

1-1 By: González of Dallas (Senate Sponsor - Johnson) H.B. No. 4733  
1-2 (In the Senate - Received from the House May 7, 2019;  
1-3 May 8, 2019, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 15, 2019, reported favorably by  
1-5 the following vote: Yeas 7, Nays 0; May 15, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED  
1-16 AN ACT

1-17 relating to the creation of the Oak Farms Municipal Management  
1-18 District; providing authority to issue bonds; providing authority  
1-19 to impose assessments and fees.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-21 SECTION 1. Subtitle C, Title 4, Special District Local Laws  
1-22 Code, is amended by adding Chapter 3983 to read as follows:

1-23 CHAPTER 3983. OAK FARMS MUNICIPAL MANAGEMENT DISTRICT  
1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 3983.0101. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "City" means the City of Dallas.

1-28 (3) "Director" means a board member.

1-29 (4) "District" means the Oak Farms Municipal  
1-30 Management District.

1-31 (5) "Exempt property" means property owned by a  
1-32 governmental entity, including the city.

1-33 Sec. 3983.0102. NATURE OF DISTRICT. The Oak Farms  
1-34 Municipal Management District is a special district created under  
1-35 Section 59, Article XVI, Texas Constitution.

1-36 Sec. 3983.0103. PURPOSE; DECLARATION OF INTENT. (a) The  
1-37 creation of the district is essential to accomplish the purposes of  
1-38 Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
1-39 Texas Constitution, and other public purposes stated in this  
1-40 chapter.

1-41 (b) By creating the district and in authorizing the city and  
1-42 other political subdivisions to contract with the district, the  
1-43 legislature has established a program to accomplish the public  
1-44 purposes set out in Section 52-a, Article III, Texas Constitution.

1-45 (c) The creation of the district is necessary to promote,  
1-46 develop, encourage, and maintain employment, commerce,  
1-47 transportation, tourism, recreation, the arts, entertainment,  
1-48 economic development, safety, and the public welfare in the  
1-49 district.

1-50 (d) This chapter and the creation of the district may not be  
1-51 interpreted to relieve the city from providing the level of  
1-52 services provided as of the effective date of the Act enacting this  
1-53 chapter to the area in the district. The district is created to  
1-54 supplement and not to supplant city services provided in the  
1-55 district.

1-56 Sec. 3983.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

1-57 (a) All land and other property included in the district will  
1-58 benefit from the improvements and services to be provided by the  
1-59 district under powers conferred by Sections 52 and 52-a, Article  
1-60 III, and Section 59, Article XVI, Texas Constitution, and other  
1-61 powers granted under this chapter.

2-1 (b) The district is created to serve a public use and  
2-2 benefit.

2-3 (c) The creation of the district is in the public interest  
2-4 and is essential to further the public purposes of:

2-5 (1) developing and diversifying the economy of the  
2-6 state;

2-7 (2) eliminating unemployment and underemployment; and

2-8 (3) developing or expanding transportation and  
2-9 commerce.

2-10 (d) The district will:

2-11 (1) promote the health, safety, and general welfare of  
2-12 residents, employers, potential employees, employees, visitors,  
2-13 and consumers in the district, and of the public;

2-14 (2) provide needed funding for the district to  
2-15 preserve, maintain, and enhance the economic health and vitality of  
2-16 the district territory as a community and business center;

2-17 (3) promote the health, safety, welfare, and enjoyment  
2-18 of the public by providing pedestrian ways and by landscaping and  
2-19 developing certain areas in the district, which are necessary for  
2-20 the restoration, preservation, and enhancement of scenic beauty;  
2-21 and

2-22 (4) provide for water, wastewater, drainage, road, and  
2-23 recreational facilities for the district.

2-24 (e) Pedestrian ways along or across a street, whether at  
2-25 grade or above or below the surface, and street lighting, street  
2-26 landscaping, parking, and street art objects are parts of and  
2-27 necessary components of a street and are considered to be a street  
2-28 or road improvement.

2-29 (f) The district will not act as the agent or  
2-30 instrumentality of any private interest even though the district  
2-31 will benefit many private interests as well as the public.

2-32 Sec. 3983.0105. INITIAL DISTRICT TERRITORY. (a) The  
2-33 district is initially composed of the territory described by  
2-34 Section 2 of the Act enacting this chapter.

2-35 (b) The boundaries and field notes contained in Section 2 of  
2-36 the Act enacting this chapter form a closure. A mistake in the  
2-37 field notes or in copying the field notes in the legislative process  
2-38 does not affect the district's:

2-39 (1) organization, existence, or validity;

2-40 (2) right to issue any type of bonds for the purposes  
2-41 for which the district is created or to pay the principal of and  
2-42 interest on the bonds;

2-43 (3) right to impose or collect an assessment; or

2-44 (4) legality or operation.

2-45 Sec. 3983.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.  
2-46 All or any part of the area of the district is eligible to be  
2-47 included in:

2-48 (1) a tax increment reinvestment zone created under  
2-49 Chapter 311, Tax Code; or

2-50 (2) a tax abatement reinvestment zone created under  
2-51 Chapter 312, Tax Code.

2-52 Sec. 3983.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
2-53 DISTRICTS LAW. Except as otherwise provided by this chapter,  
2-54 Chapter 375, Local Government Code, applies to the district.

2-55 Sec. 3983.0108. CONSTRUCTION OF CHAPTER. This chapter  
2-56 shall be liberally construed in conformity with the findings and  
2-57 purposes stated in this chapter.

2-58 SUBCHAPTER B. BOARD OF DIRECTORS

2-59 Sec. 3983.0201. GOVERNING BODY; TERMS. (a) The district is  
2-60 governed by a board of five elected directors who serve staggered  
2-61 terms of four years.

2-62 (b) Directors are elected in the manner provided by  
2-63 Subchapter D, Chapter 49, Water Code.

2-64 (c) The board may not create an executive committee to  
2-65 exercise the powers of the board.

2-66 Sec. 3983.0202. EX OFFICIO DIRECTORS. (a) The city  
2-67 manager, city auditor, and city attorney serve as nonvoting ex  
2-68 officio directors.

2-69 (b) The city manager, city auditor, or city attorney may

3-1 appoint a designee to serve as an ex officio director in place of  
3-2 that person.

3-3 (c) An ex officio director is entitled to speak on any  
3-4 matter before the board.

3-5 (d) An ex officio director is not counted as a director for  
3-6 purposes of establishing a quorum.

3-7 Sec. 3983.0203. MEETINGS; NOTICE. (a) The board shall hold  
3-8 meetings at a place accessible to the public.

3-9 (b) The board must post notice of each meeting with the city  
3-10 secretary not later than 72 hours before the scheduled time of the  
3-11 meeting.

3-12 Sec. 3983.0204. COMPENSATION; EXPENSES. (a) The district  
3-13 may compensate each voting director in an amount not to exceed \$150  
3-14 for each board meeting. The total amount of compensation for each  
3-15 director in one year may not exceed \$7,200.

3-16 (b) An ex officio director is not entitled to receive  
3-17 compensation from the district.

3-18 (c) A voting director or an ex officio director is entitled  
3-19 to reimbursement for necessary and reasonable expenses incurred in  
3-20 carrying out the duties and responsibilities of the board.

3-21 Sec. 3983.0205. INITIAL DIRECTORS. (a) The initial board  
3-22 consists of the following directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Randall Tate Roush</u>
<u>2</u>	<u>Megan Wohr</u>
<u>3</u>	<u>Anatoly C. Elberg</u>
<u>4</u>	<u>Steven Pierret</u>
<u>5</u>	<u>Jami Greenville</u>

3-29 (b) Of the initial directors, the terms of directors  
3-30 appointed for positions one through three expire June 1, 2021, and  
3-31 the terms of directors appointed for positions four and five expire  
3-32 June 1, 2023.

3-33 SUBCHAPTER C. POWERS AND DUTIES

3-34 Sec. 3983.0301. GENERAL POWERS AND DUTIES. (a) The  
3-35 district has the powers and duties necessary to accomplish the  
3-36 purposes for which the district is created.

3-37 (b) The board may not take any action or exercise any power  
3-38 granted under this chapter other than to hold an initial  
3-39 organizational meeting until the development agreement described  
3-40 by Section 3983.03011 is approved by the city and executed by the  
3-41 parties to the agreement.

3-42 Sec. 3983.03011. DEVELOPMENT AGREEMENT. (a) The city, the  
3-43 district, and any other entities the city determines are necessary  
3-44 to the agreement may execute a development agreement if approved by  
3-45 the city.

3-46 (b) This chapter expires on the fourth anniversary of the  
3-47 effective date of the Act enacting this chapter if the development  
3-48 agreement under Subsection (a) is not executed before that date.

3-49 Sec. 3983.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The  
3-50 district, using any money available to the district for the  
3-51 purpose, may provide, design, construct, acquire, improve,  
3-52 relocate, operate, maintain, or finance an improvement project or  
3-53 service authorized under this chapter or Chapter 375, Local  
3-54 Government Code.

3-55 (b) The district may contract with a governmental or private  
3-56 entity to carry out an action under Subsection (a).

3-57 (c) The implementation of a district project or service is a  
3-58 governmental function or service for the purposes of Chapter 791,  
3-59 Government Code.

3-60 (d) A district improvement project or service must comply  
3-61 with:

3-62 (1) the city charter and any city zoning and  
3-63 subdivision requirements; and

3-64 (2) city codes and ordinances.

3-65 (e) The district may not provide, conduct, or authorize an  
3-66 improvement project on any street, highway, right-of-way, or  
3-67 easement owned or controlled by the city unless the governing body  
3-68 of the city by resolution consents to the improvement.

3-69 Sec. 3983.0303. NONPROFIT CORPORATION. (a) The board by

4-1 resolution, with the consent of the governing body of the city by  
 4-2 resolution, may authorize the creation of a nonprofit corporation  
 4-3 to assist and act for the district in implementing a project or  
 4-4 providing a service authorized by this chapter.

4-5 (b) The nonprofit corporation:

4-6 (1) has each power of and is considered to be a local  
 4-7 government corporation created under Subchapter D, Chapter 431,  
 4-8 Transportation Code; and

4-9 (2) may implement any project and provide any service  
 4-10 authorized by this chapter.

4-11 (c) The board shall appoint the board of directors of the  
 4-12 nonprofit corporation. The board of directors of the nonprofit  
 4-13 corporation shall serve in the same manner as the board of directors  
 4-14 of a local government corporation created under Subchapter D,  
 4-15 Chapter 431, Transportation Code, except that a board member is not  
 4-16 required to reside in the district.

4-17 (d) The board of the nonprofit corporation shall hold  
 4-18 meetings at a place accessible to the public.

4-19 (e) The board of the nonprofit corporation must post notice  
 4-20 of each meeting with the city secretary not later than 72 hours  
 4-21 before the scheduled time of the meeting.

4-22 Sec. 3983.0304. LAW ENFORCEMENT SERVICES. To protect the  
 4-23 public interest, with the consent of the governing body of the city  
 4-24 by resolution, the district may contract with a qualified party,  
 4-25 including the city, to provide law enforcement services in the  
 4-26 district for a fee.

4-27 Sec. 3983.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
 4-28 The district, with the consent of the governing body of the city by  
 4-29 resolution, may join and pay dues to a charitable or nonprofit  
 4-30 organization that performs a service or provides an activity  
 4-31 consistent with the furtherance of a district purpose.

4-32 Sec. 3983.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
 4-33 district, with the consent of the governing body of the city by  
 4-34 resolution, may engage in activities that accomplish the economic  
 4-35 development purposes of the district.

4-36 (b) The district may establish and provide for the  
 4-37 administration of one or more programs to promote state or local  
 4-38 economic development and to stimulate business and commercial  
 4-39 activity in the district, including programs to:

4-40 (1) make loans and grants of public money; and

4-41 (2) provide district personnel and services.

4-42 (c) The district may create economic development programs  
 4-43 and exercise the economic development powers provided to  
 4-44 municipalities by:

4-45 (1) Chapter 380, Local Government Code; and

4-46 (2) Subchapter A, Chapter 1509, Government Code.

4-47 Sec. 3983.0307. PARKING FACILITIES. (a) The district may  
 4-48 acquire, lease as lessor or lessee, construct, develop, own,  
 4-49 operate, and maintain parking facilities or a system of parking  
 4-50 facilities, including lots, garages, parking terminals, or other  
 4-51 structures or accommodations for parking motor vehicles off the  
 4-52 streets and related appurtenances.

4-53 (b) The district's parking facilities serve the public  
 4-54 purposes of the district and are owned, used, and held for a public  
 4-55 purpose even if leased or operated by a private entity for a term of  
 4-56 years.

4-57 (c) The district's parking facilities are parts of and  
 4-58 necessary components of a street and are considered to be a street  
 4-59 or road improvement.

4-60 (d) The development and operation of the district's parking  
 4-61 facilities may be considered an economic development program.

4-62 Sec. 3983.0308. ADDING OR EXCLUDING LAND. The district,  
 4-63 with the consent of the governing body of the city by resolution,  
 4-64 may add or exclude land in the manner provided by Subchapter J,  
 4-65 Chapter 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

4-66 Sec. 3983.0309. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
 4-67 board by resolution shall establish the number of directors'  
 4-68 signatures and the procedure required for a disbursement or  
 4-69 transfer of district money.

5-1 Sec. 3983.0310. EXEMPT PROPERTY. The district may not  
 5-2 impose an assessment, fee, tax, or other charge on an exempt  
 5-3 property.

5-4 Sec. 3983.0311. NO AD VALOREM TAXATION. The district may  
 5-5 not impose an ad valorem tax.

5-6 Sec. 3983.0312. NO EMINENT DOMAIN POWER. The district may  
 5-7 not exercise the power of eminent domain.

5-8 SUBCHAPTER D. ASSESSMENTS

5-9 Sec. 3983.0401. PETITION REQUIRED FOR FINANCING SERVICES  
 5-10 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
 5-11 service or improvement project with assessments under this chapter  
 5-12 unless a written petition requesting that service or improvement  
 5-13 has been filed with the board.

5-14 (b) A petition filed under Subsection (a) must be signed by  
 5-15 the owners of a majority of the assessed value of real property in  
 5-16 the district subject to assessment according to the most recent  
 5-17 certified tax appraisal roll for the county.

5-18 Sec. 3983.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
 5-19 The board by resolution may impose and collect an assessment for any  
 5-20 purpose authorized by this chapter in all or any part of the  
 5-21 district.

5-22 (b) An assessment, a reassessment, or an assessment  
 5-23 resulting from an addition to or correction of the assessment roll  
 5-24 by the district, penalties and interest on an assessment or  
 5-25 reassessment, an expense of collection, and reasonable attorney's  
 5-26 fees incurred by the district:

5-27 (1) are a first and prior lien against the property  
 5-28 assessed;

5-29 (2) are superior to any other lien or claim other than:  
 5-30 (A) a lien or claim for county, school district,  
 5-31 or municipal ad valorem taxes; or

5-32 (B) a lien filed by the city or securing an  
 5-33 obligation owed to the city; and

5-34 (3) are the personal liability of and a charge against  
 5-35 the owners of the property even if the owners are not named in the  
 5-36 assessment proceedings.

5-37 (c) The lien is effective from the date of the board's  
 5-38 resolution imposing the assessment until the date the assessment is  
 5-39 paid. The board may enforce the lien in the same manner that a  
 5-40 taxing unit, as defined by Section 1.04, Tax Code, may enforce an ad  
 5-41 valorem tax lien against real property.

5-42 (d) The board may make a correction to or deletion from the  
 5-43 assessment roll that does not increase the amount of assessment of  
 5-44 any parcel of land without providing notice and holding a hearing in  
 5-45 the manner required for additional assessments.

5-46 SUBCHAPTER E. BONDS

5-47 Sec. 3983.0501. AUTHORITY TO BORROW MONEY AND TO ISSUE  
 5-48 BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on  
 5-49 terms determined by the board.

5-50 (b) The district may issue bonds, notes, or other  
 5-51 obligations payable wholly or partly from assessments, impact fees,  
 5-52 revenue, contract payments, grants, or other district money, or any  
 5-53 combination of those sources of money, to pay for any authorized  
 5-54 district purpose.

5-55 Sec. 3983.0502. BONDS SECURED BY REVENUE OR CONTRACT  
 5-56 PAYMENTS. The district may issue, without an election, bonds  
 5-57 secured by:

5-58 (1) revenue, including contract revenues; or

5-59 (2) contract payments, provided that the requirements  
 5-60 of Section 49.108, Water Code, have been met.

5-61 Sec. 3983.0503. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
 5-62 UNDER AGREEMENT. If an improvement will be financed by an  
 5-63 obligation and the obligation will be secured by the pledge of  
 5-64 assessments, the district must enter into an agreement, which may  
 5-65 be the development agreement, governing the financing of the  
 5-66 improvement before the issuance of the obligation. An obligation  
 5-67 issued under this section may be in the form of bonds, notes, or  
 5-68 other obligations, payable wholly or partly from assessments, and  
 5-69 may be issued, by public or private sale, in the manner provided by

6-1 Subchapter A, Chapter 372, Local Government Code.

6-2 Sec. 3983.0504. CONSENT OF MUNICIPALITY REQUIRED. (a) The  
 6-3 board may not issue bonds until each municipality in whose  
 6-4 corporate limits or extraterritorial jurisdiction the district is  
 6-5 located has consented by ordinance or resolution to the creation of  
 6-6 the district and to the inclusion of land in the district.

6-7 (b) This section applies only to the district's first  
 6-8 issuance of bonds.

6-9 SUBCHAPTER I. DISSOLUTION

6-10 Sec. 3983.0901. DISSOLUTION. (a) The board shall dissolve  
 6-11 the district on written petition filed with the board by the owners  
 6-12 of:

6-13 (1) 66 percent or more of the assessed value of the  
 6-14 property subject to assessment by the district based on the most  
 6-15 recent certified county property tax rolls; or

6-16 (2) 66 percent or more of the surface area of the  
 6-17 district, excluding roads, streets, highways, utility  
 6-18 rights-of-way, other public areas, and other property exempt from  
 6-19 assessment by the district according to the most recent certified  
 6-20 county property tax rolls.

6-21 (b) The board by majority vote may dissolve the district at  
 6-22 any time.

6-23 (c) The city may dissolve the district at any time if:

6-24 (1) the development agreement has been executed; and

6-25 (2) the district's performance under the agreement has  
 6-26 been fulfilled, including any right or obligation the district has  
 6-27 to reimburse a developer or owner for the costs of an improvement  
 6-28 project.

6-29 (d) If the district is dissolved, the board shall transfer  
 6-30 ownership of all district property to the city.

6-31 (e) The district may not be dissolved if the district:

6-32 (1) has any outstanding debt until that debt has been  
 6-33 repaid or defeased in accordance with the order or resolution  
 6-34 authorizing the issuance of the debt;

6-35 (2) has a contractual obligation to pay money until  
 6-36 that obligation has been fully paid in accordance with the  
 6-37 contract; or

6-38 (3) owns, operates, or maintains public works,  
 6-39 facilities, or improvements unless the district contracts with  
 6-40 another person for the ownership and operation or maintenance of  
 6-41 the public works, facilities, or improvements.

6-42 (f) Subchapter M, Chapter 375, Local Government Code, does  
 6-43 not apply to the district.

6-44 SECTION 2. The Oak Farms Municipal Management District  
 6-45 initially includes all territory contained in the following area:

6-46 TRACT 1:

6-47 DESCRIPTION, of a 35,831 square foot (0.823 acre) tract of land  
 6-48 situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 6-49 Dallas County, Texas; said tract being part of Block 22, Original  
 6-50 Town of Oak Cliff, an addition to the City of Dallas, Texas  
 6-51 according to the plat recorded in Volume 89, Page 1 of the Deed  
 6-52 Records of Dallas County, Texas, transcribed in Volume 3, Page 516  
 6-53 of the Map Records of Dallas County, Texas: said tract being all of  
 6-54 those certain tracts of land described in Special Warranty Deeds to  
 6-55 IC PROPERTIES, LLC recorded in Instrument No. 201400176345 and  
 6-56 201500053432 both of the Official Public Records of Dallas County,  
 6-57 Texas; said 35,831 square foot (0.823 acre) tract being more  
 6-58 particularly described as follows:

6-59 BEGINNING, at a point for corner at the intersection of the south  
 6-60 right-of-way line of Addison Street (a 40-foot wide right-of-way)  
 6-61 and the east right-of-way line of North Marsalis Avenue (a 80-foot  
 6-62 wide right-of-way);

6-63 THENCE, South 89 degrees, 56 minutes, 37 seconds East, along the  
 6-64 said south line of Addison Street, a distance of 183.75 feet to a  
 6-65 point for corner at the intersection of said south line of Addison  
 6-66 Street and the west line of a 20-foot wide alley dedicated on said  
 6-67 Original Town of Oak Cliff addition;

6-68 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
 6-69 said west line of the 20-foot alley, a distance of 195.00 feet to a

7-1 point for corner; said point being the northeast corner of that  
7-2 certain tract of land described in Special Warranty Deed to Tony L.  
7-3 Malone recorded in Volume 97108, Page 3191 of said Deed Records;  
7-4 THENCE, North 89 degrees, 56 minutes, 37 seconds West, departing  
7-5 the said west line of the 20-foot alley and along the north line of  
7-6 said Tony L. Malone tract, a distance of 183.75 feet to a point for  
7-7 corner in the said east line of North Marsalis Avenue; said point  
7-8 being the northwest corner of said Tony L. Malone tract;  
7-9 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
7-10 said east line of North Marsalis Avenue, a distance of 195.00 feet  
7-11 to the POINT OF BEGINNING;  
7-12 CONTAINING: 35,831 square feet or 0.823 acres of land, more or less.  
7-13 TRACT 2:  
7-14 DESCRIPTION, of a 1.655 acre tract of land situated in the Elizabeth  
7-15 Robertson Survey, Abstract No. 1211, Dallas County, Texas; said  
7-16 tract being part of Block 22, Original Town of Oak Cliff, an  
7-17 addition to the City of Dallas, Texas according to the plat recorded  
7-18 in Volume 89, Page 1 of the Deed Records of Dallas County, Texas,  
7-19 transcribed in Volume 3, Page 516 of the Map Records of Dallas  
7-20 County, Texas: said tract being all of those certain tracts of land  
7-21 described in Special Warranty Deeds to IC PROPERTIES, LLC recorded  
7-22 in Instrument No. 201400176705 and 201400164524, 201400177468,  
7-23 201400176345, 201400186992 all of the Official Public Records of  
7-24 Dallas County Texas; said 1.655 acre tract being more particularly  
7-25 described as follows:  
7-26 BEGINNING, at a point for corner; said point being the north end of  
7-27 a right-of-way corner clip at the intersection of the west  
7-28 right-of-way line of North Lancaster Avenue (a 60-foot wide  
7-29 right-of-way) and the north right-of-way line of East Colorado  
7-30 Boulevard (a variable width right-of-way);  
7-31 THENCE, South 45 degrees, 00 minutes, 06 seconds West, along said  
7-32 corner clip a distance of 14.14 feet to a point for corner on the  
7-33 said north line of said East Colorado Boulevard;  
7-34 THENCE, along the said north line of East Colorado Boulevard the  
7-35 following three (3) calls:  
7-36 North 89 degrees, 59 minutes, 15 seconds West, a distance of 65.00  
7-37 feet to a point for corner; said point being an offset in the said  
7-38 north line on East Colorado Boulevard;  
7-39 South 00 degrees, 00 minutes, 33 seconds East, along said offset a  
7-40 distance of 5.00 feet to a point for corner;  
7-41 North 89 degrees, 59 minutes, 15 seconds West, a distance of 108.75  
7-42 feet to a point for corner at the intersection of the said north  
7-43 line of East Colorado Boulevard and the east line of a 20-foot wide  
7-44 alley dedicated on said Original Town of Oak Cliff addition;  
7-45 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
7-46 said east line of the 20-foot alley, a distance of 394.73 feet to a  
7-47 point for corner at the intersection of the south line of Addison  
7-48 Street (a 40-foot wide right-of-way) and the said east line of the  
7-49 20-foot alley;  
7-50 THENCE, South 89 degrees, 56 minutes, 37 seconds East, along the  
7-51 said south line of Addison Street, a distance of 183.75 feet to a  
7-52 point for corner at the intersection of the said west line of North  
7-53 Lancaster Avenue and the said south line of Addison Street;  
7-54 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
7-55 said west line of North Lancaster Avenue, a distance of 379.59 feet  
7-56 to the POINT OF BEGINNING;  
7-57 CONTAINING: 72,094 square feet or 1.655 acres of land, more or less.  
7-58 TRACT 3:  
7-59 DESCRIPTION, of a 1.884 acre tract of land situated in the Elizabeth  
7-60 Robertson Survey, Abstract No. 1211, Dallas County, Texas; said  
7-61 tract being part of Block 35/3016 and 34/3015, Original Town of Oak  
7-62 Cliff, an addition to the City of Dallas, Texas according to the  
7-63 plat recorded in Volume 89, Page 1, transcribed to Volume 3, Page  
7-64 517 of the Deed Records of Dallas County, Texas; said tract also  
7-65 being all of the certain tract of land described as "Tract 1" in  
7-66 Special Warranty Deed to IC Properties II, LLC recorded in  
7-67 Instrument No. 201400254038 of the Official Public Records of  
7-68 Dallas County, Texas; said 1.884 acre tract being more particularly  
7-69 described as follows:

8-1 BEGINNING, at a point for corner at the south end of a right-of-way  
8-2 corner clip at the intersection of the west right-of-way line of  
8-3 R.L. Thornton Freeway (IH 35, a variable width right-of-way) and  
8-4 the south right-of-way line of Colorado Boulevard (a variable width  
8-5 right-of-way); said point also being the beginning of a curve to the  
8-6 left;  
8-7 THENCE, in a southerly direction departing said corner clip, along  
8-8 the said west line of R.L. Thornton Freeway and along said curve to  
8-9 the left, having a central angle of 03 degrees, 45 minutes, 11  
8-10 seconds, a radius of 1,145.20 feet, a chord bearing and distance of  
8-11 South 03 degrees, 21 minutes, 13 seconds West, 75.00 feet, an arc  
8-12 distance of 75.01 feet to a point for corner at the end of said  
8-13 curve; said point being the northeast corner of that certain tract  
8-14 of land described as "Tract II" in General Warranty Deed to GRTP,  
8-15 LTD. recorded in Volume 97039, Page 3052 of said Deed Records;  
8-16 THENCE, South 88 degrees, 50 minutes, 55 seconds West, departing  
8-17 the said west line of R.L. Thornton Freeway and along the north line  
8-18 of said GRTP, LTD. tract, a distance of 53.34 feet to a point for  
8-19 corner; said point being the northwest corner of said GRTP, LTD.  
8-20 tract;  
8-21 THENCE, South 01 degrees, 09 minutes, 05 seconds East, along the  
8-22 west line of said GRTP, LTD. tract, a distance of 20.00 feet to a  
8-23 point for corner; said point being the southwest corner of said  
8-24 GRTP, LTD. tract;  
8-25 THENCE, North 88 degrees, 50 minutes, 55 seconds East, along the  
8-26 south line of said GRTP LTD. tract, a distance of 52.60 feet to a  
8-27 point for corner in the said west line of R.L. Thornton Freeway;  
8-28 said point being the southeast corner of said GRTP, LTD. tract and  
8-29 the beginning of a non-tangent curve to the left;  
8-30 THENCE, in a southerly direction, along said west line of R.L.  
8-31 Thornton Freeway and along said curve to the left, having a central  
8-32 angle of 07 degrees, 09 minutes, 20 seconds, a radius of 1,145.20  
8-33 feet, a chord bearing and distance of South 03 degrees, 06 minutes,  
8-34 07 seconds East, 142.93 feet, an arc distance of 143.02 feet to a  
8-35 point for corner at the end of said curve; said point being the  
8-36 northeast corner of that certain tract of land described as "Tract  
8-37 1" in Warranty Deed to First Glendora Partners, LTD. recorded in  
8-38 Instrument No. 201200344081 of said Official Public Records;  
8-39 THENCE, South 88 degrees, 58 minutes, 13 seconds West, departing  
8-40 the said west line of R.L. Thornton Freeway and along the north line  
8-41 of said First Glendora Partners, LTD. tract, a distance of 212.29  
8-42 feet to a point for corner in the east right-of-way line of  
8-43 Jefferson Boulevard (a variable width right-of-way); said point  
8-44 being the northwest corner of said First Glendora Partners, LTD.  
8-45 tract;  
8-46 THENCE, along the said east line of Jefferson Boulevard, the  
8-47 following four (4) calls:  
8-48 North 24 degrees, 16 minutes, 21 seconds West, a distance of 36.75  
8-49 feet to a point for corner;  
8-50 North 01 degrees, 02 minutes, 21 seconds West, a distance of 2.23  
8-51 feet to a point for corner;  
8-52 North 22 degrees, 37 minutes, 11 seconds West, a distance of 163.14  
8-53 feet to a point for corner;  
8-54 North 24 degrees, 22 minutes, 35 seconds West, a distance of 143.00  
8-55 feet to a point for corner; said point being the south end of a  
8-56 right-of-way corner clip at the intersection of said east line of  
8-57 Jefferson Boulevard and the said south line of Colorado Boulevard;  
8-58 THENCE, North 34 degrees, 57 minutes, 38 seconds East, along said  
8-59 corner clip, a distance of 26.31 feet to a point for corner at the  
8-60 north end of said corner clip; said point being the beginning of a  
8-61 non-tangent curve to the right;  
8-62 THENCE, departing the north end of said corner clip and in an  
8-63 easterly direction along the said south line of Colorado Boulevard,  
8-64 the following four (4) calls:  
8-65 Along said curve to the right, having a central angle of 02 degrees,  
8-66 22 minutes, 48 seconds, a radius of 1,151.00 feet, a chord bearing  
8-67 and distance of South 84 degrees, 56 minutes, 21 seconds East, 47.81  
8-68 feet, an arc distance of 47.81 feet to a point for corner at the end  
8-69 of said curve; said point being the beginning of a non-tangent curve

9-1 to the right;  
 9-2 Along said curve, having a central angle of 06 degrees, 41 minutes,  
 9-3 53 seconds, a radius of 1,146.87 feet, a chord bearing and distance  
 9-4 of South 77 degrees, 50 minutes, 41 seconds East, 133.99 feet, an  
 9-5 arc distance of 134.07 feet to a point for corner at the end of said  
 9-6 curve; said point being the beginning of a non-tangent curve to the  
 9-7 right;  
 9-8 Along said curve, having a central angle of 07 degrees, 02 minutes,  
 9-9 08 seconds, a radius of 1,145.00 feet, a chord bearing and distance  
 9-10 of South 73 degrees, 32 minutes, 48 seconds East, 140.51 feet, an  
 9-11 arc distance of 140.60 feet to a point for corner at the end of said  
 9-12 curve;  
 9-13 South 35 degrees, 52 minutes, 56 seconds East, a distance of 30.23  
 9-14 feet to the POINT OF BEGINNING;  
 9-15 CONTAINING: 82,087 square feet or 1.884 acres of land, more or less.  
 9-16 TRACT 4:  
 9-17 DESCRIPTION, of a 8,925 square foot (0.205 acre) tract of land  
 9-18 situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 9-19 Dallas County, Texas; said tract being part of Lot 5, Block 37,  
 9-20 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
 9-21 according to the plat recorded in Volume 89, Page 1 of the Deed  
 9-22 Records of Dallas County, Texas, as Transcribed in Volume 3, Page  
 9-23 516 of the Map Records of Dallas County, Texas: said tract being all  
 9-24 of that certain tract of land described in Special Warranty Deed to  
 9-25 IC PROPERTIES, LLC recorded in Instrument No. 201400177829 of the  
 9-26 Official Public Records of Dallas County Texas; said 8,925 square  
 9-27 foot (0.205 acre) tract being more particularly described as  
 9-28 follows:  
 9-29 BEGINNING, at a point for corner; at the north end of a right-of-way  
 9-30 corner clip at the intersection of the east right-of-way line of  
 9-31 North Lancaster Avenue (a 60-foot wide right-of-way) and the south  
 9-32 right-of-way line of Colorado Boulevard (a variable width  
 9-33 right-of-way);  
 9-34 THENCE, South 89 degrees, 59 minutes, 15 seconds East, departing  
 9-35 the said corner clip and along the said south line of Colorado  
 9-36 Boulevard a distance of 162.50 feet to a point for corner at the  
 9-37 intersection of the said south line of Colorado Boulevard and the  
 9-38 west line of a 15-foot wide Alley as dedicated on said Original Town  
 9-39 of Oak Cliff addition;  
 9-40 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
 9-41 said west line of the 15-foot alley, a distance of 50.00 feet to a  
 9-42 point for corner; said point being the northeast corner of that  
 9-43 certain tract of land described in Warranty Deed with Vendor's Lien  
 9-44 to Auto Holding Services, LLC recorded in Instrument  
 9-45 No. 201700302653 of said Official Public Records;  
 9-46 THENCE, North 89 degrees, 59 minutes, 16 seconds West, departing  
 9-47 the said west line of the 15-foot alley and along the north line of  
 9-48 said Auto Holding Services tract, a distance of 182.50 feet to a  
 9-49 point for corner on the said east line of North Lancaster Avenue,  
 9-50 said point being the northwest corner of said Auto Holding Services  
 9-51 tract;  
 9-52 THENCE, along the said east line of North Lancaster Avenue the  
 9-53 following two (2) calls:  
 9-54 North 00 degrees, 00 minutes, 33 seconds West, a distance of 30.00  
 9-55 feet to a point for corner;  
 9-56 North 45 degrees, 00 minutes, 06 seconds East, a distance of 28.28  
 9-57 feet to the POINT OF BEGINNING;  
 9-58 CONTAINING: 8,925 square feet or 0.205 acres of land, more or less.  
 9-59 TRACT 5:  
 9-60 DESCRIPTION, of a 13.995 acre tract of land situated in the  
 9-61 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
 9-62 Texas; said tract being part of Block 25/3006, 26/3007 and 27/3008,  
 9-63 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
 9-64 according to the plat recorded in Volume 89, Page 1, transcribed to  
 9-65 Volume 3, Page 517 of the Deed Records of Dallas County, Texas; said  
 9-66 tract also being all of the certain tract of land described as  
 9-67 "Tract 2" in Special Warranty Deed to IC Properties II, LLC recorded  
 9-68 in Instrument No. 201400254038 of the Official Public Records of  
 9-69 Dallas County, Texas; said 13.995 acre tract being more

10-1 particularly described as follows:  
10-2 BEGINNING, at a point for corner at the intersection of the east  
10-3 right-of-way line of Jefferson Boulevard (a variable width  
10-4 right-of-way) and the north right-of-way line of Colorado Boulevard  
10-5 (a variable width right-of-way);  
10-6 THENCE, along the said east line of Jefferson Boulevard the  
10-7 following two (2) calls:  
10-8 North 32 degrees, 55 minutes, 20 seconds West, a distance of 54.34  
10-9 feet to a point for corner; said point being the beginning of a  
10-10 curve to the right;  
10-11 In a northerly direction and along said curve to the right, having a  
10-12 central angle of 42 degrees, 07 minutes, 41 seconds, a radius of  
10-13 1,382.69 feet, a chord bearing and distance of North 11 degrees, 51  
10-14 minutes, 30 seconds West, 993.91 feet, an arc distance of 1,016.66  
10-15 feet to a point for corner at the end of said curve; said point being  
10-16 in a south line of that certain tract of land described in Deed to  
10-17 City of Dallas recorded in Volume 74029, Page 777 of said Deed  
10-18 records;  
10-19 THENCE, departing the said east line of Jefferson Boulevard and  
10-20 along the said south line of the City of Dallas tract, the following  
10-21 three (3) calls:  
10-22 South 63 degrees, 31 minutes, 11 seconds East, a distance of 56.08  
10-23 feet to a point for corner; said point being the beginning of a  
10-24 curve to the right;  
10-25 In a southeasterly direction and along said curve to the right,  
10-26 having a central angle of 10 degrees, 28 minutes, 02 seconds, a  
10-27 radius of 2,649.93 feet, a chord bearing and distance of South 58  
10-28 degrees, 17 minutes, 10 seconds East, 483.44 feet, an arc distance  
10-29 of 484.11 feet to a point for corner at the end of said curve;  
10-30 North 88 degrees, 55 minutes, 20 seconds East, a distance of 383.53  
10-31 feet to a point for corner; said point being in the west  
10-32 right-of-way line of Fleming Avenue (a variable width  
10-33 right-of-way);  
10-34 THENCE, South 01 degrees, 07 minutes, 04 seconds East, continuing  
10-35 along said west line of Fleming Avenue, a distance of 335.23 feet to  
10-36 an angle point in the west right-of-way line of R.L. Thornton  
10-37 Freeway (IH 35E, a variable width right-of-way);  
10-38 THENCE, South 29 degrees, 13 minutes, 04 seconds West, along the  
10-39 said west line of R.L. Thornton Freeway, a distance of 20.93 feet to  
10-40 a point for corner; said point being the northeast corner of that  
10-41 certain tract of land described as "Tract I" in General Warranty  
10-42 Deed to GRTP, LTD. recorded in Volume 97039, Page 3052 of said Deed  
10-43 Records;  
10-44 THENCE, North 76 degrees, 20 minutes, 54 seconds West, departing  
10-45 the said west line of R.L. Thornton Freeway and along the north line  
10-46 of said GRTP, LTD. tract, a distance of 63.26 feet to a point for  
10-47 corner; said point being the northwest corner of said GRTP, LTD.  
10-48 tract;  
10-49 THENCE, South 09 degrees, 05 minutes, 36 seconds West, along the  
10-50 west line of said GRTP, LTD. tract, a distance of 29.00 feet to a  
10-51 point for corner; said point being the southwest corner of said  
10-52 GRTP, LTD. tract;  
10-53 THENCE, South 86 degrees, 06 minutes, 29 seconds East, along the  
10-54 south line of said GRTP, LTD. tract, a distance of 57.06 feet to a  
10-55 point for corner; said point being in the said west line of R.L.  
10-56 Thornton Freeway and the southeast corner of said GRTP, LTD. tract;  
10-57 THENCE, along said west line of R.L. Thornton Freeway, the  
10-58 following three (3) calls:  
10-59 South 19 degrees, 19 minutes, 21 seconds West, a distance of 11.29  
10-60 feet to a point for corner;  
10-61 South 26 degrees, 05 minutes, 14 seconds West, a distance of 197.95  
10-62 feet to a point for corner;  
10-63 South 11 degrees, 26 minutes, 43 seconds West, a distance of 181.65  
10-64 feet to a point for corner at the intersection of the said west line  
10-65 of R.L. Thornton Freeway and the said north line of Colorado  
10-66 Boulevard;  
10-67 THENCE, along the north line of said Colorado Boulevard, the  
10-68 following five (5) calls:  
10-69 South 88 degrees, 55 minutes, 10 seconds West, a distance of 130.76

11-1 feet to a point for corner; said point being an offset in the said  
 11-2 north line of Colorado Boulevard;  
 11-3 North 01 degrees, 04 minutes, 50 seconds West, along said offset, a  
 11-4 distance of 4.83 feet to a point for corner;  
 11-5 South 88 degrees, 55 minutes, 10 seconds West, a distance of 320.05  
 11-6 feet to a point for corner; said point being an offset in the said  
 11-7 north line of Colorado Boulevard;  
 11-8 South 32 degrees, 55 minutes, 47 seconds East, along said offset, a  
 11-9 distance of 5.69 feet to a point for corner  
 11-10 South 88 degrees, 55 minutes, 10 seconds West, a distance of 23.78  
 11-11 feet to the POINT OF BEGINNING;  
 11-12 CONTAINING: 609,617 square feet or 13.995 acres of land, more or  
 11-13 less.  
 11-14 TRACT 6:  
 11-15 DESCRIPTION, of a 15.541 acre tract of land situated in the  
 11-16 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
 11-17 Texas; said tract being all of Lot 1B, Block D/3000 of Oak Farms 2,  
 11-18 an addition to the City of Dallas, Texas according to the plat  
 11-19 recorded in Volume 2002237, Page 91 of the Deed Records of Dallas  
 11-20 County, Texas; part of Lots 6, 7, 8, 10 and all of Lot 9 of Block  
 11-21 24/3005 of the Oak Cliff Land Company's Revision of Blocks 23, 24A  
 11-22 and 24B of the Town of Oak Cliff, an addition to the City of Dallas,  
 11-23 Texas according the plat recorded in Volume 250, Page 264 of the  
 11-24 said Deed Records and all of that certain tract of land described in  
 11-25 Special Warranty Deed to CI OPPORTUNITY FUND IV LP, recorded in  
 11-26 Instrument No. 201400111568 of the Official Public Records of  
 11-27 Dallas County, Texas; said 15.541 acre tract being more  
 11-28 particularly described as follows:  
 11-29 BEGINNING, at a point for corner at the intersection of the north  
 11-30 right-of-way line of Addison Street (a 40-foot wide right-of-way)  
 11-31 and the east right-of-way line of North Marsalis Avenue (a 80-foot  
 11-32 wide right-of-way);  
 11-33 THENCE, along the said east line of North Marsalis Avenue the  
 11-34 following six (6) calls:  
 11-35 North 00 degrees, 02 minutes, 40 seconds East, a distance of 299.63  
 11-36 feet to a point for corner;  
 11-37 North 26 degrees, 52 minutes, 33 seconds East, a distance of 67.27  
 11-38 feet to a point for corner;  
 11-39 North 32 degrees, 11 minutes, 30 seconds West, a distance of 10.65  
 11-40 feet to a point for corner;  
 11-41 North 25 degrees, 37 minutes, 45 seconds East, a distance of 211.84  
 11-42 feet to a point for corner;  
 11-43 North 89 degrees, 59 minutes, 26 seconds East, a distance of 9.19  
 11-44 feet to a point for corner; said point being the beginning of a  
 11-45 non-tangent curve to the right;  
 11-46 In a northeasterly direction and along said curve to the right,  
 11-47 having a central angle of 20 degrees, 30 minutes, 10 seconds, a  
 11-48 radius of 1,003.41 feet, a chord bearing and distance of North 47  
 11-49 degrees, 15 minutes, 22 seconds East, 357.15 feet, an arc distance  
 11-50 of 359.06 feet to a point for corner at the end of said curve; said  
 11-51 point being in the south line of that certain tract of land  
 11-52 described in Deed to the City of Dallas in Volume 74029, Page 777 of  
 11-53 the said Deed records;  
 11-54 THENCE, along the said south line of the City of Dallas tract the  
 11-55 following six (6) calls:  
 11-56 South 78 degrees, 22 minutes, 12 seconds East, a distance of 61.26  
 11-57 feet to a point for corner;  
 11-58 South 84 degrees, 18 minutes, 56 seconds East, a distance of 102.65  
 11-59 feet to a point for corner;  
 11-60 South 72 degrees, 26 minutes, 05 seconds East, a distance of 46.82  
 11-61 feet to a point for corner;  
 11-62 South 49 degrees, 14 minutes, 19 seconds East, a distance of 70.27  
 11-63 feet to a point for corner;  
 11-64 South 54 degrees, 01 minutes, 02 seconds East, a distance of 37.08  
 11-65 feet to a point for corner;  
 11-66 South 63 degrees, 09 minutes, 29 seconds East, a distance of 128.40  
 11-67 feet to a point for corner; said point being in the west  
 11-68 right-of-way line of East Jefferson Boulevard (a variable width  
 11-69 right-of-way) and the beginning of a non-tangent curve to the left;

12-1 THENCE, along the said west line of Jefferson Boulevard the  
12-2 following seven (7) calls:  
12-3 In a southwesterly direction and along said curve to the left,  
12-4 having a central angle of 21 degrees, 04 minutes, 04 seconds, a  
12-5 radius of 1,482.69 feet, a chord bearing and distance of South 01  
12-6 degrees, 06 minutes, 18 seconds West, 542.12 feet, an arc distance  
12-7 of 545.19 feet to a point for corner at the end of said curve; said  
12-8 point being at the intersection of the said west line of East  
12-9 Jefferson Boulevard and the north line of Ewing Avenue (a 60-foot  
12-10 right-of-way);  
12-11 South 40 degrees, 11 minutes, 58 seconds West, a distance of 13.09  
12-12 feet to a point for corner;  
12-13 South 42 degrees, 29 minutes, 36 seconds West, a distance of 71.89  
12-14 feet to a point for corner;  
12-15 South 89 degrees, 59 minutes, 27 seconds West, a distance of 8.63  
12-16 feet to a point for corner; said point being the beginning of a  
12-17 non-tangent curve to the left;  
12-18 In a southwesterly direction and along said curve to the left,  
12-19 having a central angle of 00 degrees, 04 minutes, 25 seconds, a  
12-20 radius of 1,632.86 feet, a chord bearing and distance of South 23  
12-21 degrees, 55 minutes, 16 seconds West, 2.10 feet, an arc distance of  
12-22 2.10 feet to a point for corner at the end of said curve; said point  
12-23 being at the intersection of the said north line of Ewing Avenue and  
12-24 the west line of said Ewing Avenue;  
12-25 South 29 degrees, 28 minutes, 43 seconds East, a distance of 25.73  
12-26 feet to a point for corner;  
12-27 South 29 degrees, 27 minutes, 17 seconds East, a distance of 200.04  
12-28 feet to a point for corner at the intersection of the said west line  
12-29 of Jefferson Boulevard and the west line of Ewing Avenue (a 60-foot  
12-30 right-of-way); said point also being the beginning of a non-tangent  
12-31 curve to the right;  
12-32 THENCE, along the said west line of Ewing Avenue following two (2)  
12-33 calls:  
12-34 In a southeasterly direction and along said curve to the right,  
12-35 having a central angle of 09 degrees, 28 minutes, 25 seconds, a  
12-36 radius of 437.70 feet, a chord bearing and distance of South 05  
12-37 degrees, 17 minutes, 05 seconds East, 72.29 feet, an arc distance of  
12-38 72.37 feet to a point for corner at the end of said curve;  
12-39 South 00 degrees, 00 minutes, 45 seconds West, a distance of 173.00  
12-40 feet to a point for corner; said point being the north end of a  
12-41 corner clip at the intersection of the said west line of Ewing  
12-42 Avenue and the north line of Colorado Boulevard (a variable width  
12-43 right-of-way);  
12-44 THENCE, South 45 degrees, 00 minutes, 14 seconds West, along the  
12-45 said corner clip, a distance of 21.21 feet to a point for corner in  
12-46 the said north line of Colorado Boulevard;  
12-47 THENCE, along the north line of Colorado Boulevard the following  
12-48 six (6) calls:  
12-49 North 89 degrees, 59 minutes, 15 seconds West, a distance of 187.50  
12-50 feet to a point for corner;  
12-51 South 00 degrees, 00 minutes, 45 seconds West, a distance of 12.00  
12-52 feet to a point for corner;  
12-53 North 89 degrees, 59 minutes, 15 seconds West, a distance of 137.27  
12-54 feet to a point for corner; said point being the beginning of a  
12-55 non-tangent curve to the left;  
12-56 In a northeasterly direction and along said curve to the left,  
12-57 having a central angle of 04 degrees, 21 minutes, 43 seconds, a  
12-58 radius of 221.12 feet, a chord bearing and distance of North 44  
12-59 degrees, 31 minutes, 38 seconds East, 16.83 feet, an arc distance of  
12-60 16.83 feet to a point for corner at the end of said curve;  
12-61 North 89 degrees, 59 minutes, 15 seconds West, a distance of 42.52  
12-62 feet to a point for corner;  
12-63 North 43 degrees, 29 minutes, 48 seconds West, a distance of 21.21  
12-64 feet to a point for corner in the east line of North Lancaster  
12-65 Avenue (a 60-foot right-of-way);  
12-66 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
12-67 said east line of North Lancaster Avenue, a distance of 407.84 feet  
12-68 to a point for corner at the intersection of the said east line of  
12-69 North Lancaster Avenue and the said north line of Addison Street;

13-1 THENCE, North 89 degrees, 56 minutes, 37 seconds West, along the  
13-2 said north line of Addison Street, a distance of 448.20 feet to the  
13-3 POINT OF BEGINNING;  
13-4 CONTAINING: 676,968 square feet or 15.541 acres of land, more or  
13-5 less.

13-6 TRACT 7:

13-7 DESCRIPTION, of a 11,682 square foot (0.268 acre) tract of  
13-8 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
13-9 Dallas County, Texas; said tract being part of Block 33/3014,  
13-10 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
13-11 according to the plat recorded in Volume 89, Page 1 of the Map  
13-12 Records of Dallas County, Texas; said tract being all of that  
13-13 certain tract of land described in a Warranty Deed to Javier Marquez  
13-14 recorded in Volume 2004123, Page 12588, all of those certain tracts  
13-15 of land described as "Tracts 1 - 4" in Special Warranty Deed with  
13-16 Vendor's Lien to Texas Heavenly Homes, Ltd. recorded in instrument  
13-17 Number 201200202524 all of the Official Public Records of Dallas  
13-18 County, Texas; said 11,682 square foot (0.268 acre) tract being  
13-19 more particularly described as follows:

13-20 BEGINNING, point for corner at the intersection of the north  
13-21 right-of-way line of Comal Street (a 60-foot right-of-way) and the  
13-22 west right-of-way line of Eads Street (a variable width  
13-23 right-of-way);

13-24 THENCE, Due West, departing the said west line of Eads Street  
13-25 and along said north line of Comal Street, a distance of 115.00 feet  
13-26 to a point for corner;

13-27 THENCE, Due North, departing the said north line of Comal  
13-28 Street, a distance of 41.26 feet to a point for corner;

13-29 THENCE, in a northeasterly direction the following three (3)  
13-30 calls;

13-31 North 49 degrees, 53 minutes, 58 seconds East, a distance of  
13-32 68.61 feet to a point for corner;

13-33 North 00 degrees, 02 minutes, 44 seconds East, a distance of  
13-34 21.91 feet to a point for corner;

13-35 North 49 degrees, 54 minutes, 00 seconds East, a distance of  
13-36 81.71 feet to a point for corner, said point being in the said west  
13-37 line of Eads Street;

13-38 THENCE, Due South, along the said west line of Eads Street, a  
13-39 distance of 160.00 feet to the POINT OF BEGINNING;

13-40 CONTAINING: 11,682 square feet or 0.268 acres of land, more  
13-41 or less.

13-42 TRACT 8:

13-43 DESCRIPTION of a 1.619 acre tract of land situated in the  
13-44 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
13-45 Texas; said tract being part of Block 32/3013, Original Town of Oak  
13-46 Cliff, an addition to the City of Dallas, Texas according to the  
13-47 plat recorded in Volume 89, Page 1 of the Map Records of Dallas  
13-48 County, Texas; said tract being all of those certain tracts of land  
13-49 described as "Tracts 5-11" in Special Warranty Deed with Vendor's  
13-50 Lien to Texas Heavenly Homes, LTD recorded in Instrument  
13-51 No. 201200202524, all of that certain tract of land described in  
13-52 Deed of Distribution to Don Ray Peterson and William Hodges  
13-53 recorded in Volume 2004193, Page 9173, all of those certain tracts  
13-54 of land described in Warranty Deeds to Mary Alice Jones and Booker  
13-55 T. Jones in Instrument No. 200900056560 and to T.N. Hubbard and  
13-56 Jesus Berrones recorded in Volume 2004193, Page 9173, all of that  
13-57 certain tract of land described in Sherriff's Deeds to Golden Gate  
13-58 Missionary Baptist Church, Inc. recorded in Instrument  
13-59 No. 200900056560, all of that certain tract of land described in  
13-60 Special Warranty Deed to Golden gate Missionary Baptist Church,  
13-61 Inc. recorded in Instrument No. 20080033825, all of that certain  
13-62 tract of land described in General Warranty Deed to Andrew J. Ramler  
13-63 recorded in Instrument 201900057343, all of those certain tract of  
13-64 land described in Privilege Lien to Ora Lee Bibles recorded in  
13-65 Instrument No. 201700156633 and Sharon Smith recorded in  
13-66 Instrument No. 201700203674 and all of that certain tract of land  
13-67 described in Affidavit of Facts Concerning Identity of Heirs to  
13-68 Erving Frederick et al recorded in Instrument No. 201800263594 all  
13-69 of the said Official Public Records of Dallas County, Texas; all of

14-1 that certain tract of land described in Sherriff's Deed to Kent Bell  
 14-2 and Henry Coleman recorded in Volume 98227, Page 4291, all of that  
 14-3 certain tract of land described in Deed of Distribution to William  
 14-4 M. Peterson recorded in Volume 96158, Page 5313 and all of that  
 14-5 certain tract of land described in Special Cash Warranty Deed to  
 14-6 Dorothy Jones recorded in Volume 98227, Page 4291 all of the Deed  
 14-7 Records of Dallas County, Texas; said 1.619 acre tract being more  
 14-8 particularly described as follows:

14-9 BEGINNING, at the intersection of the north right-of-way line  
 14-10 of Comal Street (a 60-foot wide right-of-way) and the east  
 14-11 right-of-way line of Eads Avenue (a 60-foot wide right-of-way);

14-12 THENCE, Due North, departing the said north line of Comal  
 14-13 Street and along the said east line of Eads Avenue a distance of  
 14-14 496.22 feet to a point for corner;

14-15 THENCE, Due East, departing the said east line of Eads Avenue  
 14-16 a distance of 15.86 feet to a point for corner;

14-17 THENCE, in a southeasterly direction the following six (6)  
 14-18 calls:

14-19 South 29 degrees, 59 minutes, 42 seconds East, a distance of  
 14-20 118.75 feet to a point for corner;

14-21 South 36 degrees, 35 minutes, 34 seconds East, a distance of  
 14-22 28.11 feet to a point for corner;

14-23 South 36 degrees, 35 minutes, 34 seconds East, a distance of  
 14-24 49.82 feet to a point for corner;

14-25 South 36 degrees, 35 minutes, 33 seconds East, a distance of  
 14-26 46.23 feet to a point for corner;

14-27 South 36 degrees, 35 minutes, 35 seconds East, a distance of  
 14-28 28.17 feet to a point for corner;

14-29 South 35 degrees, 31 minutes, 06 seconds East, a distance of  
 14-30 41.24 feet to a point for corner on the west right-of-way line of  
 14-31 Millard Street ( a 27.5-foot wide right-of-way);

14-32 THENCE, Due South along the said west line of Millard Street,  
 14-33 a distance of 237.50 feet to a point for corner at the intersection  
 14-34 of the said north line of Comal Street and the west line of Millard  
 14-35 Street;

14-36 THENCE, Due west, departing the said west line of Millard  
 14-37 Street a distance of 190.00 feet to a the POINT OF BEGINNING;

14-38 CONTAINING: 70,540 square feet or 1.619 acres of land, more  
 14-39 or less.

14-40 TRACT 9:

14-41 DESCRIPTION of a 23,603 square feet or 0.542 acre tract of  
 14-42 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 14-43 Dallas County, Texas; said tract being part Lot 9 and all of Lot 10  
 14-44 of Block 32/3013, Original Town of Oak Cliff, an addition to the  
 14-45 City of Dallas, Texas according to the plat recorded in Volume 89,  
 14-46 Page 1 of the Map Records of Dallas County, Texas; said tract being  
 14-47 all of those certain tracts of land described in General Warranty  
 14-48 Deed to Mary Duran recorded in Instrument No. 201800301349, all of  
 14-49 both certain tracts of land described as "Tracts 13 and 14" in  
 14-50 Special Warranty Deed with Vendor's Lien to Texas Heavenly Homes,  
 14-51 LTD recorded in Instrument No. 201200202524, all of that certain  
 14-52 tract of land described in Quitclaim Deed to Cristal Benitez  
 14-53 recorded in Instrument No. 201200302576, all of that certain tract  
 14-54 described in Agreed Judgment to City of Dallas recorded in  
 14-55 Instrument No. 201300255675 all of the Official Public Records of  
 14-56 Dallas County, Texas, all of that certain tract of land described in  
 14-57 General Warranty Deed to Rosario Cejas recorded in Volume 92003,  
 14-58 Page 2527 and all of that certain tract of land described in Cash  
 14-59 Warranty Deed to Joe Beeves II, recorded in Volume 88024, Page 2266  
 14-60 both of the Deed Records of Dallas County, Texas; 23,603 square feet  
 14-61 or 0.542 acre tract being more particularly described as follows:

14-62 BEGINNING, at the intersection of the north right-of-way line  
 14-63 of Comal Street (a 60-foot wide right-of-way) and the east  
 14-64 right-of-way line of Millard Street (a 27.5-foot wide  
 14-65 right-of-way);

14-66 THENCE, Due North, departing the said north line of Comal  
 14-67 Street and along the said east line of Millard Street a distance of  
 14-68 195.19 feet to a point for corner; said point being the northwest  
 14-69 corner of the said Lot 9;

15-1           THENCE, Due East, departing the said east line of Millard  
15-2 Street and along the north line of said Lot 9, a distance of 24.76  
15-3 feet to a point for corner;  
15-4           THENCE, into and across Lot 9, the following three (3) calls:  
15-5           South 36 degrees, 35 minutes, 35 seconds East, a distance of  
15-6 65.62 feet to a point for corner;  
15-7           South 36 degrees, 35 minutes, 31 seconds East, a distance of  
15-8 37.36 feet to a point for corner;  
15-9           South 37 degrees, 20 minutes, 49 seconds East, a distance of  
15-10 31.45 feet to a point for corner in the north line of said Lot 10;  
15-11           THENCE, Due East, along the said north line of Lot 10, a  
15-12 distance of 84.77 feet to a point for corner in the west line of  
15-13 Cliff Street (a 40-foot wide right-of-way);  
15-14           THENCE, Due South, along the said west line of Cliff Street, a  
15-15 distance of 87.50 feet to a point for corner at the intersection of  
15-16 the said west line of Cliff Street and the said north line Comal  
15-17 Street;  
15-18           THENCE, Due West, departing the said west line of Cliff  
15-19 Street and along the north line of Comal Street, a distance of  
15-20 190.00 feet to the POINT OF BEGINNING;  
15-21           CONTAINING: 23,603 square feet or 0.542 acres of land, more  
15-22 or less.  
15-23           TRACT 10:  
15-24           DESCRIPTION, of a 1,284 square foot (0.029 acre) tract of  
15-25 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
15-26 City of Dallas, Dallas County, Texas; said tract being part of Lot  
15-27 5, Haynes and Thompson Subdivision of Lots 2 & 5 and part of Lots 1  
15-28 and 6, Block 46/3027, an addition to the City of Dallas, Texas  
15-29 according to the plat recorded in Volume 2, Page 144 of the Map  
15-30 Records of Dallas County, Texas; said tract also being all of that  
15-31 certain tract of land described in Special Warranty Deed to GRTP,  
15-32 LTD. recorded in Volume 97039, Page 3062, of the Deed Records of  
15-33 Dallas County, Texas; said 1,284 square foot tract being more  
15-34 particularly described as follows:  
15-35           BEGINNING, at a point for corner at the intersection of the  
15-36 north right-of-way line of Dodd Street (a 30-foot wide  
15-37 right-of-way) and the west right-of-way line of a 15-foot wide  
15-38 alley created by said Haynes and Thompson's plat;  
15-39           THENCE, Due West, departing said west 15-foot wide alley and  
15-40 along said north line of Dodd Street, a distance of 16.61 feet to a  
15-41 point for corner;  
15-42           THENCE, North 02 degrees, 01 minutes, 41 seconds East,  
15-43 departing said north line of Dodd Street and into and across said  
15-44 Lot 5, a distance of 85.05 feet to a point for corner in the north  
15-45 line of said Lot 5;  
15-46           THENCE, Due East, along said north line of Lot 5, a distance  
15-47 of 13.60 feet to a point for corner in the said west line of a  
15-48 15-foot wide alley;  
15-49           THENCE, Due South, along said west line of a 15-foot wide  
15-50 alley, a distance of 85.00 feet to the POINT OF BEGINNING;  
15-51           CONTAINING: 1,284 square feet or 0.029 acres of land, more or  
15-52 less.  
15-53           TRACT 11:  
15-54           DESCRIPTION, of a 35,910 square foot (0.824 acre) tract of  
15-55 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
15-56 City of Dallas, Dallas County, Texas; said tract being all of  
15-57 Lot 4, Block 46, Original Town of Oak Cliff, an addition to  
15-58 the City of Dallas, Texas according to the plat recorded in Volume  
15-59 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed  
15-60 in Volume 3, Page 516 of the Map Records of Dallas County, Texas;  
15-61 said tract also being all of Lots 6, 7, 8, 9, and 10 of Hanes and  
15-62 Thompson's Subdivision of Lots 2 and 5 and Part of Lots 1 and 6 Block  
15-63 46/3027, an addition to the City of Dallas, Texas according to the  
15-64 plat recorded in Volume 2, Page 144 of the Map Records of Dallas  
15-65 County, Texas; said tract also being all of those certain tracts of  
15-66 land described in the following Warranty Deeds: Martha Hernandez  
15-67 recorded in Instrument No. 201600003068 of the Official Public  
15-68 Records of Dallas County, Texas, Golden Gate Missionary Baptist  
15-69 Church, Inc. recorded in Volume 78133, Page 2125 of said Deed

16-1 Records, Golden Gate Missionary Baptist Church, Inc. recorded in  
 16-2 Volume 86176, Page 160 recorded in said Deed Records, James Earl  
 16-3 Jones recorded in Volume 90020, Page 1810 of said Deed Records; and  
 16-4 in the following Special Warranty Deeds: Adrian D. Williams  
 16-5 recorded in Instrument 201800262780 of said Official Public Records  
 16-6 and Golden Gate Missionary Baptist Church, Inc. recorded in Volume  
 16-7 2004154, Page 9651 of said Deed Records; and in the Warranty Deed  
 16-8 With Vendors' Lien to Jose Salvador recorded in Volume 2002103,  
 16-9 Page 7873 in said Deed Records, General Warranty Deed to Texas  
 16-10 Heavenly Homes, Ltd. recorded in Instrument No. 201000057993 in  
 16-11 said Official Public Records, and Amended And Restated Quitclaim  
 16-12 Deed to Golden Gate Missionary Baptist Church, Inc. recorded in  
 16-13 Instrument No. 201200061836 in said Official Public Records; said  
 16-14 35,910 square foot tract being more particularly described as  
 16-15 follows:

16-16 BEGINNING, at a point for corner at the intersection of the  
 16-17 west right-of-way line of Eads Avenue (a 60-foot wide right-of-way)  
 16-18 and the south right-of-way line of Comal Street (a 60-foot wide  
 16-19 right-of-way);

16-20 THENCE, Due South, departing the said south line of Comal  
 16-21 Street and with said west line of Eads Avenue, a distance of 189.00  
 16-22 feet to a point for corner in the north right-of-way line of Dodd  
 16-23 Street (a 30-foot right-of-way);

16-24 THENCE, Due West, departing the said west line of Eads Avenue  
 16-25 and along the said north line of Dodd Street, a distance of 190.00  
 16-26 feet to a point for corner in the east line of a 15-foot wide alley  
 16-27 created by said Original Town of Oak Cliff plat;

16-28 THENCE, Due North, departing the said north line of Dodd  
 16-29 Street and along the said east line of a 15-foot wide alley, a  
 16-30 distance of 189.00 feet to a point for corner in the said south line  
 16-31 of Comal Street;

16-32 THENCE, Due East, a distance of 190.00 feet to the POINT OF  
 16-33 BEGINNING;

16-34 CONTAINING: 35,910 square feet or 0.824 acres of land, more  
 16-35 or less.

16-36 TRACT 12:

16-37 DESCRIPTION, of a 34,200 square foot (0.785 acre) tract of  
 16-38 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 16-39 Dallas County, Texas; said tract being part of Lot 4A, Block  
 16-40 47/3028, Golden Gate Baptist Church Addition, an addition to the  
 16-41 City of Dallas, Texas according to the plat recorded in  
 16-42 200107700001 of the Official Public Records of Dallas County, Texas  
 16-43 said tract also being part of that certain tract of land described  
 16-44 in Warranty Deed described as Golden Gate Baptist Church recorded  
 16-45 in Volume 85105, Page 548 of the Deed Records of Dallas County,  
 16-46 Texas, all of that certain tract of land described in Warranty Deed  
 16-47 to Stephani A. and Megan Knauss recorded in Instrument  
 16-48 No. 201600227270, all of that certain tract described in Warranty  
 16-49 Deed to Cameron Cayce LTD recorded in Volume 2002124, Page 3945, all  
 16-50 of that certain tract described in Quitclaim Deed to Cristal  
 16-51 Benitez recorded in Instrument No. 201600227227, all of that  
 16-52 certain tract of land described in Warranty Deed Reserving Mineral  
 16-53 Rights to Enrique Marquez and Martha Marquez recorded in Instrument  
 16-54 No. 200900056560, all of that certain tract of land described in  
 16-55 Amended and Restated Quitclaim Deed to Golden Gate Missionary  
 16-56 Baptist Church, Inc. recorded in Instrument No. 201200061835, all  
 16-57 of that certain tract of land described in Sheriff's Deed to  
 16-58 Kuthuru, LLC recorded in Instrument No. 201700307298 all of the  
 16-59 said Official Public Records, all of those certain tracts of land  
 16-60 described as John D. Turner and Lewis LT as per Dallas County  
 16-61 Appraisal District; said 34,200 square foot (0.785 acre) tract  
 16-62 being more particularly described as follows:

16-63 BEGINNING, at a point for corner at the intersection of the  
 16-64 south right-of-way line of Comal Street (a 60-foot width  
 16-65 right-of-way) and the east right-of-way line of Eads Avenue (a  
 16-66 60-foot width right-of-way) said point also being the northwest  
 16-67 corner of said Stephani A Kyle and Megan E Knauss tract;

16-68 THENCE, Due East, departing the said east line of Eads Street  
 16-69 and along the said south line of Comal Street, a distance of 180.00

17-1 feet to point for corner;

17-2 THENCE, Due South, departing the said south line of Comal  
17-3 Street and along the west right-of-way line of Millard Street (a  
17-4 37.50-foot right-of-way), a distance of 190.00 feet to a point for  
17-5 corner;

17-6 THENCE, Due West, departing the said west line of Millard  
17-7 Street and along the north right-of-way line of Dodd Street (a  
17-8 30-foot width right-of-way), a distance of 180.00 feet to a point  
17-9 for corner;

17-10 THENCE, Due North, departing the said north line of Dodd  
17-11 Street and along the said east line of Eads Avenue, a distance of  
17-12 190.00 feet to the POINT OF BEGINNING;

17-13 CONTAINING: 34,200 square feet or 0.785 acres of land, more  
17-14 or less.

17-15 TRACT 13:

17-16 DESCRIPTION, of a 31,927 square foot (0.733 acre) tract of  
17-17 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
17-18 Dallas County, Texas; said tract being all of that certain tract of  
17-19 land described in Warranty Deed with Vendor's Lien to Living Waters  
17-20 Family Worship Center, Inc. recorded in Instrument Number  
17-21 201700096845 of the Official Public Records of Dallas County Texas;  
17-22 said 31,927 square foot (0.733 acre) tract being more particularly  
17-23 described as follows:

17-24 BEGINNING, at a point for corner at the north end of a  
17-25 right-of-way corner clip at the intersection of the south  
17-26 right-of-way line of Comal Street (a 60-foot right-of-way) and the  
17-27 east right-of-way line of Millard Street (a 37.50-foot  
17-28 right-of-way);

17-29 THENCE, Due East, departing the said right-of-way corner clip  
17-30 and along said south line of Comal Street, a distance of 152.50 feet  
17-31 to a point for corner at the north end of a right-of-way corner clip  
17-32 at the intersection of the said south line of Comal Street and the  
17-33 west right-of-way line of North Cliff Street (a 45-foot wide  
17-34 right-of-way);

17-35 THENCE, South 45 degrees, 00 minutes, 00 seconds East, along  
17-36 the said corner clip, a distance of 14.14 feet to a point for corner  
17-37 at the east end of a right-of-way corner clip, said point being in  
17-38 the west line of Cliff Street;

17-39 THENCE, Due South, departing the said corner clip and along  
17-40 the said west line of North Cliff Street, a distance of 166.25 feet  
17-41 to a point for corner at the north end of a right-of-way corner clip  
17-42 at the intersection of the west line of North Cliff Street and the  
17-43 north right-of-way line of Dodd Street (a 40.50-foot wide right-of-  
17-44 way);

17-45 THENCE, South 45 degrees, 00 minutes, 00 seconds West, along  
17-46 the said corner clip, a distance of 14.14 feet to a point for corner  
17-47 in the said north line of Dodd Street;

17-48 THENCE, Due West, departing the said right-of-way corner clip  
17-49 and along the said north line of Dodd Street, a distance of 152.50  
17-50 feet to a point for corner;

17-51 THENCE, North 45 degrees, 00 minutes, 00 seconds West, along  
17-52 the said right-of-way corner clip, a distance of 14.14 feet to point  
17-53 for corner in the east right-of-way line of Millard Street (a;

17-54 THENCE, Due North, departing the said right-of-way corner  
17-55 clip and along the said east line of Milliard Street, a distance of  
17-56 166.25 feet to a point for corner at the south end of the said  
17-57 right-of-way corner clip;

17-58 THENCE, North 45 degrees, 00 minutes, 00 seconds East, along  
17-59 the said right-of-way corner clip, a distance of 14.14 feet to the  
17-60 POINT OF BEGINNING;

17-61 CONTAINING: 31,927 square feet or 0.733 acres of land, more  
17-62 or less.

17-63 TRACT 14:

17-64 DESCRIPTION, of a 916 square foot (0.021 acre) tract of land  
17-65 situated in the Elizabeth Robertson Survey, Abstract No. 1211, City  
17-66 of Dallas, Dallas County, Texas; said tract being part of Lot 17,  
17-67 Block 46/3027, Haynes and Thompson Subdivision of Lots 2 and 5 and  
17-68 parts of Lots 1 and 6 in Block 46/2027, an addition to the City of  
17-69 Dallas, Texas according to the plat recorded in Volume 2, Page 144

18-1 of the Map Records of Dallas County, Texas; said tract also being  
18-2 all of that certain tract of land described in Deed Without Warranty  
18-3 to State of Texas recorded in Instrument No. 201300091421 of the  
18-4 Official Public Records of Dallas County, Texas; said 916 square  
18-5 foot tract being more particularly described as follows:

18-6 BEGINNING, at a point for corner in the south right-of-way  
18-7 line of Dodd Street (a 30-foot wide right-of-way); said point also  
18-8 being the northeast corner of said Lot 17;

18-9 THENCE, Due South, departing said south line of Dodd Street  
18-10 and along the east line of State of Texas tract, a distance of  
18-11 82.13' feet to a point for corner;

18-12 THENCE, North 15 degrees, 11 minutes, 27 seconds West, a  
18-13 distance of 85.10 feet to a point for corner in the said south line  
18-14 of Dodd Street;

18-15 THENCE, Due East, a distance of 22.30 feet to the POINT OF  
18-16 BEGINNING;

18-17 CONTAINING: 916 square feet or 0.021 acres of land, more or  
18-18 less.

18-19 TRACT 15:

18-20 DESCRIPTION, of a 361 square foot (0.008 acre) tract of land  
18-21 situated in the Elizabeth Robertson Survey, Abstract No. 1211, City  
18-22 of Dallas, Dallas County, Texas; said tract being part of Lot 16,  
18-23 Block 46/3027, Haynes and Thompson Subdivision of Lots 2 and 5 and a  
18-24 part of Lots 1 and 6 in Block 46/2027, an addition to the City of  
18-25 Dallas, Texas according to the plat recorded in Volume 2, Page 144  
18-26 of the Map Records of Dallas County, Texas; said tract also being  
18-27 all of that certain tract of land described in Correction Warranty  
18-28 Deed with Vendor's Lien to John Proctor and Christine Proctor dba  
18-29 2nd Chance Foundation recorded in Instrument No. 201000035414 of  
18-30 the Official Public Records of Dallas County, Texas; said 361  
18-31 square foot tract being more particularly described as follows:

18-32 BEGINNING, at a point for corner at the intersection of the  
18-33 south right-of-way line of Dodd Street (a 30-foot wide  
18-34 right-of-way) and the west right-of-way line of 15-foot wide alley  
18-35 created by said Haynes and Thompson's Subdivision; said point also  
18-36 being the northeast corner of said Lot 16;

18-37 THENCE, Due South, departing the said south line of Dodd  
18-38 Street, along the said west line a 15-foot alley and the east line  
18-39 of said Lot 16, a distance of 72.77 feet to a point for corner;

18-40 THENCE, North 07 degrees, 46 minutes, 14 seconds West,  
18-41 departing the said west line of a 15-foot alley and the east line of  
18-42 said Lot 16, into and across said Lot 16, a distance of 73.44 feet to  
18-43 a point for corner in the said south line of Dodd Street and the  
18-44 north line of said Lot 16;

18-45 THENCE, Due East, a distance of 9.93 feet to the POINT OF  
18-46 BEGINNING;

18-47 CONTAINING: 361 square feet or 0.008 acres of land, more or  
18-48 less.

18-49 TRACT 16:

18-50 DESCRIPTION of a 34,050 square feet or (0.782 acre) tract of  
18-51 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
18-52 City of Dallas, Dallas County, Texas; said tract being all of Lots 6  
18-53 through 15, Block 46/3027, Haynes and Thompson Subdivision of Lots  
18-54 2 and 5 and a part of Lots 1 and 6 in Block 46/2027, an addition to  
18-55 the City of Dallas, Texas according to the plat recorded in Volume  
18-56 2, Page 144 of the Map Records of Dallas County, Texas; said tract  
18-57 also being all of those certain tracts described in Amended and  
18-58 Restated Quitclaim Deed to Golden Gate Missionary Baptist Church,  
18-59 INC recorded in Instrument No. 201200061837, 201200061832 and  
18-60 201200061834, all of that certain tract of land described in  
18-61 Warranty Deed with Vendor's Lien to Mario Martinez recorded in  
18-62 Instrument No. 20080233060, all that certain tract of land  
18-63 described in Warranty Deed with Vendor's Lien to Efrain Marquez  
18-64 recorded in Instrument No. 200900274831, all of that certain tract  
18-65 of land described in Quitclaim Deed to Golden Gate Baptist Church  
18-66 recorded in Instrument No. 201500279436 all of the Official Public  
18-67 Records of Dallas County, Texas and all of that certain tract of  
18-68 land described in Quitclaim Deed to Golden Gate Baptist Church  
18-69 recorded in Volume 97162, Page 2473, of the said Deed Records; all

19-1 of that certain tract described in Deed to Rachael D. Price recorded  
 19-2 in Volume 97028, Page 2149 of the said Deed Records, all of that  
 19-3 certain tract of land described in Deed to Freddie Kemp, JR recorded  
 19-4 in Volume 86107, Page 5199 of the said Deed records, that certain  
 19-5 tract of land recorded in Volume 2002027, Page 7476 of the said Map  
 19-6 records and all of those tracts of land described to Diana Hayes and  
 19-7 Crocket Maggie as per Dallas County Appraisal District; said 34,050  
 19-8 square feet or (0.782 acre) tract acre tract being more  
 19-9 particularly described as follows:

19-10 BEGINNING, at a point for corner at the intersection of the  
 19-11 south right-of-way line of Dodd Street (a 30-foot wide  
 19-12 right-of-way) and the said west right-of-way line of 15-foot wide  
 19-13 alley created by said Haynes and Thompson's Subdivision;

19-14 THENCE, Due East, along the said south line of Dodd Street a  
 19-15 distance of 190.00 feet to a point for corner at the intersection of  
 19-16 the south line of Dodd Street and the west right-of-way line of Eads  
 19-17 Avenue (a 60-foot wide right-of-way);

19-18 THENCE, departing the said south line of Dodd Street and  
 19-19 along the said west line of Eads Avenue the following three (3)  
 19-20 calls:

19-21 Due South, a distance of 84.00 feet to a point for corner;

19-22 Due East, a distance of 11.00 feet to a point for corner;

19-23 Due South, a distance of 90.00 feet to a point for corner at  
 19-24 the intersection of the said west line of Eads Avenue and the north  
 19-25 right-of-way line of Reverend CBT Smith Street formerly known as  
 19-26 Sabine Street (a 60-foot width right-of-way);

19-27 THENCE, Due West, along the said north line of Reverend CBT  
 19-28 Smith Street a distance of 201.00 feet to a point for corner at the  
 19-29 intersection of the north line of Reverend CBT Smith Street and the  
 19-30 said east line of 15-foot alley;

19-31 THENCE, Due North, a distance of 174.00 feet to the POINT OF  
 19-32 BEGINNING;

19-33 CONTAINING: 34,050 square feet or 0.782 acres of land, more  
 19-34 or less.

19-35 TRACT 17:

19-36 DESCRIPTION of a 2.674 acre (116,495 square foot) tract of  
 19-37 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 19-38 City of Dallas, Dallas County, Texas; said tract being all of Lot  
 19-39 1A, Block 47/3028, Golden Gate Baptist Church Addition, an addition  
 19-40 to the City of Dallas according to the plat recorded in Volume  
 19-41 2001077, Page 1 of the Deed Records of Dallas County, Texas; being  
 19-42 all of that tract of land in Warranty Deed to James Earl Jones  
 19-43 recorded in Volume 81158, Page 679 of said Deed Records and being  
 19-44 all of part of that tract of land described in Sherriff's Deed to  
 19-45 the City of Dallas recorded in Instrument Number 201200042873 of  
 19-46 the Official Public Records of Dallas County, Texas; and being  
 19-47 described in Warranty Deed to Golden Gate Missionary Baptist Church  
 19-48 recorded in Volume 2005042, Page 2157 of said Official Public  
 19-49 Records and being all of that tract of land and being described in  
 19-50 Warranty Deed to Golden Gate Baptist Church recorded in Volume  
 19-51 2003168, Page 13199 of said Deed Records; said 2.674 acre tract  
 19-52 being more particularly described as follows:

19-53 BEGINNING, at a point for corner at the intersection of the  
 19-54 south right-of-way line of Dodd Street (a variable width  
 19-55 right-of-way) and the east right-of-way line of Eads Avenue (a  
 19-56 60-foot wide right-of-way)

19-57 THENCE, along the said south line of Dodd Street, the  
 19-58 following three (3) calls:

19-59 Due East, a distance of 190.00 feet to a point for corner;

19-60 Due South, a distance of 4.00 feet to a point for corner;

19-61 Due East, a distance of 205.00 feet to a point for corner in  
 19-62 the west right-of-way line of N. Cliff Street (a 40-foot wide  
 19-63 right-of-way);

19-64 THENCE, Due South, departing the said south line of Dodd  
 19-65 Street and along the said west line of N. Cliff Street, a distance  
 19-66 of 293.00 feet to a point for corner in the north right-of-way line  
 19-67 of Reverend CBT Smith Street (formerly known as Sabine Street) (a  
 19-68 60-foot wide right-of-way);

19-69 THENCE, Due West, departing the said west line of N. Cliff

20-1 Street, and along the said north line of Reverend CBT Smith Street,  
20-2 a distance of 395.00 feet to a point for corner in the said east line  
20-3 of Eads Avenue;

20-4 THENCE, Due North, departing the said north line of Reverend  
20-5 CBT Smith Street and along the said east line of Eads Street, a  
20-6 distance of 297.00 feet to the POINT OF BEGINNING;

20-7 CONTAINING: 116,495 square feet or 2.674 acres of land, more  
20-8 or less.

20-9 TRACT 18:

20-10 DESCRIPTION, of a 30,008 square foot (0.689 acre) tract of  
20-11 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
20-12 City of Dallas, Dallas County, Texas; said tract being part

20-13 Lots 11, 18, and 19, and all of Lots 12, 13, 14, 15, 16, and  
20-14 17, Block 51/3032, Mrs. H. C. Weaver Estate Subdivision, an  
20-15 addition to the City of Dallas, Texas according to the Plat recorded  
20-16 in Volume 4, Page 88 of the Map Records of Dallas County, Texas;  
20-17 said tract also being all of those certain tracts of land described  
20-18 in Quitclaim Deeds to Lucy Davis recorded in Volume 86133, Page 1183  
20-19 of the said Deed Records, all of that certain tract of land  
20-20 described in Warranty Deed to Efrain Marquez recorded in Instrument  
20-21 No. 201300337015, all of that certain tract of land described in  
20-22 Amended and Restated Quitclaim Deed to Golden Gate Missionary  
20-23 Baptist Church, Inc. recorded in Instrument No. 201200061833, all  
20-24 of that certain tract of land described in Quitclaim Deed to Alene  
20-25 Lenard and Charlie C. Mickey recorded in Instrument  
20-26 No. 201200061833, all of the certain tract of land described in  
20-27 Quitclaim Deed to Skyview Development, LLC recorded in Instrument  
20-28 No. 201400205450, all of that certain tract of land described in  
20-29 Deed without Warranty Deed to Skyview Development, LLC recorded in  
20-30 Instrument No. 201600184150, all of that certain tract of land  
20-31 described in Warranty Deed to Jessie Mae Tutson recorded in  
20-32 Instrument No. 201400205450 all of the Official Public Records of  
20-33 Dallas County, Texas, all of that certain tract of land described in  
20-34 Warranty Deed with Vendor's Lien to Nery Garoz and Leonor Martinez  
20-35 recorded in Volume 94147, Page 2539 of the said Deed Records and  
20-36 that certain tract of land described in Warranty Deed with Vendor's  
20-37 Lien to Maria Concepcion Magallanes recorded in Volume 2004017,  
20-38 Page 9979 of the Map Records of Dallas County, Texas; said 30,008  
20-39 square foot tract being more particularly described as follows:

20-40 BEGINNING, at a point for corner at the intersection of the  
20-41 south right-of-way line of Reverend CBT Smith Street formerly known  
20-42 as Sabine Street (a 60-foot wide right-of-way) and the west  
20-43 right-of-way line of Eads Avenue (a 60-foot wide right-of-way);

20-44 THENCE, South 00 degrees, 01 minutes, 43 seconds East,  
20-45 departing said south line of Reverend CBT Smith Street and along the  
20-46 said west line of Eads Avenue, a distance of 169.03 feet to a point  
20-47 for corner;

20-48 THENCE, South 87 degrees, 45 minutes, 56 seconds West,  
20-49 departing the said west line of Eads Avenue, a distance of 135.70  
20-50 feet to a point for corner in the east right-of-way line of  
20-51 Interstate Highway No. 35 (a variable width right-of-way);

20-52 THENCE, along the said east line of Interstate 35, the  
20-53 following five (5) calls:

20-54 North 20 degrees, 07 minutes, 19 seconds West, a distance of  
20-55 74.11 feet to a point for corner;

20-56 North 53 degrees, 35 minutes, 29 seconds West, a distance of  
20-57 22.32 feet to a point for corner;

20-58 North 22 degrees, 12 minutes, 28 seconds West, a distance of  
20-59 96.43 feet to a point for corner;

20-60 South 53 degrees, 05 minutes, 30 seconds East, a distance of  
20-61 31.29 feet to a point for corner;

20-62 Due North, a distance of 21.00 feet to a point for corner in  
20-63 said south line of Reverend CBT Smith Street;

20-64 THENCE, Due East, a distance of 190.40 feet to the POINT OF  
20-65 BEGINNING;

20-66 CONTAINING: 30,008 square feet or 0.689 acres of land, more  
20-67 or less.

20-68 TRACT 19:

20-69 DESCRIPTION, of a 20,867 square foot (0.479 acre) tract of

21-1 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 21-2 City of Dallas, Dallas County, Texas; said tract being all of  
 21-3 Lot 1, Block 50, Original Town of Oak Cliff, an addition to  
 21-4 the City of Dallas, Texas according to the plat recorded in Volume  
 21-5 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed  
 21-6 in Volume 3, Page 516 of the Map Records of Dallas County, Texas;  
 21-7 said tract being all of those certain tracts of land described in  
 21-8 Warranty Deed to Golden Gate Missionary Baptist Church, Inc  
 21-9 recorded in Volume 84134, Page 1945 of said Deed Records and  
 21-10 Instrument No. 20070314003 of the Official Public Records of Dallas  
 21-11 County Texas and all of that certain tract of land described in  
 21-12 General Warranty Deed to Golden Gate Missionary Baptist Church, Inc  
 21-13 recorded in Volume 2004238, Page 3508 of said Official Public  
 21-14 Records and all of that certain tract of land described in Special  
 21-15 Warranty Deed with Vendor's Lien to Salvador Lopez and wife Gloria  
 21-16 Lopez recorded in Instrument No. 20070165532 and Texas Heavenly  
 21-17 Homes, LTD. recorded in Instrument No, 2001200202524 both of said  
 21-18 Official Public Record, all of that certain tract of land described  
 21-19 in Affidavit of Heirship to Peggie M. Washington recorded in  
 21-20 Instrument No. 201700332317 of the said Official Public Records and  
 21-21 all of that certain tract of land recorded in Warranty Deed to  
 21-22 Dorothy M. Williams recorded in Volume 84134, Page 3508 of the said  
 21-23 Deed Records said 20,867 square foot tract being more particularly  
 21-24 described as follows:

21-25 BEGINNING, at a point for corner at the intersection of the  
 21-26 south right-of-way line of Reverend CBT Smith Street Formerly known  
 21-27 as Sabine Street (a 60-foot wide right-of-way) and the west  
 21-28 right-of-way line of Millard Street (a variable width  
 21-29 right-of-way);

21-30 THENCE, Due South, along the west line of said Millard  
 21-31 Street, a distance of 179.65 feet to a point for corner in the  
 21-32 northeast right-of-way line of Hutchins Avenue (a variable width  
 21-33 right-of-way);

21-34 THENCE, North 53 degrees, 41 minutes, 03 seconds West,  
 21-35 departing said west line of Millard Street and along the said  
 21-36 northeast line of Hutchins Avenue, a distance of 235.80 feet to a  
 21-37 point for corner in the east right-of-way line of Eads Avenue (a  
 21-38 variable width right-of-way);

21-39 THENCE, Due North, departing said northeast line of Hutchins  
 21-40 Avenue and along said east line of Eads Avenue, a distance of 40.00  
 21-41 feet to a point for corner in said south line of Reverend CBT Smith  
 21-42 Street;

21-43 THENCE, Due East, departing said east line of Eads Avenue and  
 21-44 along the said south line of Reverend CBT Smith Street, a distance  
 21-45 of 190.00 feet to the POINT OF BEGINNING;

21-46 CONTAINING: 20,867 square feet or 0.479 acres of land, more  
 21-47 or less.

21-48 TRACT 20:

21-49 DESCRIPTION of a 1.008 acre tract of land situated in the  
 21-50 Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas,  
 21-51 Dallas County, Texas; said tract being all of Lot 2A, Block 50/3031,  
 21-52 Golden Gate Baptist Church Annex, an addition to the City of Dallas,  
 21-53 Texas according to the plat recorded in Instrument No. 200600118651  
 21-54 of the Official Public Records of Dallas County, Texas; said tract  
 21-55 also being all of that certain tract of land described in Warranty  
 21-56 Deed to Golden Gate Baptist Church recorded in Instrument  
 21-57 No. 199300075968 of the said Official Public Records; said 1.008  
 21-58 acre tract being more particularly described as follow:

21-59 BEGINNING, at a point for corner at the intersection of the  
 21-60 south right-of-way line of Reverend CBT Smith Street formerly know  
 21-61 as Sabine Street (a 60-foot wide right-of-way) and the west  
 21-62 right-of-way line of Cliff Street (a 48-foot wide right-of-way);

21-63 THENCE, Due South, departing said south line of Sabine Street  
 21-64 and along said west line of Cliff Street, a distance of 317.03 feet  
 21-65 to a point for corner in northeast right-of-way line of Hutchins  
 21-66 Avenue (a variable width right-of-way);

21-67 THENCE, North 53 degrees, 17 minutes, 15 seconds West,  
 21-68 departing said west line of Cliff Street and along the said  
 21-69 northeast line of Hutchins Avenue, a distance of 208.32 feet to a

22-1 point for corner in the east line of Millard Street (a variable  
22-2 width right-of-way);  
22-3 THENCE, departing said northeast line of Hutchins Avenue and  
22-4 along the said east line of Millard Street the following three (3)  
22-5 calls:  
22-6 Due North, a distance of 102.50 feet to a point for corner;  
22-7 Due West, a distance of 15.00 feet to a point for corner in  
22-8 the centerline of said Millard Street;  
22-9 Due North, along the said centerline of Millard Street, a  
22-10 distance of 90.00 feet to a point for corner at the intersection of  
22-11 the centerline of Millard Street and the said south line of  
22-12 Reverend CBT Smith Street;  
22-13 THENCE, Due East, departing said centerline of Millard Street  
22-14 and along said south line of Reverend CBT Smith Street, a distance  
22-15 of 182.00 feet to the POINT OF BEGINNING;  
22-16 CONTAINING: 43,896 square feet or 1.008 acres of land, more  
22-17 or less.  
22-18 TRACT 21:  
22-19 DESCRIPTION, of a 1.288 Acre tract of land situated in the  
22-20 Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas,  
22-21 Dallas County, Texas; said tract being part of Lot 6 and Lot 7,  
22-22 Block 51 and part Lots 4, 5, and 6, Block 64, Original Town of Oak  
22-23 Cliff, an addition to the City of Dallas, Texas according to the  
22-24 plat recorded in Volume 89, Page 1 of the Deed Records of Dallas  
22-25 County, Texas, transcribed in Volume 3, Page 516 of the Map Records  
22-26 of Dallas County, Texas; said tract also being all of those certain  
22-27 tracts of land described in Special Warranty Deeds to Skyview  
22-28 Development, LLC recorded in Instrument No. 201300358960 and  
22-29 Volume 2003245, Page 10489, all of the Official Public Records of  
22-30 Dallas County, Texas and all of that certain tract of land described  
22-31 in Special Warranty Deed to Skyview Development, LLC recorded in  
22-32 Instrument No. 201300379018 of the Official Public Records of  
22-33 Dallas County, Texas; said 1.288 acre tract being more particularly  
22-34 described as follows:  
22-35 BEGINNING, at a point for corner at the intersection of the  
22-36 west right-of-way line of Eads Avenue (a 60-foot wide right-of-way)  
22-37 and the north right-of-way line of Sixth Street (a 60-foot wide  
22-38 right-of-way);  
22-39 THENCE, North 89 degrees, 51 minutes, 00 seconds West,  
22-40 departing the said west line of Eads Avenue and along the said north  
22-41 line of Sixth Street, a distance of 123.40 feet to a point for  
22-42 corner in the east right-of-way line of Interstate 35-E (a variable  
22-43 width right-of-way);  
22-44 THENCE, departing the said north line of Sixth Street and  
22-45 along the said east line of Interstate 35-E, the following eighth  
22-46 (8) calls:  
22-47 North 00 degrees, 12 minutes, 30 seconds East, a distance of  
22-48 109.60 feet to a point for corner;  
22-49 Due West, 2.00 feet to a point for corner;  
22-50 Due North, 100.00 feet to a point for corner;  
22-51 South, 89 degrees, 51 minutes, 00 seconds East, a distance of  
22-52 30.00 feet to a point for corner;  
22-53 Due North, a distance of 199.76 feet to a point for corner in  
22-54 the said south line of Fifth Street;  
22-55 Due West, a distance of 34.54 feet to a point for corner;  
22-56 North 12 degrees, 01 minutes, 10 seconds West, a distance of  
22-57 62.23 feet to a point for corner;  
22-58 Due North, a distance of 24.13 feet to a point for corner at  
22-59 the intersection of the said east line of Interstate 35-E and the  
22-60 south right-of-way line of Red Oak Street (a 60-foot wide  
22-61 right-of-way);  
22-62 THENCE, Due East, departing the said east line of Interstate  
22-63 35-E and along said south line of Red Oak Street, a distance of  
22-64 103.00 feet to a point for corner in the southwest right-of-way line  
22-65 of Hutchins Avenue (a variable width right-of-way);  
22-66 THENCE, South 51 degrees, 27 minutes, 38 seconds East,  
22-67 departing the said south line of Red Oak Street and along the said  
22-68 southwest line of Hutchins Avenue, a distance of 50.50 feet to a  
22-69 point for corner in the said west line of Eads Avenue;

23-1           THENCE, Due South, departing the said southwest line of  
 23-2 Hutchins Avenue and along the said west line of Eads Avenue a  
 23-3 distance of 463.13 feet to the POINT OF BEGINNING;

23-4           CONTAINING: 56,087 square feet or 1.288 acres of land, more  
 23-5 or less.

23-6           TRACT 22:

23-7           DESCRIPTION, of a 42,481 square foot (0.975 acre) tract of  
 23-8 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
 23-9 City of Dallas, Dallas County, Texas; said tract being part of Lots  
 23-10 4, 5, and 6, Block 67, Original Town of Oak Cliff, an addition to the  
 23-11 City of Dallas, Texas according to the plat recorded in Volume 89,  
 23-12 Page 1 of the Deed Records of Dallas County, Texas, transcribed in  
 23-13 Volume 3, Page 516 of the Map Records of Dallas County, Texas; all  
 23-14 of that certain tract of land described in Special Warranty Deed to  
 23-15 Kirby's Kreative Learning Center Inc. Volume 2002144, Page 8075 of  
 23-16 the Map Records of Dallas County, Texas, all that certain tract of  
 23-17 land described in Warranty Deed with Vendor's Lien to Twameeka  
 23-18 Wisner recorded in Volume 97216, Page 5775 of the said Deed Records,  
 23-19 all of that certain tract of land described in General Warranty Deed  
 23-20 to Morris and Katherine Morris recorded in Volume 2005171, Page  
 23-21 11103 of the said Official Public Records, all of that certain tract  
 23-22 of land described in Warranty Deed to County of Dallas recorded in  
 23-23 Volume 75244, Page 1352 of the said Deed Records; said 42,481 square  
 23-24 foot tract being more particularly described as follows:

23-25           BEGINNING, at a point for corner at the intersection of the  
 23-26 west right-of-way line of Eads Avenue (a 60-foot wide right-of-way)  
 23-27 and the south right-of-way line of Sixth Street (a 60-foot wide  
 23-28 right-of-way);

23-29           THENCE, Due South, departing the said south line of Sixth  
 23-30 Street and along the said west line of Eads Avenue, a distance of  
 23-31 309.60 feet to a point for corner in the north right-of-way line of  
 23-32 Seventh Street (a 60-foot right-of-way);

23-33           THENCE, North 89 degrees, 51 minutes, 00 seconds West,  
 23-34 departing the said west line of Eads Avenue and along the said north  
 23-35 line of Seventh Street, a distance of 131.00 feet to a point for  
 23-36 corner in the east right-of-way line of Interstate 35-E (a variable  
 23-37 width right-of-way);

23-38           THENCE, departing said north line of Seventh Street and along  
 23-39 the said east line of Interstate 35-E, the following four (4) calls:

23-40           North 05 degrees, 33 minutes, 59 seconds West, a distance of  
 23-41 70.35 feet to an angle point for corner;

23-42           North 00 degrees, 08 minutes, 39 seconds East, a distance of  
 23-43 30.00 feet to a point for corner;

23-44           North 00 degrees, 09 minutes, 21 seconds East, a distance of  
 23-45 100.00 feet to a point for corner;

23-46           Due North, 109.60 feet to a point for corner;

23-47           THENCE, South 89 degrees, 51 minutes, 00 seconds East,  
 23-48 departing the said east line of Interstate 35-E and along the said  
 23-49 south line of Sixth Street a distance of 138.00 feet to the POINT OF  
 23-50 BEGINNING;

23-51           CONTAINING: 42,481 square feet or 0.975 acres of land, more  
 23-52 or less.

23-53           TRACT 23:

23-54           DESCRIPTION of a 1.349 acre tract of tract of land situated in  
 23-55 the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas,  
 23-56 Dallas County, Texas; said tract being part of Lots 3, 4, Block  
 23-57 3062, Original Town of Oak Cliff, an addition to the City of Dallas,  
 23-58 Texas according to the plat recorded in Volume 89, Page 1 of the  
 23-59 Deed Records of Dallas County, Texas, transcribed in Volume 3, Page  
 23-60 516 of the Map Records of Dallas County, Texas; all of Lot 13A,  
 23-61 Block 81/3062 of I-35 & Eight Addition, an addition to the City of  
 23-62 Dallas recorded in Volume 98142, Page 2169 of the said Deed Records;  
 23-63 all of that certain tract of land described in Special Warranty Deed  
 23-64 to Victron Stores, L.P. recorded in Instrument No. 20070440769 of  
 23-65 the Official Public Records of Dallas County, Texas, all of that  
 23-66 certain tract of land described in Deed to the County of Dallas  
 23-67 recorded in Volume 75248, Page 736 of the said Deed Records, all of  
 23-68 that certain tract of land described in Quitclaim Deed to Dallas  
 23-69 County Publics Work Dept. recorded in Volume 2000109, Page 8376 of

24-1 the Deed Records of Dallas County, Texas and all of that certain  
24-2 tract of land described as County of Dallas as shown on the Dallas  
24-3 County Appraisal District; and appearing to be owned by the County  
24-4 of Dallas said 1.349 acre tract being more particularly described  
24-5 as follows:

24-6 BEGINNING, at a point for corner at the intersection of the  
24-7 west right-of-way line of Eads Avenue (a 60-foot wide right-of-way)  
24-8 and the south right-of-way line of Seventh Street (a 60-foot  
24-9 right-of-way);

24-10 THENCE, Due South, departing the said south line of Seventh  
24-11 Street and along the said west line of Eads Avenue a distance of  
24-12 510.72 feet to a point for corner at the intersection of the west  
24-13 line of Eads Avenue and the north right-of-way line of Eighth Street  
24-14 (a 60-foot wide right-of-way);

24-15 THENCE, departing the said west line of Eads Avenue and along  
24-16 the said North line of Eighth Street the following four (4) calls:

24-17 North 89 degrees, 58 minutes, 20 seconds West, a distance of  
24-18 70.00 feet to a point for corner;

24-19 Due North, a distance of 4.60 feet to a point for corner;

24-20 North 76 degrees, 06 minutes, 19 seconds West, a distance of  
24-21 41.28 feet to a point for corner;

24-22 North 37 degrees, 41 minutes, 50 seconds West, a distance of  
24-23 15.67 feet to a point for corner at the intersection of the said  
24-24 north line of Eighth Street and the east right-of-way line of  
24-25 Interstate 35-E (a variable width right-of-way);

24-26 THENCE, along the said east line of Interstate 35-E the  
24-27 following three (3) calls:

24-28 North 00 degrees, 40 minutes, 40 seconds East, a distance of  
24-29 198.13 feet to a point for corner;

24-30 North 02 degrees, 17 minutes, 06 seconds East, a distance of  
24-31 60.29 feet to a point for corner;

24-32 North 00 degrees, 42 minutes, 25 seconds East, a distance of  
24-33 226.42 feet to a point for corner at the intersection of the said  
24-34 east line of Interstate 35-E and the said north line of Seventh  
24-35 Street;

24-36 THENCE, South 89 degrees, 29 minutes, 50 seconds East,  
24-37 departing the said east line of Interstate 35-E and along the said  
24-38 south line of Seventh Street, a distance of 112.25 feet to the POINT  
24-39 OF BEGINNING;

24-40 CONTAINING: 58,784 square feet or 1.349 acres of land, more  
24-41 or less.

24-42 SECTION 3. (a) The legal notice of the intention to  
24-43 introduce this Act, setting forth the general substance of this  
24-44 Act, has been published as provided by law, and the notice and a  
24-45 copy of this Act have been furnished to all persons, agencies,  
24-46 officials, or entities to which they are required to be furnished  
24-47 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
24-48 Government Code.

24-49 (b) The governor, one of the required recipients, has  
24-50 submitted the notice and Act to the Texas Commission on  
24-51 Environmental Quality.

24-52 (c) The Texas Commission on Environmental Quality has filed  
24-53 its recommendations relating to this Act with the governor,  
24-54 lieutenant governor, and speaker of the house of representatives  
24-55 within the required time.

24-56 (d) All requirements of the constitution and laws of this  
24-57 state and the rules and procedures of the legislature with respect  
24-58 to the notice, introduction, and passage of this Act have been  
24-59 fulfilled and accomplished.

24-60 SECTION 4. This Act takes effect immediately if it receives  
24-61 a vote of two-thirds of all the members elected to each house, as  
24-62 provided by Section 39, Article III, Texas Constitution. If this  
24-63 Act does not receive the vote necessary for immediate effect, this  
24-64 Act takes effect September 1, 2019.

24-65 \* \* \* \* \*