

Amend HB 4733 (house committee printing) as follows:

(1) On page 1, between lines 15 and 16, insert the following:

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

(2) On page 2, line 6, strike "affordable housing".

(3) On page 2, line 27, following the underlined semicolon, add "and".

(4) On page 3, strike lines 1 through 4, and substitute the following:

(3) developing or expanding transportation and commerce.

(5) On page 3, line 15, following the underlined semicolon, add "and".

(6) On page 3, strike lines 16 through 19, and substitute the following:

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

(7) On page 4, line 12, strike "or tax".

(8) On page 5, strike lines 7 through 21, and substitute the following:

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

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

(b) The city manager, city auditor, or city attorney may appoint a designee to serve as an ex officio director in place of that person.

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

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

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

(b) The board must post notice of each meeting with the city secretary not later than 72 hours before the scheduled time of the

meeting.

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

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

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

Sec. 3983.0205. INITIAL DIRECTORS. (a) The initial board 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>

(9) On page 5, line 27, between "DUTIES." and "The", insert "(a)".

(10) On page 6, between lines 2 and 3, insert the following:

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

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

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

(11) On page 6, between lines 13 and 14, insert the following:

(d) A district improvement project or service must comply with:

(1) the city charter and any city zoning and subdivision requirements; and

(2) city codes and ordinances.

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

(12) On page 6, line 15, between "resolution" and "may", insert ", with the consent of the governing body of the city by resolution,".

(13) On page 7, between lines 2 and 3, insert the following:

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

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

(14) On page 7, line 4, between "interest," and "the district", insert "with the consent of the governing body of the city by resolution,".

(15) On page 7, line 8, between "district" and "may join", insert ", with the consent of the governing body of the city by resolution,".

(16) On page 7, line 12, between "district" and "may", insert ", with the consent of the governing body of the city by resolution,".

(17) On page 8, lines 13 and 14, between "district" and "may add", insert ", with the consent of the governing body of the city by resolution,".

(18) On page 8, between lines 19 and 20, insert the following:

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

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

(19) On page 8, line 20, strike "3983.0310" and substitute "3983.0312".

(20) On page 9, strike lines 16 through 18, and substitute the following:

(2) are superior to any other lien or claim other than:

(A) a lien or claim for county, school district, or municipal ad valorem taxes; or

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

(21) On page 9, lines 24 and 25, strike "the board" and substitute "a taxing unit, as defined by Section 1.04, Tax Code,".

(22) On page 10, line 3, strike "TAXES AND".

(23) On page 10, strike lines 4 through 19.

(24) On page 10, line 20, strike "3983.0503" and substitute "3983.0501".

(25) On page 10, line 24, strike "ad valorem taxes,".

(26) On page 11, line 1, strike "3983.0504" and substitute "3983.0502".

(27) On page 11, line 4, strike "other than ad valorem taxes".

(28) Strike page 11, line 8, through page 12, line 6, and substitute the following:

Sec. 3983.0503. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT UNDER AGREEMENT. If an improvement will be financed by an obligation and the obligation will be secured by the pledge of assessments, the district must enter into an agreement, which may be the development agreement, governing the financing of the improvement before the issuance of the obligation. An obligation issued under this section may be in the form of bonds, notes, or other obligations, payable wholly or partly from assessments, and may be issued, by public or private sale, in the manner provided by Subchapter A, Chapter 372, Local Government Code.

(29) On page 12, line 7, strike "3983.0507" and substitute "3983.0504".

(30) On page 12, line 13, strike "payable from ad valorem taxes".

(31) On page 13, strike lines 1 and 2 and substitute the following:

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

(1) the development agreement has been executed; and
(2) the district's performance under the agreement has been fulfilled, including any right or obligation the district has to reimburse a developer or owner for the costs of an improvement project.

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

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

(32) On page 13, strike lines 13 and 14, and substitute the following:

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

(33) On page 29, following line 27, add the following:

TRACT 7:

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

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

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

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

THENCE, in a northeasterly direction the following three (3)

calls;

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

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

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

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

CONTAINING: 11,682 square feet or 0.268 acres of land, more or less.

TRACT 8:

DESCRIPTION of a 1.619 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Block 32/3013, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1 of the Map Records of Dallas County, Texas; said tract being all of those certain tracts of land described as "Tracts 5-11" in Special Warranty Deed with Vendor's Lien to Texas Heavenly Homes, LTD recorded in Instrument No. 201200202524, all of that certain tract of land described in Deed of Distribution to Don Ray Peterson and William Hodges recorded in Volume 2004193, Page 9173, all of those certain tracts of land described in Warranty Deeds to Mary Alice Jones and Booker T. Jones in Instrument No. 200900056560 and to T.N. Hubbard and Jesus Berrones recorded in Volume 2004193, Page 9173, all of that certain tract of land described in Sherriff's Deeds to Golden Gate Missionary Baptist Church, Inc. recorded in Instrument No. 200900056560, all of that certain tract of land described in Special Warranty Deed to Golden gate Missionary Baptist Church, Inc. recorded in Instrument No. 20080033825, all of that certain tract of land described in General Warranty Deed to Andrew J. Ramler recorded in Instrument 201900057343, all of those certain tract of land described in Privilege Lien to Ora Lee Bibles recorded in Instrument No. 201700156633 and Sharon Smith recorded in Instrument No. 201700203674 and all of that certain tract of land

described in Affidavit of Facts Concerning Identity of Heirs to Erving Frederick et al recorded in Instrument No. 201800263594 all of the said Official Public Records of Dallas County, Texas; all of that certain tract of land described in Sherriff's Deed to Kent Bell and Henry Coleman recorded in Volume 98227, Page 4291, all of that certain tract of land described in Deed of Distribution to William M. Peterson recorded in Volume 96158, Page 5313 and all of that certain tract of land described in Special Cash Warranty Deed to Dorothy Jones recorded in Volume 98227, Page 4291 all of the Deed Records of Dallas County, Texas; said 1.619 acre tract being more particularly described as follows:

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

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

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

THENCE, in a southeasterly direction the following six (6) calls:

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

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

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

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

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

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

THENCE, Due South along the said west line of Millard Street, a distance of 237.50 feet to a point for corner at the intersection of the said north line of Comal Street and the west line of Millard

Street;

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

CONTAINING: 70,540 square feet or 1.619 acres of land, more or less.

TRACT 9:

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

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

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

THENCE, Due East, departing the said east line of Millard

Street and along the north line of said Lot 9, a distance of 24.76 feet to a point for corner;

THENCE, into and across Lot 9, the following three (3) calls:

South 36 degrees, 35 minutes, 35 seconds East, a distance of 65.62 feet to a point for corner;

South 36 degrees, 35 minutes, 31 seconds East, a distance of 37.36 feet to a point for corner;

South 37 degrees, 20 minutes, 49 seconds East, a distance of 31.45 feet to a point for corner in the north line of said Lot 10;

THENCE, Due East, along the said north line of Lot 10, a distance of 84.77 feet to a point for corner in the west line of Cliff Street (a 40-foot wide right-of-way);

THENCE, Due South, along the said west line of Cliff Street, a distance of 87.50 feet to a point for corner at the intersection of the said west line of Cliff Street and the said north line Comal Street;

THENCE, Due West, departing the said west line of Cliff Street and along the north line of Comal Street, a distance of 190.00 feet to the POINT OF BEGINNING;

CONTAINING: 23,603 square feet or 0.542 acres of land, more or less.

TRACT 10:

DESCRIPTION, of a 1,284 square foot (0.029 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being part of Lot 5, Haynes and Thompson Subdivision of Lots 2 & 5 and part of Lots 1 and 6, Block 46/3027, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 144 of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to GRTP, LTD. recorded in Volume 97039, Page 3062, of the Deed Records of Dallas County, Texas; said 1,284 square foot tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north right-of-way line of Dodd Street (a 30-foot wide right-of-way) and the west right-of-way line of a 15-foot wide alley created by said Haynes and Thompson's plat;

THENCE, Due West, departing said west 15-foot wide alley and along said north line of Dodd Street, a distance of 16.61 feet to a point for corner;

THENCE, North 02 degrees, 01 minutes, 41 seconds East, departing said north line of Dodd Street and into and across said Lot 5, a distance of 85.05 feet to a point for corner in the north line of said Lot 5;

THENCE, Due East, along said north line of Lot 5, a distance of 13.60 feet to a point for corner in the said west line of a 15-foot wide alley;

THENCE, Due South, along said west line of a 15-foot wide alley, a distance of 85.00 feet to the POINT OF BEGINNING;

CONTAINING: 1,284 square feet or 0.029 acres of land, more or less.

TRACT 11:

DESCRIPTION, of a 35,910 square foot (0.824 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being all of

Lot 4, Block 46, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed in Volume 3, Page 516 of the Map Records of Dallas County, Texas; said tract also being all of Lots 6, 7, 8, 9, and 10 of Hanes and Thompson's Subdivision of Lots 2 and 5 and Part of Lots 1 and 6 Block 46/3027, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 144 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described in the following Warranty Deeds: Martha Hernandez recorded in Instrument No. 201600003068 of the Official Public Records of Dallas County, Texas, Golden Gate Missionary Baptist Church, Inc. recorded in Volume 78133, Page 2125 of said Deed Records, Golden Gate Missionary Baptist Church, Inc. recorded in Volume 86176, Page 160 recorded in said Deed Records, James Earl Jones recorded in Volume 90020, Page 1810 of said Deed Records; and in the following Special Warranty Deeds: Adrian D. Williams recorded in Instrument 201800262780 of said Official Public Records and Golden Gate Missionary Baptist Church, Inc. recorded in

Volume 2004154, Page 9651 of said Deed Records; and in the Warranty Deed With Vendors' Lien to Jose Salvador recorded in Volume 2002103, Page 7873 in said Deed Records, General Warranty Deed to Texas Heavenly Homes, Ltd. recorded in Instrument No. 201000057993 in said Official Public Records, and Amended And Restated Quitclaim Deed to Golden Gate Missionary Baptist Church, Inc. recorded in Instrument No. 201200061836 in said Official Public Records; said 35,910 square foot tract being more particularly described as follows:

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

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

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

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

THENCE, Due East, a distance of 190.00 feet to the POINT OF BEGINNING;

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

TRACT 12:

DESCRIPTION, of a 34,200 square foot (0.785 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Lot 4A, Block 47/3028, Golden Gate Baptist Church Addition, an addition to the City of Dallas, Texas according to the plat recorded in 200107700001 of the Official Public Records of Dallas County, Texas said tract also being part of that certain tract of land described

in Warranty Deed described as Golden Gate Baptist Church recorded in Volume 85105, Page 548 of the Deed Records of Dallas County, Texas, all of that certain tract of land described in Warranty Deed to Stephani A. and Megan Knauss recorded in Instrument No. 201600227270, all of that certain tract described in Warranty Deed to Cameron Cayce LTD recorded in Volume 2002124, Page 3945, all of that certain tract described in Quitclaim Deed to Cristal Benitez recorded in Instrument No. 201600227227, all of that certain tract of land described in Warranty Deed Reserving Mineral Rights to Enrique Marquez and Martha Marquez recorded in Instrument No. 200900056560, all of that certain tract of land described in Amended and Restated Quitclaim Deed to Golden Gate Missionary Baptist Church, Inc. recorded in Instrument No. 201200061835, all of that certain tract of land described in Sheriff's Deed to Kuthuru, LLC recorded in Instrument No. 201700307298 all of the said Official Public Records, all of those certain tracts of land described as John D. Turner and Lewis LT as per Dallas County Appraisal District; said 34,200 square foot (0.785 acre) tract being more particularly described as follows:

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

THENCE, Due East, departing the said east line of Eads Street and along the said south line of Comal Street, a distance of 180.00 feet to point for corner;

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

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

THENCE, Due North, departing the said north line of Dodd Street and along the said east line of Eads Avenue, a distance of

190.00 feet to the POINT OF BEGINNING;

CONTAINING: 34,200 square feet or 0.785 acres of land, more or less.

TRACT 13:

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

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

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

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

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

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

THENCE, Due West, departing the said right-of-way corner clip

and along the said north line of Dodd Street, a distance of 152.50 feet to a point for corner;

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

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

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

CONTAINING: 31,927 square feet or 0.733 acres of land, more or less.

TRACT 14:

DESCRIPTION, of a 916 square foot (0.021 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being part of Lot 17, Block 46/3027, Haynes and Thompson Subdivision of Lots 2 and 5 and parts of Lots 1 and 6 in Block 46/2027, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 144 of the Map Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Deed Without Warranty to State of Texas recorded in Instrument No. 201300091421 of the Official Public Records of Dallas County, Texas; said 916 square foot tract being more particularly described as follows:

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

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

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

THENCE, Due East, a distance of 22.30 feet to the POINT OF BEGINNING;

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

TRACT 15:

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

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

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

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

THENCE, Due East, a distance of 9.93 feet to the POINT OF BEGINNING;

CONTAINING: 361 square feet or 0.008 acres of land, more or less.

TRACT 16:

DESCRIPTION of a 34,050 square feet or (0.782 acre) tract of

land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being all of Lots 6 through 15, Block 46/3027, Haynes and Thompson Subdivision of Lots 2 and 5 and a part of Lots 1 and 6 in Block 46/2027, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 144 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts described in Amended and Restated Quitclaim Deed to Golden Gate Missionary Baptist Church, INC recorded in Instrument No. 201200061837, 201200061832, and 201200061834, all of that certain tract of land described in Warranty Deed with Vendor's Lien to Mario Martinez recorded in Instrument No. 20080233060, all that certain tract of land described in Warranty Deed with Vendor's Lien to Efrain Marquez recorded in Instrument No. 200900274831, all of that certain tract of land described in Quitclaim Deed to Golden Gate Baptist Church recorded in Instrument No. 201500279436 all of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Quitclaim Deed to Golden Gate Baptist Church recorded in Volume 97162, Page 2473, of the said Deed Records; all of that certain tract described in Deed to Rachael D. Price recorded in Volume 97028, Page 2149 of the said Deed Records, all of that certain tract of land described in Deed to Freddie Kemp, JR recorded in Volume 86107, Page 5199 of the said Deed records, that certain tract of land recorded in Volume 2002027, Page 7476 of the said Map records and all of those tracts of land described to Diana Hayes and Crocket Maggie as per Dallas County Appraisal District; said 34,050 square feet or (0.782 acre) tract acre tract being more particularly described as follows:

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

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

THENCE, departing the said south line of Dodd Street and

along the said west line of Eads Avenue the following three (3) calls:

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

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

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

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

THENCE, Due North, a distance of 174.00 feet to the POINT OF BEGINNING;

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

TRACT 17:

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

BEGINNING, at a point for corner at the intersection of the south right-of-way line of Dodd Street (a variable width right-of-way) and the east right-of-way line of Eads Avenue (a

60-foot wide right-of-way)

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

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

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

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

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

THENCE, Due West, departing the said west line of N. Cliff Street, and along the said north line of Reverend CBT Smith Street, a distance of 395.00 feet to a point for corner in the said east line of Eads Avenue;

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

CONTAINING: 116,495 square feet or 2.674 acres of land, more or less.

TRACT 18:

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

Lots 11, 18, and 19, and all of Lots 12, 13, 14, 15, 16, and 17, Block 51/3032, Mrs. H.C. Weaver Estate Subdivision, an addition to the City of Dallas, Texas according to the Plat recorded in Volume 4, Page 88 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described in Quitclaim Deeds to Lucy Davis recorded in Volume 86133, Page 1183 of the said Deed Records, all of that certain tract of land described in Warranty Deed to Efrain Marquez recorded in Instrument No. 201300337015, all of that certain tract of land described in Amended and Restated Quitclaim Deed to Golden Gate Missionary Baptist Church, Inc. recorded in Instrument No. 201200061833, all

of that certain tract of land described in Quitclaim Deed to Alene Lenard and Charlie C. Mickey recorded in Instrument No. 201200061833, all of the certain tract of land described in Quitclaim Deed to Skyview Development, LLC recorded in Instrument No. 201400205450, all of that certain tract of land described in Deed without Warranty Deed to Skyview Development, LLC recorded in Instrument No.201600184150, all of that certain tract of land described in Warranty Deed to Jessie Mae Tutson recorded in Instrument No. 201400205450 all of the Official Public Records of Dallas County, Texas, all of that certain tract of land described in Warranty Deed with Vendor's Lien to Nery Garoz and Leonor Martinez recorded in Volume 94147, Page 2539 of the said Deed Records and that certain tract of land described in Warranty Deed with Vendor's Lien to Maria Concepcion Magallanes recorded in Volume 2004017, Page 9979 of the Map Records of Dallas County, Texas; said 30,008 square foot tract being more particularly described as follows:

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

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

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

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

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

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

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

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

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

THENCE, Due East, a distance of 190.40 feet to the POINT OF BEGINNING;

CONTAINING: 30,008 square feet or 0.689 acres of land, more or less.

TRACT 19:

DESCRIPTION, of a 20,867 square foot (0.479 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being all of

Lot 1, Block 50, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed in Volume 3, Page 516 of the Map Records of Dallas County, Texas; said tract being all of those certain tracts of land described in Warranty Deed to Golden Gate Missionary Baptist Church, Inc recorded in Volume 84134, Page 1945 of said Deed Records and Instrument No. 20070314003 of the Official Public Records of Dallas County Texas and all of that certain tract of land described in General Warranty Deed to Golden Gate Missionary Baptist Church, Inc recorded in Volume 2004238, Page 3508 of said Official Public Records and all of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Salvador Lopez and wife Gloria Lopez recorded in Instrument No. 20070165532 and Texas Heavenly Homes, LTD. recorded in Instrument No, 2001200202524 both of said Official Public Record, all of that certain tract of land described in Affidavit of Heirship to Peggie M. Washington recorded in Instrument No. 201700332317 of the said Official Public Records and all of that certain tract of land recorded in Warranty Deed to Dorothy M. Williams recorded in Volume 84134, Page 3508 of the said Deed Records said 20,867 square foot tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the south right-of-way line of Reverend CBT Smith Street Formerly known as Sabine Street (a 60-foot wide right-of-way) and the west

right-of-way line of Millard Street (a variable width right-of-way);

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

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

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

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

CONTAINING: 20,867 square feet or 0.479 acres of land, more or less.

TRACT 20:

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

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

THENCE, Due South, departing said south line of Sabine Street

and along said west line of Cliff Street, a distance of 317.03 feet to a point for corner in northeast right-of-way line of Hutchins Avenue (a variable width right-of-way);

THENCE, North 53 degrees, 17 minutes, 15 seconds West, departing said west line of Cliff Street and along the said northeast line of Hutchins Avenue, a distance of 208.32 feet to a point for corner in the east line of Millard Street (a variable width right-of-way);

THENCE, departing said northeast line of Hutchins Avenue and along the said east line of Millard Street the following three (3) calls:

Due North, a distance of 102.50 feet to a point for corner;

Due West, a distance of 15.00 feet to a point for corner in the centerline of said Millard Street;

Due North, along the said centerline of Millard Street, a distance of 90.00 feet to a point for corner at the intersection of the centerline of Millard Street and the said south line of Reverend CBT Smith Street;

THENCE, Due East, departing said centerline of Millard Street and along said south line of Reverend CBT Smith Street, a distance of 182.00 feet to the POINT OF BEGINNING;

CONTAINING: 43,896 square feet or 1.008 acres of land, more or less.

TRACT 21:

DESCRIPTION, of a 1.288 Acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being part of Lot 6 and Lot 7, Block 51 and part Lots 4, 5, and 6, Block 64, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed in Volume 3, Page 516 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described in Special Warranty Deeds to Skyview Development, LLC recorded in Instrument No. 201300358960 and Volume 2003245, Page 10489, all of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Special Warranty Deed to Skyview Development, LLC recorded in

Instrument No. 201300379018 of the Official Public Records of Dallas County, Texas; said 1.288 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the west right-of-way line of Eads Avenue (a 60-foot wide right-of-way) and the north right-of-way line of Sixth Street (a 60-foot wide right-of-way);

THENCE, North 89 degrees, 51 minutes, 00 seconds West, departing the said west line of Eads Avenue and along the said north line of Sixth Street, a distance of 123.40 feet to a point for corner in the east right-of-way line of Interstate 35-E (a variable width right-of-way);

THENCE, departing the said north line of Sixth Street and along the said east line of Interstate 35-E, the following eighth (8) calls:

North 00 degrees, 12 minutes, 30 seconds East, a distance of 109.60 feet to a point for corner;

Due West, 2.00 feet to a point for corner;

Due North, 100.00 feet to a point for corner;

South, 89 degrees, 51 minutes, 00 seconds East, a distance of 30.00 feet to a point for corner;

Due North, a distance of 199.76 feet to a point for corner in the said south line of Fifth Street;

Due West, a distance of 34.54 feet to a point for corner;

North 12 degrees, 01 minutes, 10 seconds West, a distance of 62.23 feet to a point for corner;

Due North, a distance of 24.13 feet to a point for corner at the intersection of the said east line of Interstate 35-E and the south right-of-way line of Red Oak Street (a 60-foot wide right-of-way);

THENCE, Due East, departing the said east line of Interstate 35-E and along said south line of Red Oak Street, a distance of 103.00 feet to a point for corner in the southwest right-of-way line of Hutchins Avenue (a variable width right-of-way);

THENCE, South 51 degrees, 27 minutes, 38 seconds East, departing the said south line of Red Oak Street and along the said southwest line of Hutchins Avenue, a distance of 50.50 feet to a

point for corner in the said west line of Eads Avenue;

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

CONTAINING: 56,087 square feet or 1.288 acres of land, more or less.

TRACT 22:

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

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

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

THENCE, North 89 degrees, 51 minutes, 00 seconds West, departing the said west line of Eads Avenue and along the said north line of Seventh Street, a distance of 131.00 feet to a point for

corner in the east right-of-way line of Interstate 35-E (a variable width right-of-way);

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

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

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

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

Due North, 109.60 feet to a point for corner;

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

CONTAINING: 42,481 square feet or 0.975 acres of land, more or less.

TRACT 23:

DESCRIPTION of a 1.349 acre tract of tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas; said tract being part of Lots 3, 4, Block 3062, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed in Volume 3, Page 516 of the Map Records of Dallas County, Texas; all of Lot 13A, Block 81/3062 of I-35 & Eight Addition, an addition to the City of Dallas recorded in Volume 98142, Page 2169 of the said Deed Records; all of that certain tract of land described in Special Warranty Deed to Victron Stores, L.P. recorded in Instrument No. 20070440769 of the Official Public Records of Dallas County, Texas, all of that certain tract of land described in Deed to the County of Dallas recorded in Volume 75248, Page 736 of the said Deed Records, all of that certain tract of land described in Quitclaim Deed to Dallas County Publics Work Dept. recorded in Volume 2000109, Page 8376 of the Deed Records of Dallas County, Texas and all of that certain tract of land described as County of Dallas as shown on the Dallas County Appraisal District; and appearing to be

owned by the County of Dallas said 1.349 acre tract being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING: 58,784 square feet or 1.349 acres of land, more

or less.