

1 AN ACT

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

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

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

8 CHAPTER 3983. OAK FARMS MUNICIPAL MANAGEMENT DISTRICT

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3983.0101. DEFINITIONS. In this chapter:

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

12 (2) "City" means the City of Dallas.

13 (3) "Director" means a board member.

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

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

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

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

1 chapter.

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

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

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

17 Sec. 3983.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

18 (a) All land and other property included in the district will  
19 benefit from the improvements and services to be provided by the  
20 district under powers conferred by Sections 52 and 52-a, Article  
21 III, and Section 59, Article XVI, Texas Constitution, and other  
22 powers granted under this chapter.

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

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

27 (1) developing and diversifying the economy of the

1 state;

2 (2) eliminating unemployment and underemployment; and

3 (3) developing or expanding transportation and  
4 commerce.

5 (d) The district will:

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

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

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

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

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

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

27 Sec. 3983.0105. INITIAL DISTRICT TERRITORY. (a) The

1 district is initially composed of the territory described by  
2 Section 2 of the Act enacting this chapter.

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

7 (1) organization, existence, or validity;

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

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

12 (4) legality or operation.

13 Sec. 3983.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

14 All or any part of the area of the district is eligible to be  
15 included in:

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

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

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

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

26 SUBCHAPTER B. BOARD OF DIRECTORS

27 Sec. 3983.0201. GOVERNING BODY; TERMS. (a) The district is

1 governed by a board of five elected directors who serve staggered  
2 terms of four years.

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

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

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

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

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

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

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

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

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

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

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

4        Sec. 3983.0205. INITIAL DIRECTORS. (a) The initial board  
5 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>

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

16                    SUBCHAPTER C. POWERS AND DUTIES

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

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

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

1 the city.

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

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

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

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

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

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

20 (2) city codes and ordinances.

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

25 Sec. 3983.0303. NONPROFIT CORPORATION. (a) The board by  
26 resolution, with the consent of the governing body of the city by  
27 resolution, may authorize the creation of a nonprofit corporation

1 to assist and act for the district in implementing a project or  
2 providing a service authorized by this chapter.

3 (b) The nonprofit corporation:

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

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

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

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

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

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

25 Sec. 3983.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
26 The district, with the consent of the governing body of the city by  
27 resolution, may join and pay dues to a charitable or nonprofit



1 organization that performs a service or provides an activity  
2 consistent with the furtherance of a district purpose.

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

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

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

12 (2) provide district personnel and services.

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

16 (1) Chapter 380, Local Government Code; and

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

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

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

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

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

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

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

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

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

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

21                               SUBCHAPTER D. ASSESSMENTS

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

27       (b) A petition filed under Subsection (a) must be signed by

1 the owners of a majority of the assessed value of real property in  
2 the district subject to assessment according to the most recent  
3 certified tax appraisal roll for the county.

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

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

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

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

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

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

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

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

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

5 SUBCHAPTER E. BONDS

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

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

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

- 17 (1) revenue, including contract revenues; or  
18 (2) contract payments, provided that the requirements  
19 of Section 49.108, Water Code, have been met.

20 Sec. 3983.0503. BONDS AND OTHER OBLIGATIONS FOR IMPROVEMENT  
21 UNDER AGREEMENT. If an improvement will be financed by an  
22 obligation and the obligation will be secured by the pledge of  
23 assessments, the district must enter into an agreement, which may  
24 be the development agreement, governing the financing of the  
25 improvement before the issuance of the obligation. An obligation  
26 issued under this section may be in the form of bonds, notes, or  
27 other obligations, payable wholly or partly from assessments, and

1 may be issued, by public or private sale, in the manner provided by  
2 Subchapter A, Chapter 372, Local Government Code.

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

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

10 SUBCHAPTER I. DISSOLUTION

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

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

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

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

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

25 (1) the development agreement has been executed; and

26 (2) the district's performance under the agreement has  
27 been fulfilled, including any right or obligation the district has

1 to reimburse a developer or owner for the costs of an improvement  
2 project.

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

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

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

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

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

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

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

20 TRACT 1:

21 DESCRIPTION, of a 35,831 square foot (0.823 acre) tract of land  
22 situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
23 Dallas County, Texas; said tract being part of Block 22, Original  
24 Town of Oak Cliff, an addition to the City of Dallas, Texas  
25 according to the plat recorded in Volume 89, Page 1 of the Deed  
26 Records of Dallas County, Texas, transcribed in Volume 3, Page 516  
27 of the Map Records of Dallas County, Texas: said tract being all of

1 those certain tracts of land described in Special Warranty Deeds to  
2 IC PROPERTIES, LLC recorded in Instrument No. 201400176345 and  
3 201500053432 both of the Official Public Records of Dallas County,  
4 Texas; said 35,831 square foot (0.823 acre) tract being more  
5 particularly described as follows:

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

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

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

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

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

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

2 TRACT 2:

3 DESCRIPTION, of a 1.655 acre tract of land situated in the Elizabeth  
4 Robertson Survey, Abstract No. 1211, Dallas County, Texas; said  
5 tract being part of Block 22, Original Town of Oak Cliff, an  
6 addition to the City of Dallas, Texas according to the plat recorded  
7 in Volume 89, Page 1 of the Deed Records of Dallas County, Texas,  
8 transcribed in Volume 3, Page 516 of the Map Records of Dallas  
9 County, Texas: said tract being all of those certain tracts of land  
10 described in Special Warranty Deeds to IC PROPERTIES, LLC recorded  
11 in Instrument No. 201400176705 and 201400164524, 201400177468,  
12 201400176345, 201400186992 all of the Official Public Records of  
13 Dallas County Texas; said 1.655 acre tract being more particularly  
14 described as follows:

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

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

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

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



1 South 00 degrees, 00 minutes, 33 seconds East, along said offset a  
2 distance of 5.00 feet to a point for corner;  
3 North 89 degrees, 59 minutes, 15 seconds West, a distance of 108.75  
4 feet to a point for corner at the intersection of the said north  
5 line of East Colorado Boulevard and the east line of a 20-foot wide  
6 alley dedicated on said Original Town of Oak Cliff addition;  
7 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
8 said east line of the 20-foot alley, a distance of 394.73 feet to a  
9 point for corner at the intersection of the south line of Addison  
10 Street (a 40-foot wide right-of-way) and the said east line of the  
11 20-foot alley;  
12 THENCE, South 89 degrees, 56 minutes, 37 seconds East, along the  
13 said south line of Addison Street, a distance of 183.75 feet to a  
14 point for corner at the intersection of the said west line of North  
15 Lancaster Avenue and the said south line of Addison Street;  
16 THENCE, South 00 degrees, 00 minutes, 33 seconds East, along the  
17 said west line of North Lancaster Avenue, a distance of 379.59 feet  
18 to the POINT OF BEGINNING;  
19 CONTAINING: 72,094 square feet or 1.655 acres of land, more or less.  
20 TRACT 3:  
21 DESCRIPTION, of a 1.884 acre tract of land situated in the Elizabeth  
22 Robertson Survey, Abstract No. 1211, Dallas County, Texas; said  
23 tract being part of Block 35/3016 and 34/3015, Original Town of Oak  
24 Cliff, an addition to the City of Dallas, Texas according to the  
25 plat recorded in Volume 89, Page 1, transcribed to Volume 3, Page  
26 517 of the Deed Records of Dallas County, Texas; said tract also  
27 being all of the certain tract of land described as "Tract 1" in

1 Special Warranty Deed to IC Properties II, LLC recorded in  
2 Instrument No. 201400254038 of the Official Public Records of  
3 Dallas County, Texas; said 1.884 acre tract being more particularly  
4 described as follows:

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

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

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

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

1 GRTP, LTD. tract;  
2 THENCE, North 88 degrees, 50 minutes, 55 seconds East, along the  
3 south line of said GRTP LTD. tract, a distance of 52.60 feet to a  
4 point for corner in the said west line of R.L. Thornton Freeway;  
5 said point being the southeast corner of said GRTP, LTD. tract and  
6 the beginning of a non-tangent curve to the left;  
7 THENCE, in a southerly direction, along said west line of R.L.  
8 Thornton Freeway and along said curve to the left, having a central  
9 angle of 07 degrees, 09 minutes, 20 seconds, a radius of 1,145.20  
10 feet, a chord bearing and distance of South 03 degrees, 06 minutes,  
11 07 seconds East, 142.93 feet, an arc distance of 143.02 feet to a  
12 point for corner at the end of said curve; said point being the  
13 northeast corner of that certain tract of land described as "Tract  
14 1" in Warranty Deed to First Glendora Partners, LTD. recorded in  
15 Instrument No. 201200344081 of said Official Public Records;  
16 THENCE, South 88 degrees, 58 minutes, 13 seconds West, departing  
17 the said west line of R.L. Thornton Freeway and along the north line  
18 of said First Glendora Partners, LTD. tract, a distance of 212.29  
19 feet to a point for corner in the east right-of-way line of  
20 Jefferson Boulevard (a variable width right-of-way); said point  
21 being the northwest corner of said First Glendora Partners, LTD.  
22 tract;  
23 THENCE, along the said east line of Jefferson Boulevard, the  
24 following four (4) calls:  
25 North 24 degrees, 16 minutes, 21 seconds West, a distance of 36.75  
26 feet to a point for corner;  
27 North 01 degrees, 02 minutes, 21 seconds West, a distance of 2.23

1 feet to a point for corner;  
2 North 22 degrees, 37 minutes, 11 seconds West, a distance of 163.14  
3 feet to a point for corner;  
4 North 24 degrees, 22 minutes, 35 seconds West, a distance of 143.00  
5 feet to a point for corner; said point being the south end of a  
6 right-of-way corner clip at the intersection of said east line of  
7 Jefferson Boulevard and the said south line of Colorado Boulevard;  
8 THENCE, North 34 degrees, 57 minutes, 38 seconds East, along said  
9 corner clip, a distance of 26.31 feet to a point for corner at the  
10 north end of said corner clip; said point being the beginning of a  
11 non-tangent curve to the right;  
12 THENCE, departing the north end of said corner clip and in an  
13 easterly direction along the said south line of Colorado Boulevard,  
14 the following four (4) calls:  
15 Along said curve to the right, having a central angle of 02 degrees,  
16 22 minutes, 48 seconds, a radius of 1,151.00 feet, a chord bearing  
17 and distance of South 84 degrees, 56 minutes, 21 seconds East, 47.81  
18 feet, an arc distance of 47.81 feet to a point for corner at the end  
19 of said curve; said point being the beginning of a non-tangent curve  
20 to the right;  
21 Along said curve, having a central angle of 06 degrees, 41 minutes,  
22 53 seconds, a radius of 1,146.87 feet, a chord bearing and distance  
23 of South 77 degrees, 50 minutes, 41 seconds East, 133.99 feet, an  
24 arc distance of 134.07 feet to a point for corner at the end of said  
25 curve; said point being the beginning of a non-tangent curve to the  
26 right;  
27 Along said curve, having a central angle of 07 degrees, 02 minutes,

1 08 seconds, a radius of 1,145.00 feet, a chord bearing and distance  
2 of South 73 degrees, 32 minutes, 48 seconds East, 140.51 feet, an  
3 arc distance of 140.60 feet to a point for corner at the end of said  
4 curve;

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

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

8 TRACT 4:

9 DESCRIPTION, of a 8,925 square foot (0.205 acre) tract of land  
10 situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
11 Dallas County, Texas; said tract being part of Lot 5, Block 37,  
12 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
13 according to the plat recorded in Volume 89, Page 1 of the Deed  
14 Records of Dallas County, Texas, as Transcribed in Volume 3, Page  
15 516 of the Map Records of Dallas County, Texas: said tract being all  
16 of that certain tract of land described in Special Warranty Deed to  
17 IC PROPERTIES, LLC recorded in Instrument No. 201400177829 of the  
18 Official Public Records of Dallas County Texas; said 8,925 square  
19 foot (0.205 acre) tract being more particularly described as  
20 follows:

21 BEGINNING, at a point for corner; at the north end of a right-of-way  
22 corner clip at the intersection of the east right-of-way line of  
23 North Lancaster Avenue (a 60-foot wide right-of-way) and the south  
24 right-of-way line of Colorado Boulevard (a variable width  
25 right-of-way);

26 THENCE, South 89 degrees, 59 minutes, 15 seconds East, departing  
27 the said corner clip and along the said south line of Colorado

1 Boulevard a distance of 162.50 feet to a point for corner at the  
2 intersection of the said south line of Colorado Boulevard and the  
3 west line of a 15-foot wide Alley as dedicated on said Original Town  
4 of Oak Cliff addition;

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

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

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

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

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

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

24 TRACT 5:

25 DESCRIPTION, of a 13.995 acre tract of land situated in the  
26 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
27 Texas; said tract being part of Block 25/3006, 26/3007 and 27/3008,

1 Original Town of Oak Cliff, an addition to the City of Dallas, Texas  
2 according to the plat recorded in Volume 89, Page 1, transcribed to  
3 Volume 3, Page 517 of the Deed Records of Dallas County, Texas; said  
4 tract also being all of the certain tract of land described as  
5 "Tract 2" in Special Warranty Deed to IC Properties II, LLC recorded  
6 in Instrument No. 201400254038 of the Official Public Records of  
7 Dallas County, Texas; said 13.995 acre tract being more  
8 particularly described as follows:

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

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

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

18 In a northerly direction and along said curve to the right, having a  
19 central angle of 42 degrees, 07 minutes, 41 seconds, a radius of  
20 1,382.69 feet, a chord bearing and distance of North 11 degrees, 51  
21 minutes, 30 seconds West, 993.91 feet, an arc distance of 1,016.66  
22 feet to a point for corner at the end of said curve; said point being  
23 in a south line of that certain tract of land described in Deed to  
24 City of Dallas recorded in Volume 74029, Page 777 of said Deed  
25 records;

26 THENCE, departing the said east line of Jefferson Boulevard and  
27 along the said south line of the City of Dallas tract, the following

1 three (3) calls:  
2 South 63 degrees, 31 minutes, 11 seconds East, a distance of 56.08  
3 feet to a point for corner; said point being the beginning of a  
4 curve to the right;  
5 In a southeasterly direction and along said curve to the right,  
6 having a central angle of 10 degrees, 28 minutes, 02 seconds, a  
7 radius of 2,649.93 feet, a chord bearing and distance of South 58  
8 degrees, 17 minutes, 10 seconds East, 483.44 feet, an arc distance  
9 of 484.11 feet to a point for corner at the end of said curve;  
10 North 88 degrees, 55 minutes, 20 seconds East, a distance of 383.53  
11 feet to a point for corner; said point being in the west  
12 right-of-way line of Fleming Avenue (a variable width  
13 right-of-way);  
14 THENCE, South 01 degrees, 07 minutes, 04 seconds East, continuing  
15 along said west line of Fleming Avenue, a distance of 335.23 feet to  
16 an angle point in the west right-of-way line of R.L. Thornton  
17 Freeway (IH 35E, a variable width right-of-way);  
18 THENCE, South 29 degrees, 13 minutes, 04 seconds West, along the  
19 said west line of R.L. Thornton Freeway, a distance of 20.93 feet to  
20 a point for corner; said point being the northeast corner of that  
21 certain tract of land described as "Tract I" in General Warranty  
22 Deed to GRTP, LTD. recorded in Volume 97039, Page 3052 of said Deed  
23 Records;  
24 THENCE, North 76 degrees, 20 minutes, 54 seconds West, departing  
25 the said west line of R.L. Thornton Freeway and along the north line  
26 of said GRTP, LTD. tract, a distance of 63.26 feet to a point for  
27 corner; said point being the northwest corner of said GRTP, LTD.



1 tract;

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

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

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

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

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

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

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

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

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

27 South 88 degrees, 55 minutes, 10 seconds West, a distance of 320.05

1 feet to a point for corner; said point being an offset in the said  
2 north line of Colorado Boulevard;  
3 South 32 degrees, 55 minutes, 47 seconds East, along said offset, a  
4 distance of 5.69 feet to a point for corner  
5 South 88 degrees, 55 minutes, 10 seconds West, a distance of 23.78  
6 feet to the POINT OF BEGINNING;  
7 CONTAINING: 609,617 square feet or 13.995 acres of land, more or  
8 less.

9 TRACT 6:

10 DESCRIPTION, of a 15.541 acre tract of land situated in the  
11 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
12 Texas; said tract being all of Lot 1B, Block D/3000 of Oak Farms 2,  
13 an addition to the City of Dallas, Texas according to the plat  
14 recorded in Volume 2002237, Page 91 of the Deed Records of Dallas  
15 County, Texas; part of Lots 6, 7, 8, 10 and all of Lot 9 of Block  
16 24/3005 of the Oak Cliff Land Company's Revision of Blocks 23, 24A  
17 and 24B of the Town of Oak Cliff, an addition to the City of Dallas,  
18 Texas according the plat recorded in Volume 250, Page 264 of the  
19 said Deed Records and all of that certain tract of land described in  
20 Special Warranty Deed to CI OPPORTUNITY FUND IV LP, recorded in  
21 Instrument No. 201400111568 of the Official Public Records of  
22 Dallas County, Texas; said 15.541 acre tract being more  
23 particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

1 South 72 degrees, 26 minutes, 05 seconds East, a distance of 46.82  
2 feet to a point for corner;  
3 South 49 degrees, 14 minutes, 19 seconds East, a distance of 70.27  
4 feet to a point for corner;  
5 South 54 degrees, 01 minutes, 02 seconds East, a distance of 37.08  
6 feet to a point for corner;  
7 South 63 degrees, 09 minutes, 29 seconds East, a distance of 128.40  
8 feet to a point for corner; said point being in the west  
9 right-of-way line of East Jefferson Boulevard (a variable width  
10 right-of-way) and the beginning of a non-tangent curve to the left;  
11 THENCE, along the said west line of Jefferson Boulevard the  
12 following seven (7) calls:  
13 In a southwesterly direction and along said curve to the left,  
14 having a central angle of 21 degrees, 04 minutes, 04 seconds, a  
15 radius of 1,482.69 feet, a chord bearing and distance of South 01  
16 degrees, 06 minutes, 18 seconds West, 542.12 feet, an arc distance  
17 of 545.19 feet to a point for corner at the end of said curve; said  
18 point being at the intersection of the said west line of East  
19 Jefferson Boulevard and the north line of Ewing Avenue (a 60-foot  
20 right-of-way);  
21 South 40 degrees, 11 minutes, 58 seconds West, a distance of 13.09  
22 feet to a point for corner;  
23 South 42 degrees, 29 minutes, 36 seconds West, a distance of 71.89  
24 feet to a point for corner;  
25 South 89 degrees, 59 minutes, 27 seconds West, a distance of 8.63  
26 feet to a point for corner; said point being the beginning of a  
27 non-tangent curve to the left;

1 In a southwesterly direction and along said curve to the left,  
2 having a central angle of 00 degrees, 04 minutes, 25 seconds, a  
3 radius of 1,632.86 feet, a chord bearing and distance of South 23  
4 degrees, 55 minutes, 16 seconds West, 2.10 feet, an arc distance of  
5 2.10 feet to a point for corner at the end of said curve; said point  
6 being at the intersection of the said north line of Ewing Avenue and  
7 the west line of said Ewing Avenue;

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

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

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

17 In a southeasterly direction and along said curve to the right,  
18 having a central angle of 09 degrees, 28 minutes, 25 seconds, a  
19 radius of 437.70 feet, a chord bearing and distance of South 05  
20 degrees, 17 minutes, 05 seconds East, 72.29 feet, an arc distance of  
21 72.37 feet to a point for corner at the end of said curve;

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

27 THENCE, South 45 degrees, 00 minutes, 14 seconds West, along the

1 said corner clip, a distance of 21.21 feet to a point for corner in  
2 the said north line of Colorado Boulevard;  
3 THENCE, along the north line of Colorado Boulevard the following  
4 six (6) calls:  
5 North 89 degrees, 59 minutes, 15 seconds West, a distance of 187.50  
6 feet to a point for corner;  
7 South 00 degrees, 00 minutes, 45 seconds West, a distance of 12.00  
8 feet to a point for corner;  
9 North 89 degrees, 59 minutes, 15 seconds West, a distance of 137.27  
10 feet to a point for corner; said point being the beginning of a  
11 non-tangent curve to the left;  
12 In a northeasterly direction and along said curve to the left,  
13 having a central angle of 04 degrees, 21 minutes, 43 seconds, a  
14 radius of 221.12 feet, a chord bearing and distance of North 44  
15 degrees, 31 minutes, 38 seconds East, 16.83 feet, an arc distance of  
16 16.83 feet to a point for corner at the end of said curve;  
17 North 89 degrees, 59 minutes, 15 seconds West, a distance of 42.52  
18 feet to a point for corner;  
19 North 43 degrees, 29 minutes, 48 seconds West, a distance of 21.21  
20 feet to a point for corner in the east line of North Lancaster  
21 Avenue (a 60-foot right-of-way);  
22 THENCE, North 00 degrees, 00 minutes, 33 seconds West, along the  
23 said east line of North Lancaster Avenue, a distance of 407.84 feet  
24 to a point for corner at the intersection of the said east line of  
25 North Lancaster Avenue and the said north line of Addison Street;  
26 THENCE, North 89 degrees, 56 minutes, 37 seconds West, along the  
27 said north line of Addison Street, a distance of 448.20 feet to the

1 POINT OF BEGINNING;  
2 CONTAINING: 676,968 square feet or 15.541 acres of land, more or  
3 less.

4 TRACT 7:

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

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

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

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

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

1 calls;

2 North 49 degrees, 53 minutes, 58 seconds East, a distance of  
3 68.61 feet to a point for corner;

4 North 00 degrees, 02 minutes, 44 seconds East, a distance of  
5 21.91 feet to a point for corner;

6 North 49 degrees, 54 minutes, 00 seconds East, a distance of  
7 81.71 feet to a point for corner, said point being in the said west  
8 line of Eads Street;

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

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

13 TRACT 8:

14 DESCRIPTION of a 1.619 acre tract of land situated in the  
15 Elizabeth Robertson Survey, Abstract No. 1211, Dallas County,  
16 Texas; said tract being part of Block 32/3013, Original Town of Oak  
17 Cliff, an addition to the City of Dallas, Texas according to the  
18 plat recorded in Volume 89, Page 1 of the Map Records of Dallas  
19 County, Texas; said tract being all of those certain tracts of land  
20 described as "Tracts 5-11" in Special Warranty Deed with Vendor's  
21 Lien to Texas Heavenly Homes, LTD recorded in Instrument  
22 No. 201200202524, all of that certain tract of land described in  
23 Deed of Distribution to Don Ray Peterson and William Hodges  
24 recorded in Volume 2004193, Page 9173, all of those certain tracts  
25 of land described in Warranty Deeds to Mary Alice Jones and Booker  
26 T. Jones in Instrument No. 200900056560 and to T.N. Hubbard and  
27 Jesus Berrones recorded in Volume 2004193, Page 9173, all of that



1 certain tract of land described in Sherriff's Deeds to Golden Gate  
2 Missionary Baptist Church, Inc. recorded in Instrument  
3 No. 200900056560, all of that certain tract of land described in  
4 Special Warranty Deed to Golden gate Missionary Baptist Church,  
5 Inc. recorded in Instrument No. 20080033825, all of that certain  
6 tract of land described in General Warranty Deed to Andrew J. Ramler  
7 recorded in Instrument 201900057343, all of those certain tract of  
8 land described in Privilege Lien to Ora Lee Bibbles recorded in  
9 Instrument No. 201700156633 and Sharon Smith recorded in  
10 Instrument No. 201700203674 and all of that certain tract of land  
11 described in Affidavit of Facts Concerning Identity of Heirs to  
12 Erving Frederick et al recorded in Instrument No. 201800263594 all  
13 of the said Official Public Records of Dallas County, Texas; all of  
14 that certain tract of land described in Sherriff's Deed to Kent Bell  
15 and Henry Coleman recorded in Volume 98227, Page 4291, all of that  
16 certain tract of land described in Deed of Distribution to William  
17 M. Peterson recorded in Volume 96158, Page 5313 and all of that  
18 certain tract of land described in Special Cash Warranty Deed to  
19 Dorothy Jones recorded in Volume 98227, Page 4291 all of the Deed  
20 Records of Dallas County, Texas; said 1.619 acre tract being more  
21 particularly described as follows:

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

25 THENCE, Due North, departing the said north line of Comal  
26 Street and along the said east line of Eads Avenue a distance of  
27 496.22 feet to a point for corner;

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

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

5           South 29 degrees, 59 minutes, 42 seconds East, a distance of  
6 118.75 feet to a point for corner;

7           South 36 degrees, 35 minutes, 34 seconds East, a distance of  
8 28.11 feet to a point for corner;

9           South 36 degrees, 35 minutes, 34 seconds East, a distance of  
10 49.82 feet to a point for corner;

11           South 36 degrees, 35 minutes, 33 seconds East, a distance of  
12 46.23 feet to a point for corner;

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

15           South 35 degrees, 31 minutes, 06 seconds East, a distance of  
16 41.24 feet to a point for corner on the west right-of-way line of  
17 Millard Street ( a 27.5-foot wide right-of-way);

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

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

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

26           TRACT 9:

27           DESCRIPTION of a 23,603 square feet or 0.542 acre tract of

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

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

25 THENCE, Due North, departing the said north line of Comal  
26 Street and along the said east line of Millard Street a distance of  
27 195.19 feet to a point for corner; said point being the northwest

1 corner of the said Lot 9;

2           THENCE, Due East, departing the said east line of Millard  
3 Street and along the north line of said Lot 9, a distance of 24.76  
4 feet to a point for corner;

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

6           South 36 degrees, 35 minutes, 35 seconds East, a distance of  
7 65.62 feet to a point for corner;

8           South 36 degrees, 35 minutes, 31 seconds East, a distance of  
9 37.36 feet to a point for corner;

10           South 37 degrees, 20 minutes, 49 seconds East, a distance of  
11 31.45 feet to a point for corner in the north line of said Lot 10;

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

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

19           THENCE, Due West, departing the said west line of Cliff  
20 Street and along the north line of Comal Street, a distance of  
21 190.00 feet to the POINT OF BEGINNING;

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

24           TRACT 10:

25           DESCRIPTION, of a 1,284 square foot (0.029 acre) tract of  
26 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
27 City of Dallas, Dallas County, Texas; said tract being part of Lot

1 5, Haynes and Thompson Subdivision of Lots 2 & 5 and part of Lots 1  
2 and 6, Block 46/3027, an addition to the City of Dallas, Texas  
3 according to the plat recorded in Volume 2, Page 144 of the Map  
4 Records of Dallas County, Texas; said tract also being all of that  
5 certain tract of land described in Special Warranty Deed to GRTP,  
6 LTD. recorded in Volume 97039, Page 3062, of the Deed Records of  
7 Dallas County, Texas; said 1,284 square foot tract being more  
8 particularly described as follows:

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

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

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

20 THENCE, Due East, along said north line of Lot 5, a distance  
21 of 13.60 feet to a point for corner in the said west line of a  
22 15-foot wide alley;

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

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

27 TRACT 11:

1           DESCRIPTION, of a 35,910 square foot (0.824 acre) tract of  
2 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
3 City of Dallas, Dallas County, Texas; said tract being all of  
4           Lot 4, Block 46, Original Town of Oak Cliff, an addition to  
5 the City of Dallas, Texas according to the plat recorded in Volume  
6 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed  
7 in Volume 3, Page 516 of the Map Records of Dallas County, Texas;  
8 said tract also being all of Lots 6, 7, 8, 9, and 10 of Hanes and  
9 Thompson's Subdivision of Lots 2 and 5 and Part of Lots 1 and 6 Block  
10 46/3027, an addition to the City of Dallas, Texas according to the  
11 plat recorded in Volume 2, Page 144 of the Map Records of Dallas  
12 County, Texas; said tract also being all of those certain tracts of  
13 land described in the following Warranty Deeds: Martha Hernandez  
14 recorded in Instrument No. 201600003068 of the Official Public  
15 Records of Dallas County, Texas, Golden Gate Missionary Baptist  
16 Church, Inc. recorded in Volume 78133, Page 2125 of said Deed  
17 Records, Golden Gate Missionary Baptist Church, Inc. recorded in  
18 Volume 86176, Page 160 recorded in said Deed Records, James Earl  
19 Jones recorded in Volume 90020, Page 1810 of said Deed Records; and  
20 in the following Special Warranty Deeds: Adrian D. Williams  
21 recorded in Instrument 201800262780 of said Official Public Records  
22 and Golden Gate Missionary Baptist Church, Inc. recorded in Volume  
23 2004154, Page 9651 of said Deed Records; and in the Warranty Deed  
24 With Vendors' Lien to Jose Salvador recorded in Volume 2002103,  
25 Page 7873 in said Deed Records, General Warranty Deed to Texas  
26 Heavenly Homes, Ltd. recorded in Instrument No. 201000057993 in  
27 said Official Public Records, and Amended And Restated Quitclaim

1 Deed to Golden Gate Missionary Baptist Church, Inc. recorded in  
2 Instrument No. 201200061836 in said Official Public Records; said  
3 35,910 square foot tract being more particularly described as  
4 follows:

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

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

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

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

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

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

25 TRACT 12:

26 DESCRIPTION, of a 34,200 square foot (0.785 acre) tract of  
27 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,

1 Dallas County, Texas; said tract being part of Lot 4A, Block  
2 47/3028, Golden Gate Baptist Church Addition, an addition to the  
3 City of Dallas, Texas according to the plat recorded in  
4 200107700001 of the Official Public Records of Dallas County, Texas  
5 said tract also being part of that certain tract of land described  
6 in Warranty Deed described as Golden Gate Baptist Church recorded  
7 in Volume 85105, Page 548 of the Deed Records of Dallas County,  
8 Texas, all of that certain tract of land described in Warranty Deed  
9 to Stephani A. and Megan Knauss recorded in Instrument  
10 No. 201600227270, all of that certain tract described in Warranty  
11 Deed to Cameron Cayce LTD recorded in Volume 2002124, Page 3945, all  
12 of that certain tract described in Quitclaim Deed to Cristal  
13 Benitez recorded in Instrument No. 201600227227, all of that  
14 certain tract of land described in Warranty Deed Reserving Mineral  
15 Rights to Enrique Marquez and Martha Marquez recorded in Instrument  
16 No. 200900056560, all of that certain tract of land described in  
17 Amended and Restated Quitclaim Deed to Golden Gate Missionary  
18 Baptist Church, Inc. recorded in Instrument No. 201200061835, all  
19 of that certain tract of land described in Sheriff's Deed to  
20 Kuthuru, LLC recorded in Instrument No. 201700307298 all of the  
21 said Official Public Records, all of those certain tracts of land  
22 described as John D. Turner and Lewis LT as per Dallas County  
23 Appraisal District; said 34,200 square foot (0.785 acre) tract  
24 being more particularly described as follows:

25 BEGINNING, at a point for corner at the intersection of the  
26 south right-of-way line of Comal Street (a 60-foot width  
27 right-of-way) and the east right-of-way line of Eads Avenue (a



1 60-foot width right-of-way) said point also being the northwest  
2 corner of said Stephani A Kyle and Megan E Knauss tract;

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

6       THENCE, Due South, departing the said south line of Comal  
7 Street and along the west right-of-way line of Millard Street (a  
8 37.50-foot right-of-way), a distance of 190.00 feet to a point for  
9 corner;

10       THENCE, Due West, departing the said west line of Millard  
11 Street and along the north right-of-way line of Dodd Street (a  
12 30-foot width right-of-way), a distance of 180.00 feet to a point  
13 for corner;

14       THENCE, Due North, departing the said north line of Dodd  
15 Street and along the said east line of Eads Avenue, a distance of  
16 190.00 feet to the POINT OF BEGINNING;

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

19       TRACT 13:

20       DESCRIPTION, of a 31,927 square foot (0.733 acre) tract of  
21 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
22 Dallas County, Texas; said tract being all of that certain tract of  
23 land described in Warranty Deed with Vendor's Lien to Living Waters  
24 Family Worship Center, Inc. recorded in Instrument Number  
25 201700096845 of the Official Public Records of Dallas County Texas;  
26 said 31,927 square foot (0.733 acre) tract being more particularly  
27 described as follows:

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

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

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

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

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

25 THENCE, Due West, departing the said right-of-way corner clip  
26 and along the said north line of Dodd Street, a distance of 152.50  
27 feet to a point for corner;

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

4           THENCE, Due North, departing the said right-of-way corner  
5 clip and along the said east line of Milliard Street, a distance of  
6 166.25 feet to a point for corner at the south end of the said  
7 right-of-way corner clip;

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

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

13           TRACT 14:

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

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

1           THENCE, Due South, departing said south line of Dodd Street  
2 and along the east line of State of Texas tract, a distance of  
3 82.13' feet to a point for corner;

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

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

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

11          TRACT 15:

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

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

1 being the northeast corner of said Lot 16;

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

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

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

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

14           TRACT 16:

15           DESCRIPTION of a 34,050 square feet or (0.782 acre) tract of  
16 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
17 City of Dallas, Dallas County, Texas; said tract being all of Lots 6  
18 through 15, Block 46/3027, Haynes and Thompson Subdivision of Lots  
19 2 and 5 and a part of Lots 1 and 6 in Block 46/2027, an addition to  
20 the City of Dallas, Texas according to the plat recorded in Volume  
21 2, Page 144 of the Map Records of Dallas County, Texas; said tract  
22 also being all of those certain tracts described in Amended and  
23 Restated Quitclaim Deed to Golden Gate Missionary Baptist Church,  
24 INC recorded in Instrument No. 201200061837, 201200061832 and  
25 201200061834, all of that certain tract of land described in  
26 Warranty Deed with Vendor's Lien to Mario Martinez recorded in  
27 Instrument No. 20080233060, all that certain tract of land

1 described in Warranty Deed with Vendor's Lien to Efrain Marquez  
2 recorded in Instrument No.200900274831, all of that certain tract  
3 of land described in Quitclaim Deed to Golden Gate Baptist Church  
4 recorded in Instrument No. 201500279436 all of the Official Public  
5 Records of Dallas County, Texas and all of that certain tract of  
6 land described in Quitclaim Deed to Golden Gate Baptist Church  
7 recorded in Volume 97162, Page 2473, of the said Deed Records; all  
8 of that certain tract described in Deed to Rachael D. Price recorded  
9 in Volume 97028, Page 2149 of the said Deed Records, all of that  
10 certain tract of land described in Deed to Freddie Kemp, JR recorded  
11 in Volume 86107, Page 5199 of the said Deed records, that certain  
12 tract of land recorded in Volume 2002027, Page 7476 of the said Map  
13 records and all of those tracts of land described to Diana Hayes and  
14 Crocket Maggie as per Dallas County Appraisal District; said 34,050  
15 square feet or (0.782 acre) tract acre tract being more  
16 particularly described as follows:

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

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

25 THENCE, departing the said south line of Dodd Street and  
26 along the said west line of Eads Avenue the following three (3)  
27 calls:

1 Due South, a distance of 84.00 feet to a point for corner;  
2 Due East, a distance of 11.00 feet to a point for corner;  
3 Due South, a distance of 90.00 feet to a point for corner at  
4 the intersection of the said west line of Eads Avenue and the north  
5 right-of-way line of Reverend CBT Smith Street formerly known as  
6 Sabine Street (a 60-foot width right-of-way);

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

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

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

15 TRACT 17:

16 DESCRIPTION of a 2.674 acre (116,495 square foot) tract of  
17 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
18 City of Dallas, Dallas County, Texas; said tract being all of Lot  
19 1A, Block 47/3028, Golden Gate Baptist Church Addition, an addition  
20 to the City of Dallas according to the plat recorded in Volume  
21 2001077, Page 1 of the Deed Records of Dallas County, Texas; being  
22 all of that tract of land in Warranty Deed to James Earl Jones  
23 recorded in Volume 81158, Page 679 of said Deed Records and being  
24 all of part of that tract of land described in Sherriff's Deed to  
25 the City of Dallas recorded in Instrument Number 201200042873 of  
26 the Official Public Records of Dallas County, Texas; and being  
27 described in Warranty Deed to Golden Gate Missionary Baptist Church

1 recorded in Volume 2005042, Page 2157 of said Official Public  
2 Records and being all of that tract of land and being described in  
3 Warranty Deed to Golden Gate Baptist Church recorded in Volume  
4 2003168, Page 13199 of said Deed Records; said 2.674 acre tract  
5 being more particularly described as follows:

6 BEGINNING, at a point for corner at the intersection of the  
7 south right-of-way line of Dodd Street (a variable width  
8 right-of-way) and the east right-of-way line of Eads Avenue (a  
9 60-foot wide right-of-way)

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

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

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

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

17 THENCE, Due South, departing the said south line of Dodd  
18 Street and along the said west line of N. Cliff Street, a distance  
19 of 293.00 feet to a point for corner in the north right-of-way line  
20 of Reverend CBT Smith Street (formerly known as Sabine Street) (a  
21 60-foot wide right-of-way);

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

26 THENCE, Due North, departing the said north line of Reverend  
27 CBT Smith Street and along the said east line of Eads Street, a



1 distance of 297.00 feet to the POINT OF BEGINNING;

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

4 TRACT 18:

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

8 Lots 11, 18, and 19, and all of Lots 12, 13, 14, 15, 16, and  
9 17, Block 51/3032, Mrs. H. C. Weaver Estate Subdivision, an  
10 addition to the City of Dallas, Texas according to the Plat recorded  
11 in Volume 4, Page 88 of the Map Records of Dallas County, Texas;  
12 said tract also being all of those certain tracts of land described  
13 in Quitclaim Deeds to Lucy Davis recorded in Volume 86133, Page 1183  
14 of the said Deed Records, all of that certain tract of land  
15 described in Warranty Deed to Efrain Marquez recorded in Instrument  
16 No. 201300337015, all of that certain tract of land described in  
17 Amended and Restated Quitclaim Deed to Golden Gate Missionary  
18 Baptist Church, Inc. recorded in Instrument No. 201200061833, all  
19 of that certain tract of land described in Quitclaim Deed to Alene  
20 Lenard and Charlie C. Mickey recorded in Instrument  
21 No. 201200061833, all of the certain tract of land described in  
22 Quitclaim Deed to Skyview Development, LLC recorded in Instrument  
23 No. 201400205450, all of that certain tract of land described in  
24 Deed without Warranty Deed to Skyview Development, LLC recorded in  
25 Instrument No.201600184150, all of that certain tract of land  
26 described in Warranty Deed to Jessie Mae Tutson recorded in  
27 Instrument No. 201400205450 all of the Official Public Records of

1 Dallas County, Texas, all of that certain tract of land described in  
2 Warranty Deed with Vendor's Lien to Nery Garoz and Leonor Martinez  
3 recorded in Volume 94147, Page 2539 of the said Deed Records and  
4 that certain tract of land described in Warranty Deed with Vendor's  
5 Lien to Maria Concepcion Magallanes recorded in Volume 2004017,  
6 Page 9979 of the Map Records of Dallas County, Texas; said 30,008  
7 square foot tract being more particularly described as follows:

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

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

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

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

22 North 20 degrees, 07 minutes, 19 seconds West, a distance of  
23 74.11 feet to a point for corner;

24 North 53 degrees, 35 minutes, 29 seconds West, a distance of  
25 22.32 feet to a point for corner;

26 North 22 degrees, 12 minutes, 28 seconds West, a distance of  
27 96.43 feet to a point for corner;

1 South 53 degrees, 05 minutes, 30 seconds East, a distance of  
2 31.29 feet to a point for corner;

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

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

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

9 TRACT 19:

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

13 Lot 1, Block 50, Original Town of Oak Cliff, an addition to  
14 the City of Dallas, Texas according to the plat recorded in Volume  
15 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed  
16 in Volume 3, Page 516 of the Map Records of Dallas County, Texas;  
17 said tract being all of those certain tracts of land described in  
18 Warranty Deed to Golden Gate Missionary Baptist Church, Inc  
19 recorded in Volume 84134, Page 1945 of said Deed Records and  
20 Instrument No. 20070314003 of the Official Public Records of Dallas  
21 County Texas and all of that certain tract of land described in  
22 General Warranty Deed to Golden Gate Missionary Baptist Church, Inc  
23 recorded in Volume 2004238, Page 3508 of said Official Public  
24 Records and all of that certain tract of land described in Special  
25 Warranty Deed with Vendor's Lien to Salvador Lopez and wife Gloria  
26 Lopez recorded in Instrument No. 20070165532 and Texas Heavenly  
27 Homes, LTD. recorded in Instrument No, 2001200202524 both of said

1 Official Public Record, all of that certain tract of land described  
2 in Affidavit of Heirship to Peggie M. Washington recorded in  
3 Instrument No. 201700332317 of the said Official Public Records and  
4 all of that certain tract of land recorded in Warranty Deed to  
5 Dorothy M. Williams recorded in Volume 84134, Page 3508 of the said  
6 Deed Records said 20,867 square foot tract being more particularly  
7 described as follows:

8 BEGINNING, at a point for corner at the intersection of the  
9 south right-of-way line of Reverend CBT Smith Street Formerly known  
10 as Sabine Street (a 60-foot wide right-of-way) and the west  
11 right-of-way line of Millard Street (a variable width  
12 right-of-way);

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

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

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

26 THENCE, Due East, departing said east line of Eads Avenue and  
27 along the said south line of Reverend CBT Smith Street, a distance

1 of 190.00 feet to the POINT OF BEGINNING;

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

4 TRACT 20:

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

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

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

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

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

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

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

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

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

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

16           TRACT 21:

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

1 Dallas County, Texas and all of that certain tract of land described  
2 in Special Warranty Deed to Skyview Development, LLC recorded in  
3 Instrument No. 201300379018 of the Official Public Records of  
4 Dallas County, Texas; said 1.288 acre tract being more particularly  
5 described as follows:

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

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

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

18 North 00 degrees, 12 minutes, 30 seconds East, a distance of  
19 109.60 feet to a point for corner;

20 Due West, 2.00 feet to a point for corner;

21 Due North, 100.00 feet to a point for corner;

22 South, 89 degrees, 51 minutes, 00 seconds East, a distance of  
23 30.00 feet to a point for corner;

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

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

27 North 12 degrees, 01 minutes, 10 seconds West, a distance of

1 62.23 feet to a point for corner;

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

6 THENCE, Due East, departing the said east line of Interstate  
7 35-E and along said south line of Red Oak Street, a distance of  
8 103.00 feet to a point for corner in the southwest right-of-way line  
9 of Hutchins Avenue (a variable width right-of-way);

10 THENCE, South 51 degrees, 27 minutes, 38 seconds East,  
11 departing the said south line of Red Oak Street and along the said  
12 southwest line of Hutchins Avenue, a distance of 50.50 feet to a  
13 point for corner in the said west line of Eads Avenue;

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

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

19 TRACT 22:

20 DESCRIPTION, of a 42,481 square foot (0.975 acre) tract of  
21 land situated in the Elizabeth Robertson Survey, Abstract No. 1211,  
22 City of Dallas, Dallas County, Texas; said tract being part of Lots  
23 4, 5, and 6, Block 67, Original Town of Oak Cliff, an addition to the  
24 City of Dallas, Texas according to the plat recorded in Volume 89,  
25 Page 1 of the Deed Records of Dallas County, Texas, transcribed in  
26 Volume 3, Page 516 of the Map Records of Dallas County, Texas; all  
27 of that certain tract of land described in Special Warranty Deed to



1 Kirby's Kreative Learning Center Inc. Volume 2002144, Page 8075 of  
2 the Map Records of Dallas County, Texas, all that certain tract of  
3 land described in Warranty Deed with Vendor's Lien to Twameeka  
4 Wisner recorded in Volume 97216, Page 5775 of the said Deed Records,  
5 all of that certain tract of land described in General Warranty Deed  
6 to Morris and Katherine Morris recorded in Volume 2005171, Page  
7 11103 of the said Official Public Records, all of that certain tract  
8 of land described in Warranty Deed to County of Dallas recorded in  
9 Volume 75244, Page 1352 of the said Deed Records; said 42,481 square  
10 foot tract being more particularly described as follows:

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

15 THENCE, Due South, departing the said south line of Sixth  
16 Street and along the said west line of Eads Avenue, a distance of  
17 309.60 feet to a point for corner in the north right-of-way line of  
18 Seventh Street (a 60-foot right-of-way);

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

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

26 North 05 degrees, 33 minutes, 59 seconds West, a distance of  
27 70.35 feet to an angle point for corner;

1 North 00 degrees, 08 minutes, 39 seconds East, a distance of  
2 30.00 feet to a point for corner;

3 North 00 degrees, 09 minutes, 21 seconds East, a distance of  
4 100.00 feet to a point for corner;

5 Due North, 109.60 feet to a point for corner;

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

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

12 TRACT 23:

13 DESCRIPTION of a 1.349 acre tract of tract of land situated in  
14 the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas,  
15 Dallas County, Texas; said tract being part of Lots 3, 4, Block  
16 3062, Original Town of Oak Cliff, an addition to the City of Dallas,  
17 Texas according to the plat recorded in Volume 89, Page 1 of the  
18 Deed Records of Dallas County, Texas, transcribed in Volume 3, Page  
19 516 of the Map Records of Dallas County, Texas; all of Lot 13A,  
20 Block 81/3062 of I-35 & Eight Addition, an addition to the City of  
21 Dallas recorded in Volume 98142, Page 2169 of the said Deed Records;  
22 all of that certain tract of land described in Special Warranty Deed  
23 to Victron Stores, L.P. recorded in Instrument No. 20070440769 of  
24 the Official Public Records of Dallas County, Texas, all of that  
25 certain tract of land described in Deed to the County of Dallas  
26 recorded in Volume 75248, Page 736 of the said Deed Records, all of  
27 that certain tract of land described in Quitclaim Deed to Dallas

1 County Publics Work Dept. recorded in Volume 2000109, Page 8376 of  
2 the Deed Records of Dallas County, Texas and all of that certain  
3 tract of land described as County of Dallas as shown on the Dallas  
4 County Appraisal District; and appearing to be owned by the County  
5 of Dallas said 1.349 acre tract being more particularly described  
6 as follows:

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

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

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

18 North 89 degrees, 58 minutes, 20 seconds West, a distance of  
19 70.00 feet to a point for corner;

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

21 North 76 degrees, 06 minutes, 19 seconds West, a distance of  
22 41.28 feet to a point for corner;

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

27 THENCE, along the said east line of Interstate 35-E the

1 following three (3) calls:

2 North 00 degrees, 40 minutes, 40 seconds East, a distance of  
3 198.13 feet to a point for corner;

4 North 02 degrees, 17 minutes, 06 seconds East, a distance of  
5 60.29 feet to a point for corner;

6 North 00 degrees, 42 minutes, 25 seconds East, a distance of  
7 226.42 feet to a point for corner at the intersection of the said  
8 east line of Interstate 35-E and the said north line of Seventh  
9 Street;

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

14 CONTAINING: 58,784 square feet or 1.349 acres of land, more  
15 or less.

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

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

26 (c) The Texas Commission on Environmental Quality has filed  
27 its recommendations relating to this Act with the governor,

1 lieutenant governor, and speaker of the house of representatives  
2 within the required time.

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

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

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President of the Senate

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Speaker of the House

I certify that H.B. No. 4733 was passed by the House on May 7, 2019, by the following vote: Yeas 106, Nays 41, 1 present, not voting.

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Chief Clerk of the House

I certify that H.B. No. 4733 was passed by the Senate on May 21, 2019, by the following vote: Yeas 24, Nays 6, 1 present, not voting.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

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Governor