By:  González of Dallas H.B. No. 4733

A BILL TO BE ENTITLED

AN ACT

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

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1.  Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3983 to read as follows:

CHAPTER 3983. OAK FARMS MUNICIPAL MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3983.0101.  DEFINITIONS. In this chapter:

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

(2)  "City" means the City of Dallas.

(3)  "Director" means a board member.

(4)  "District" means the Oak Farms Municipal Management District.

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

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

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

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

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

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

Sec. 3983.0104.  FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) All land and other property included in the district will benefit from the improvements and services to be provided by the district under powers conferred by Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other powers granted under this chapter.

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

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

(1)  developing and diversifying the economy of the state;

(2)  eliminating unemployment and underemployment; and

(3)  developing or expanding transportation and commerce.

(d)  The district will:

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

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

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

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

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

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

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

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

(1)  organization, existence, or validity;

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

(3)  right to impose or collect an assessment; or

(4)  legality or operation.

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

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

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

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

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

SUBCHAPTER B. BOARD OF DIRECTORS

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

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

(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:

|  |  |  |
| --- | --- | --- |
|  | Pos. No. | Name of Director |
|  | 1 | Randall Tate Roush |
|  | 2 | Megan Wohr |
|  | 3 | Anatoly C. Elberg |
|  | 4 | Steven Pierret |
|  | 5 | Jami Greenville |

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

SUBCHAPTER C. POWERS AND DUTIES

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

(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.

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

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

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

(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.

Sec. 3983.0303.  NONPROFIT CORPORATION. (a) The board by resolution, with the consent of the governing body of the city by resolution, may authorize the creation of a nonprofit corporation to assist and act for the district in implementing a project or providing a service authorized by this chapter.

(b)  The nonprofit corporation:

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

(2)  may implement any project and provide any service authorized by this chapter.

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

(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.

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

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

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

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

(1)  make loans and grants of public money; and

(2)  provide district personnel and services.

(c)  The district may create economic development programs and exercise the economic development powers provided to municipalities by:

(1)  Chapter 380, Local Government Code; and

(2)  Subchapter A, Chapter 1509, Government Code.

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

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

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

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

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

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

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.

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

SUBCHAPTER D. ASSESSMENTS

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

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

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

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

(1)  are a first and prior lien against the property assessed;

(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

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

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

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

SUBCHAPTER E. BONDS

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

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

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

(1)  revenue, including contract revenues; or

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

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.

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

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

SUBCHAPTER I. DISSOLUTION

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

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

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

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

(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:

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

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

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

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

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

TRACT 1:

DESCRIPTION, of a 35,831 square foot (0.823 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Block 22, 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 Special Warranty Deeds to IC PROPERTIES, LLC recorded in Instrument No. 201400176345 and 201500053432 both of the Official Public Records of Dallas County, Texas; said 35,831 square foot (0.823 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 Addison Street (a 40-foot wide right-of-way) and the east right-of-way line of North Marsalis Avenue (a 80-foot wide right-of-way);

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

THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the said west line of the 20-foot alley, a distance of 195.00 feet to a point for corner; said point being the northeast corner of that certain tract of land described in Special Warranty Deed to Tony L. Malone recorded in Volume 97108, Page 3191 of said Deed Records;

THENCE, North 89 degrees, 56 minutes, 37 seconds West, departing the said west line of the 20-foot alley and along the north line of said Tony L. Malone tract, a distance of 183.75 feet to a point for corner in the said east line of North Marsalis Avenue; said point being the northwest corner of said Tony L. Malone tract;

THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the said east line of North Marsalis Avenue, a distance of 195.00 feet to the POINT OF BEGINNING;

CONTAINING: 35,831 square feet or 0.823 acres of land, more or less.

TRACT 2:

DESCRIPTION, of a 1.655 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Block 22, 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 Special Warranty Deeds to IC PROPERTIES, LLC recorded in Instrument No. 201400176705 and 201400164524, 201400177468, 201400176345, 201400186992 all of the Official Public Records of Dallas County Texas; said 1.655 acre tract being more particularly described as follows:

BEGINNING, at a point for corner; said point being the north end of a right-of-way corner clip at the intersection of the west right-of-way line of North Lancaster Avenue (a 60-foot wide right-of-way) and the north right-of-way line of East Colorado Boulevard (a variable width right-of-way);

THENCE, South 45 degrees, 00 minutes, 06 seconds West, along said corner clip a distance of 14.14 feet to a point for corner on the said north line of said East Colorado Boulevard;

THENCE, along the said north line of East Colorado Boulevard the following three (3) calls:

North 89 degrees, 59 minutes, 15 seconds West, a distance of 65.00 feet to a point for corner; said point being an offset in the said north line on East Colorado Boulevard;

South 00 degrees, 00 minutes, 33 seconds East, along said offset a distance of 5.00 feet to a point for corner;

North 89 degrees, 59 minutes, 15 seconds West, a distance of 108.75 feet to a point for corner at the intersection of the said north line of East Colorado Boulevard and the east line of a 20-foot wide alley dedicated on said Original Town of Oak Cliff addition;

THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the said east line of the 20-foot alley, a distance of 394.73 feet to a point for corner at the intersection of the south line of Addison Street (a 40-foot wide right-of-way) and the said east line of the 20-foot alley;

THENCE, South 89 degrees, 56 minutes, 37 seconds East, along the said south line of Addison Street, a distance of 183.75 feet to a point for corner at the intersection of the said west line of North Lancaster Avenue and the said south line of Addison Street;

THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the said west line of North Lancaster Avenue, a distance of 379.59 feet to the POINT OF BEGINNING;

CONTAINING: 72,094 square feet or 1.655 acres of land, more or less.

TRACT 3:

DESCRIPTION, of a 1.884 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Block 35/3016 and 34/3015, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1, transcribed to Volume 3, Page 517 of the Deed Records of Dallas County, Texas; said tract also being all of the certain tract of land described as "Tract 1" in Special Warranty Deed to IC Properties II, LLC recorded in Instrument No. 201400254038 of the Official Public Records of Dallas County, Texas; said 1.884 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the south end of a right-of-way corner clip at the intersection of the west right-of-way line of R.L. Thornton Freeway (IH 35, a variable width right-of-way) and the south right-of-way line of Colorado Boulevard (a variable width right-of-way); said point also being the beginning of a curve to the left;

THENCE, in a southerly direction departing said corner clip, along the said west line of R.L. Thornton Freeway and along said curve to the left, having a central angle of 03 degrees, 45 minutes, 11 seconds, a radius of 1,145.20 feet, a chord bearing and distance of South 03 degrees, 21 minutes, 13 seconds West, 75.00 feet, an arc distance of 75.01 feet to a point for corner at the end of said curve; said point being the northeast corner of that certain tract of land described as "Tract II" in General Warranty Deed to GRTP, LTD. recorded in Volume 97039, Page 3052 of said Deed Records;

THENCE, South 88 degrees, 50 minutes, 55 seconds West, departing the said west line of R.L. Thornton Freeway and along the north line of said GRTP, LTD. tract, a distance of 53.34 feet to a point for corner; said point being the northwest corner of said GRTP, LTD. tract;

THENCE, South 01 degrees, 09 minutes, 05 seconds East, along the west line of said GRTP, LTD. tract, a distance of 20.00 feet to a point for corner; said point being the southwest corner of said GRTP, LTD. tract;

THENCE, North 88 degrees, 50 minutes, 55 seconds East, along the south line of said GRTP LTD. tract, a distance of 52.60 feet to a point for corner in the said west line of R.L. Thornton Freeway; said point being the southeast corner of said GRTP, LTD. tract and the beginning of a non-tangent curve to the left;

THENCE, in a southerly direction, along said west line of R.L. Thornton Freeway and along said curve to the left, having a central angle of 07 degrees, 09 minutes, 20 seconds, a radius of 1,145.20 feet, a chord bearing and distance of South 03 degrees, 06 minutes, 07 seconds East, 142.93 feet, an arc distance of 143.02 feet to a point for corner at the end of said curve; said point being the northeast corner of that certain tract of land described as "Tract 1" in Warranty Deed to First Glendora Partners, LTD. recorded in Instrument No. 201200344081 of said Official Public Records;

THENCE, South 88 degrees, 58 minutes, 13 seconds West, departing the said west line of R.L. Thornton Freeway and along the north line of said First Glendora Partners, LTD. tract, a distance of 212.29 feet to a point for corner in the east right-of-way line of Jefferson Boulevard (a variable width right-of-way); said point being the northwest corner of said First Glendora Partners, LTD. tract;

THENCE, along the said east line of Jefferson Boulevard, the following four (4) calls:

North 24 degrees, 16 minutes, 21 seconds West, a distance of 36.75 feet to a point for corner;

North 01 degrees, 02 minutes, 21 seconds West, a distance of 2.23 feet to a point for corner;

North 22 degrees, 37 minutes, 11 seconds West, a distance of 163.14 feet to a point for corner;

North 24 degrees, 22 minutes, 35 seconds West, a distance of 143.00 feet to a point for corner; said point being the south end of a right-of-way corner clip at the intersection of said east line of Jefferson Boulevard and the said south line of Colorado Boulevard;

THENCE, North 34 degrees, 57 minutes, 38 seconds East, along said corner clip, a distance of 26.31 feet to a point for corner at the north end of said corner clip; said point being the beginning of a non-tangent curve to the right;

THENCE, departing the north end of said corner clip and in an easterly direction along the said south line of Colorado Boulevard, the following four (4) calls:

Along said curve to the right, having a central angle of 02 degrees, 22 minutes, 48 seconds, a radius of 1,151.00 feet, a chord bearing and distance of South 84 degrees, 56 minutes, 21 seconds East, 47.81 feet, an arc distance of 47.81 feet to a point for corner at the end of said curve; said point being the beginning of a non-tangent curve to the right;

Along said curve, having a central angle of 06 degrees, 41 minutes, 53 seconds, a radius of 1,146.87 feet, a chord bearing and distance of South 77 degrees, 50 minutes, 41 seconds East, 133.99 feet, an arc distance of 134.07 feet to a point for corner at the end of said curve; said point being the beginning of a non-tangent curve to the right;

Along said curve, having a central angle of 07 degrees, 02 minutes, 08 seconds, a radius of 1,145.00 feet, a chord bearing and distance of South 73 degrees, 32 minutes, 48 seconds East, 140.51 feet, an arc distance of 140.60 feet to a point for corner at the end of said curve;

South 35 degrees, 52 minutes, 56 seconds East, a distance of 30.23 feet to the POINT OF BEGINNING;

CONTAINING: 82,087 square feet or 1.884 acres of land, more or less.

TRACT 4:

DESCRIPTION, of a 8,925 square foot (0.205 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Lot 5, Block 37, 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, as Transcribed in Volume 3, Page 516 of the Map Records of Dallas County, Texas: said tract being all of that certain tract of land described in Special Warranty Deed to IC PROPERTIES, LLC recorded in Instrument No. 201400177829 of the Official Public Records of Dallas County Texas; said 8,925 square foot (0.205 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 east right-of-way line of North Lancaster Avenue (a 60-foot wide right-of-way) and the south right-of-way line of Colorado Boulevard (a variable width right-of-way);

THENCE, South 89 degrees, 59 minutes, 15 seconds East, departing the said corner clip and along the said south line of Colorado Boulevard a distance of 162.50 feet to a point for corner at the intersection of the said south line of Colorado Boulevard and the west line of a 15-foot wide Alley as dedicated on said Original Town of Oak Cliff addition;

THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the said west line of the 15-foot alley, a distance of 50.00 feet to a point for corner; said point being the northeast corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Auto Holding Services, LLC recorded in Instrument No. 201700302653 of said Official Public Records;

THENCE, North 89 degrees, 59 minutes, 16 seconds West, departing the said west line of the 15-foot alley and along the north line of said Auto Holding Services tract, a distance of 182.50 feet to a point for corner on the said east line of North Lancaster Avenue, said point being the northwest corner of said Auto Holding Services tract;

THENCE, along the said east line of North Lancaster Avenue the following two (2) calls:

North 00 degrees, 00 minutes, 33 seconds West, a distance of 30.00 feet to a point for corner;

North 45 degrees, 00 minutes, 06 seconds East, a distance of 28.28 feet to the POINT OF BEGINNING;

CONTAINING: 8,925 square feet or 0.205 acres of land, more or less.

TRACT 5:

DESCRIPTION, of a 13.995 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Block 25/3006, 26/3007 and 27/3008, Original Town of Oak Cliff, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1, transcribed to Volume 3, Page 517 of the Deed Records of Dallas County, Texas; said tract also being all of the certain tract of land described as "Tract 2" in Special Warranty Deed to IC Properties II, LLC recorded in Instrument No. 201400254038 of the Official Public Records of Dallas County, Texas; said 13.995 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the east right-of-way line of Jefferson Boulevard (a variable width right-of-way) and the north right-of-way line of Colorado Boulevard (a variable width right-of-way);

THENCE, along the said east line of Jefferson Boulevard the following two (2) calls:

North 32 degrees, 55 minutes, 20 seconds West, a distance of 54.34 feet to a point for corner; said point being the beginning of a curve to the right;

In a northerly direction and along said curve to the right, having a central angle of 42 degrees, 07 minutes, 41 seconds, a radius of 1,382.69 feet, a chord bearing and distance of North 11 degrees, 51 minutes, 30 seconds West, 993.91 feet, an arc distance of 1,016.66 feet to a point for corner at the end of said curve; said point being in a south line of that certain tract of land described in Deed to City of Dallas recorded in Volume 74029, Page 777 of said Deed records;

THENCE, departing the said east line of Jefferson Boulevard and along the said south line of the City of Dallas tract, the following three (3) calls:

South 63 degrees, 31 minutes, 11 seconds East, a distance of 56.08 feet to a point for corner; said point being the beginning of a curve to the right;

In a southeasterly direction and along said curve to the right, having a central angle of 10 degrees, 28 minutes, 02 seconds, a radius of 2,649.93 feet, a chord bearing and distance of South 58 degrees, 17 minutes, 10 seconds East, 483.44 feet, an arc distance of 484.11 feet to a point for corner at the end of said curve;

North 88 degrees, 55 minutes, 20 seconds East, a distance of 383.53 feet to a point for corner; said point being in the west right-of-way line of Fleming Avenue (a variable width right-of-way);

THENCE, South 01 degrees, 07 minutes, 04 seconds East, continuing along said west line of Fleming Avenue, a distance of 335.23 feet to an angle point in the west right-of-way line of R.L. Thornton Freeway (IH 35E, a variable width right-of-way);

THENCE, South 29 degrees, 13 minutes, 04 seconds West, along the said west line of R.L. Thornton Freeway, a distance of 20.93 feet to a point for corner; said point being the northeast corner of that certain tract of land described as "Tract I" in General Warranty Deed to GRTP, LTD. recorded in Volume 97039, Page 3052 of said Deed Records;

THENCE, North 76 degrees, 20 minutes, 54 seconds West, departing the said west line of R.L. Thornton Freeway and along the north line of said GRTP, LTD. tract, a distance of 63.26 feet to a point for corner; said point being the northwest corner of said GRTP, LTD. tract;

THENCE, South 09 degrees, 05 minutes, 36 seconds West, along the west line of said GRTP, LTD. tract, a distance of 29.00 feet to a point for corner; said point being the southwest corner of said GRTP, LTD. tract;

THENCE, South 86 degrees, 06 minutes, 29 seconds East, along the south line of said GRTP, LTD. tract, a distance of 57.06 feet to a point for corner; said point being in the said west line of R.L. Thornton Freeway and the southeast corner of said GRTP, LTD. tract;

THENCE, along said west line of R.L. Thornton Freeway, the following three (3) calls:

South 19 degrees, 19 minutes, 21 seconds West, a distance of 11.29 feet to a point for corner;

South 26 degrees, 05 minutes, 14 seconds West, a distance of 197.95 feet to a point for corner;

South 11 degrees, 26 minutes, 43 seconds West, a distance of 181.65 feet to a point for corner at the intersection of the said west line of R.L. Thornton Freeway and the said north line of Colorado Boulevard;

THENCE, along the north line of said Colorado Boulevard, the following five (5) calls:

South 88 degrees, 55 minutes, 10 seconds West, a distance of 130.76 feet to a point for corner; said point being an offset in the said north line of Colorado Boulevard;

North 01 degrees, 04 minutes, 50 seconds West, along said offset, a distance of 4.83 feet to a point for corner;

South 88 degrees, 55 minutes, 10 seconds West, a distance of 320.05 feet to a point for corner; said point being an offset in the said north line of Colorado Boulevard;

South 32 degrees, 55 minutes, 47 seconds East, along said offset, a distance of 5.69 feet to a point for corner

South 88 degrees, 55 minutes, 10 seconds West, a distance of 23.78 feet to the POINT OF BEGINNING;

CONTAINING: 609,617 square feet or 13.995 acres of land, more or less.

TRACT 6:

DESCRIPTION, of a 15.541 acre tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being all of Lot 1B, Block D/3000 of Oak Farms 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002237, Page 91 of the Deed Records of Dallas County, Texas; part of Lots 6, 7, 8, 10 and all of Lot 9 of Block 24/3005 of the Oak Cliff Land Company's Revision of Blocks 23, 24A and 24B of the Town of Oak Cliff, an addition to the City of Dallas, Texas according the plat recorded in Volume 250, Page 264 of the said Deed Records and all of that certain tract of land described in Special Warranty Deed to CI OPPORTUNITY FUND IV LP, recorded in Instrument No. 201400111568 of the Official Public Records of Dallas County, Texas; said 15.541 acre tract being more particularly described as follows:

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

THENCE, along the said east line of North Marsalis Avenue the following six (6) calls:

North 00 degrees, 02 minutes, 40 seconds East, a distance of 299.63 feet to a point for corner;

North 26 degrees, 52 minutes, 33 seconds East, a distance of 67.27 feet to a point for corner;

North 32 degrees, 11 minutes, 30 seconds West, a distance of 10.65 feet to a point for corner;

North 25 degrees, 37 minutes, 45 seconds East, a distance of 211.84 feet to a point for corner;

North 89 degrees, 59 minutes, 26 seconds East, a distance of 9.19 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a northeasterly direction and along said curve to the right, having a central angle of 20 degrees, 30 minutes, 10 seconds, a radius of 1,003.41 feet, a chord bearing and distance of North 47 degrees, 15 minutes, 22 seconds East, 357.15 feet, an arc distance of 359.06 feet to a point for corner at the end of said curve; said point being in the south line of that certain tract of land described in Deed to the City of Dallas in Volume 74029, Page 777 of the said Deed records;

THENCE, along the said south line of the City of Dallas tract the following six (6) calls:

South 78 degrees, 22 minutes, 12 seconds East, a distance of 61.26 feet to a point for corner;

South 84 degrees, 18 minutes, 56 seconds East, a distance of 102.65 feet to a point for corner;

South 72 degrees, 26 minutes, 05 seconds East, a distance of 46.82 feet to a point for corner;

South 49 degrees, 14 minutes, 19 seconds East, a distance of 70.27 feet to a point for corner;

South 54 degrees, 01 minutes, 02 seconds East, a distance of 37.08 feet to a point for corner;

South 63 degrees, 09 minutes, 29 seconds East, a distance of 128.40 feet to a point for corner; said point being in the west right-of-way line of East Jefferson Boulevard (a variable width right-of-way) and the beginning of a non-tangent curve to the left;

THENCE, along the said west line of Jefferson Boulevard the following seven (7) calls:

In a southwesterly direction and along said curve to the left, having a central angle of 21 degrees, 04 minutes, 04 seconds, a radius of 1,482.69 feet, a chord bearing and distance of South 01 degrees, 06 minutes, 18 seconds West, 542.12 feet, an arc distance of 545.19 feet to a point for corner at the end of said curve; said point being at the intersection of the said west line of East Jefferson Boulevard and the north line of Ewing Avenue (a 60-foot right-of-way);

South 40 degrees, 11 minutes, 58 seconds West, a distance of 13.09 feet to a point for corner;

South 42 degrees, 29 minutes, 36 seconds West, a distance of 71.89 feet to a point for corner;

South 89 degrees, 59 minutes, 27 seconds West, a distance of 8.63 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction and along said curve to the left, having a central angle of 00 degrees, 04 minutes, 25 seconds, a radius of 1,632.86 feet, a chord bearing and distance of South 23 degrees, 55 minutes, 16 seconds West, 2.10 feet, an arc distance of 2.10 feet to a point for corner at the end of said curve; said point being at the intersection of the said north line of Ewing Avenue and the west line of said Ewing Avenue;

South 29 degrees, 28 minutes, 43 seconds East, a distance of 25.73 feet to a point for corner;

South 29 degrees, 27 minutes, 17 seconds East, a distance of 200.04 feet to a point for corner at the intersection of the said west line of Jefferson Boulevard and the west line of Ewing Avenue (a 60-foot right-of-way); said point also being the beginning of a non-tangent curve to the right;

THENCE, along the said west line of Ewing Avenue following two (2) calls:

In a southeasterly direction and along said curve to the right, having a central angle of 09 degrees, 28 minutes, 25 seconds, a radius of 437.70 feet, a chord bearing and distance of South 05 degrees, 17 minutes, 05 seconds East, 72.29 feet, an arc distance of 72.37 feet to a point for corner at the end of said curve;

South 00 degrees, 00 minutes, 45 seconds West, a distance of 173.00 feet to a point for corner; said point being the north end of a corner clip at the intersection of the said west line of Ewing Avenue and the north line of Colorado Boulevard (a variable width right-of-way);

THENCE, South 45 degrees, 00 minutes, 14 seconds West, along the said corner clip, a distance of 21.21 feet to a point for corner in the said north line of Colorado Boulevard;

THENCE, along the north line of Colorado Boulevard the following six (6) calls:

North 89 degrees, 59 minutes, 15 seconds West, a distance of 187.50 feet to a point for corner;

South 00 degrees, 00 minutes, 45 seconds West, a distance of 12.00 feet to a point for corner;

North 89 degrees, 59 minutes, 15 seconds West, a distance of 137.27 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northeasterly direction and along said curve to the left, having a central angle of 04 degrees, 21 minutes, 43 seconds, a radius of 221.12 feet, a chord bearing and distance of North 44 degrees, 31 minutes, 38 seconds East, 16.83 feet, an arc distance of 16.83 feet to a point for corner at the end of said curve;

North 89 degrees, 59 minutes, 15 seconds West, a distance of 42.52 feet to a point for corner;

North 43 degrees, 29 minutes, 48 seconds West, a distance of 21.21 feet to a point for corner in the east line of North Lancaster Avenue (a 60-foot right-of-way);

THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the said east line of North Lancaster Avenue, a distance of 407.84 feet to a point for corner at the intersection of the said east line of North Lancaster Avenue and the said north line of Addison Street;

THENCE, North 89 degrees, 56 minutes, 37 seconds West, along the said north line of Addison Street, a distance of 448.20 feet to the POINT OF BEGINNING;

CONTAINING: 676,968 square feet or 15.541 acres of land, more or less.

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.

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

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

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

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

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