, a total distance of 295.42 feet, a point for corner, said point being in the southerly line of said Instrument#201600055916 tract and the northwesterly corner of said All Saints Inc. tract;

THENCE South 20 degrees 24 minutes 03 seconds East, along the southerly line of said Instrument Number 201600055916 tract and the westerly line of said All Saints Inc. tract a total distance of 231.52 feet to a point for corner, said point being the southwest corner of said All Saints Inc. tract and the southerly line of said Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract;

THENCE South 69 degrees 51 minutes 21 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly line of said DFW Oil Inc. tract a total distance of 221.74 feet to a point for corner, said point being the southerly line of said Instrument Number 201600055916 tract and the northwest corner of said DFW Oil Inc. tract;

THENCE South 20 degrees 08 minutes 39 seconds East, along the southerly line of said Instrument Number 201600055916 tract and the west line of said DFW Oil Inc. tract, a total distance of 250.00 feet to a point for corner, said point being the most southerly corner of said Instrument Number 201600055916 tract and being the southwest corner of said DFW Oil Inc. tract, said point also being in the northerly line of Interstate Highway 20 (LBJ Freeway a variable width right-of-way);

THENCE South 69 degrees 51 minutes 21 seconds West, along the southerly line of said Instrument Number 201600055916 tract and the northerly right-of-way line of said Interstate Highway 20, a total distance of 315.04 feet;

THENCE South 71 degrees 39 minutes 35 seconds West, continuing along the southerly line of said Instrument Number 201600055916 tract with the northerly line of said Interstate Highway 20, a total distance of 1338.56 feet;

THENCE South 55 degrees 12 minutes 20 seconds West, continuing along the southerly line of said Instrument Number 201600055916 tract with the northerly line of said Interstate Highway 20, a total distance of 39.62 feet said point being the southwest corner of said Instrument #201600055916 tract and the southeast corner of a tract of land conveyed to Susan Wright Key, by deed recorded in Volume 88021, Page 1852, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 14 minutes 08 seconds West, along the westerly line of said Instrument Number 201600055916 tract and along the easterly line of said Susan Wright Key tract and the easterly line of a tract of land conveyed to Wycliff Bible Translators, Inc. as recorded in Volume 74198, Page 104, Deed Records, Dallas County, Texas and the easterly line of a tract of land conveyed to George P. Shropulos Family Limited Partnership as recorded in Volume 94043, Page 2846, Deed Records, Dallas County, Texas, a total distance of 2132.27 feet to a point for corner, said point being in the south right-of-way line of Wheatland Road (a variable width right-of-way), said point being the northwest corner of said Instrument Number 201600055916 tract;

THENCE with the westerly line of said Instrument #201500029116 tract and the easterly line of said RKCJ LLC tract the following courses and distances:

South 58 degrees 50 minutes 23 seconds West, a total distance of 22.99 feet to a point for corner;

North 30 degrees 26 minutes 17 seconds West, a total distance of 472.69 feet to a point for corner;

North 62 degrees 56 minutes 00 seconds East, a total distance of 17.96 feet to a point for corner;

North 31 degrees 11 minutes 24 seconds West, a total distance of 1205.27 feet to a point for corner, said point being approximately the center line of a creek;

THENCE along said approximately centerline of creek the following courses and distances;

North 18 degrees 56 minutes 06 seconds East, a total distance of 154.49 feet to a point for corner;

North 53 degrees 46 minutes 06 seconds East, a total distance of 203.00 feet to a point for corner;

South 68 degrees 22 minutes 54 seconds East, a total distance of 133.72 feet to a point for corner;

North 86 degrees 02 minutes 06 seconds East, a total distance of 111.50 feet to a point for corner;

North 10 degrees 48 minutes 06 seconds East, a total distance of 107.15 feet to a point for corner;

North 35 degrees 39 minutes 06 seconds East, a total distance of 141.00 feet to a point for corner;

North 78 degrees 20 minutes 06 seconds East, a total distance of 97.05 feet to a point for corner;

North 28 degrees 27 minutes 54 seconds West, a total distance of 140.57 feet to a point for corner;

North 47 degrees 08 minutes 06 seconds East, a total distance of 150.88 feet to a point for corner;

North 31 degrees 12 minutes 06 seconds East, a total distance of 130.56 feet to a point for corner;

North 63 degrees 34 minutes 36 seconds East, a total distance of 134.95 feet to a point for corner;

North 87 degrees 41 minutes 36 seconds East, a total distance of 129.10 feet to a point for corner;

North 03 degrees 13 minutes 36 seconds East, a total distance of 132.20 feet to a point for corner;

North 34 degrees 51 minutes 36 seconds East, a total distance of 164.10 feet to a point for corner;

North 11 degrees 51 minutes 36 seconds East, a total distance of 124.70 feet to a point for corner;

THENCE North 23 degrees 47 minutes 24 seconds West, a total distance of 139.58 feet to a point for corner, said point being in the northerly line of said Instrument Number 201500029116 tract and the southerly line of a tract of land conveyed to the City of Dallas as recorded in Volume 95095, Page 5779, Deed Records, Dallas County, Texas;

THENCE North 54 degrees 24 minutes 43 seconds East, along the northerly line of said Instrument Number 201500029116 tract and along the southerly line of said City of Dallas tract a total distance of 537.89 feet to a point for corner;

THENCE North 32 degrees 43 minutes 59 seconds West, continuing along said common line a total distance of 1.62 feet;

THENCE North 58 degrees 51 minutes 51 seconds East, continuing along said common line and passing along the southerly line of a tract of land conveyed to 154 Lancaster Ltd., as recorded in Volume 98055, Page 0435, Deed Records, Dallas County, Texas, a total distance of 471.29 feet to a point for corner, said point being the northeasterly corner of said Instrument #201500029116 tract;

THENCE South 31 degrees 05 minutes 57 seconds East, departing the southerly line of said 154 Lancaster Ltd. tract along the easterly line of said Instrument Number 201500029116 tract passing along the westerly line of a tract of land conveyed to Camplanc Investments as recorded in Instrument Number 201100097436, Deed Records, Dallas County, Texas and passing along the westerly line of said Proton Properties LLC tract, a total distance of 634.03 feet to a point for corner, said point being the southwesterly corner of said Proton Properties LLC tract, and being a northerly corner of said Instrument Number 201500029116 tract;

THENCE along the northerly line of said Instrument Number 201500029116 tract and the southerly line of said Proton Properties LLC tract the following courses and distances:

North 58 degrees 57 minutes 36 seconds East, a total distance of 894.69 feet to a point for corner;

South 07 degrees 25 minutes 01 seconds East, a total distance of 277.11 feet to a point for corner;

North 82 degrees 34 minutes 59 seconds East, a total distance of 439.00 feet to the POINT OF BEGINNING and containing a total area of 12,245,246.54 square feet, or 281.112 acres of land, more or less.

**PETITION FOR CONSENT TO EXCLUDE LANDS
FROM UNIVERSITY HILLS MUNICIPAL MANAGEMENT DISTRICT**

STATE OF TEXAS §

COUNTY OF DALLAS §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF DALLAS, TEXAS: §

VM Fund I, LLC, a Delaware limited liability company, being the holder of title to a majority in value of the land hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Dallas County, Texas ("Petitioner"), acting pursuant to the provisions of the Section 3947.111, Special District Local Laws Code, respectfully petition for consent to exclude lands from University Hills Municipal Management District (the "District"). In support of this petition, Petitioners show as follows:

I.

The District exists under the terms and provisions of Article XVI, Section 59 and Article III, Sections 52 and 52-a of the Constitution of Texas; Chapter 375, Texas Local Government Code; and Chapter 3947, Texas Special District Local Laws Code. Petitioner is the sole owner and holder of fee simple title to the land sought to be excluded from the District, as indicated by the tax rolls of the central appraisal district of Dallas County, Texas.

II.

The land sought to be excluded from the District contains approximately 8.266 acres of land, more or less, as described in Exhibit "A", attached hereto and incorporated herein by reference, and lies within Dallas County, Texas.

III.

The exclusion of said lands from the District will not impede the ability of the District to accomplish its purposes to, among other things, promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the construction, extension, improvement, maintenance and operation of water, sanitary sewer, drainage and road facilities.

WHEREFORE, Petitioners respectfully pray that this petition be granted in all respects and that the City of Dallas give its consent to the exclusion of the aforesaid land from said District.

RESPECTFULLY SUBMITTED this 31 day of July, 2024.

“PETITIONER”

VM FUND I, LLC,

a Delaware limited liability company

By: _____

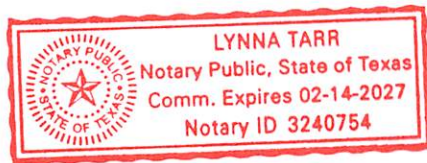
Roy Magno, Secretary

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 31st day of July, 2024, by Roy Magno, Secretary of VM Fund I, LLC, a Delaware limited liability company, on behalf of said limited liability company.



Lynna Tarr

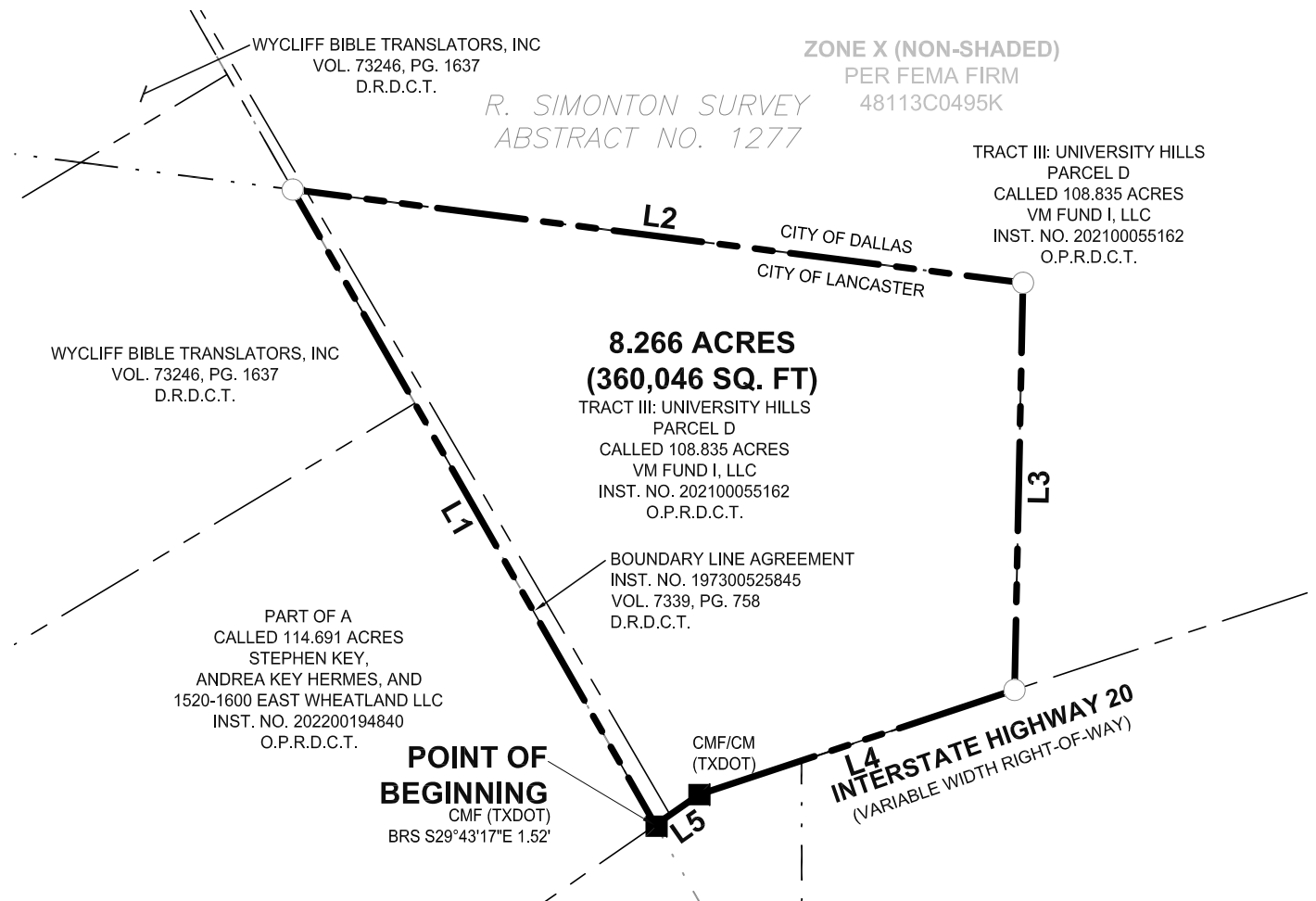
Notary Public in and for the State of Texas

(Notary Seal)

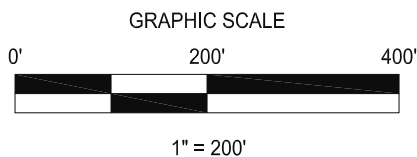
Exhibit A

Description of Property to be Excluded

EXHIBIT _____



LEGEND / ABBREVIATIONS



BOUNDARY EXHIBIT
8.266 ACRES
IN THE R. SIMONTON SURVEY
ABSTRACT NUMBER 1277
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N29°43'17"W	822.10'
L2	S82°43'27"E	827.35'
L3	S01°11'31"W	457.56'
L4	S71°38'49"W	373.60'
L5	S55°10'58"W	59.68'

---	ADJOINER LINE
---	BOUNDARY LINE
---	SURVEY/ABSTRACT LINE
---	FEMA FLOOD LINE
●	IRON ROD FOUND
○	CAPPED IRON ROD SET
▲	NAIL FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING



CHISHOLM TRAIL LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188



3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

EXHIBIT _____

LEGAL DESCRIPTION

BEING all that certain tract or parcel of land situated in the R. Simonton Survey, Abstract Number 1277, Dallas County, Texas, and being a portion of a called 108.835 acre tract of land described as Tract III, University Hills Tract D, in the deed to VM Fund I, LLC, recorded in County Clerk's Instrument Number 202100055162, of the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at point in the South line of said Tract III, in the North right-of-way line of Interstate Highway 35 (variable width), and in the West line of a boundary line agreement recorded in County Clerk's Instrument Number 1973000525848, of said Official Public records, from which a TX-DOT concrete monument found bears South 29°43'17" East, a distance of 1.52 feet;

THENCE North 29° 43' 17" West with the West line of said boundary agreement, a distance of 822.10 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set)

THENCE over and across said Tract III the following courses and distances:

South 82° 43' 27" East, a distance of 827.35 feet to a capped iron rod set;

South 01° 11' 31" West, a distance of 457.56 feet to a capped iron rod set in the South line of said Tract III and in the North right-of-way line of said Interstate Highway 35, and for the Southeast corner of the tract being described herein;

THENCE with the South line of said Tract III and the North right-of-way line of said Interstate Highway 35 the following courses and distances:

South 71° 38' 49" West, a distance of 373.60 feet to a TX-DOT concrete monument found;

South 55° 10' 58" West, a distance of 59.68 feet to the POINT OF BEGINNING and containing 8.266 acres of land, more or less.

SURVEYOR CERTIFICATION

I, Michael R. Kersten, certify that this map or plat was completed and prepared under my direct supervision. The fieldwork was completed on December 13th, 2023.

Date of Plat or Map: April 29th, 2024.

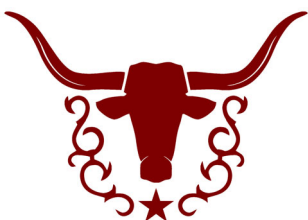
BOUNDARY EXHIBIT

8.266 ACRES

IN THE R. SIMONTON SURVEY
ABSTRACT NUMBER 1277
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



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