ZONING BOARD OF ADJUSTMENT, PANEL C MONDAY, APRIL 18, 2011 AGENDA

BRIEFING	5ES	11:00 A.M.
LUNCH PUBLIC HEARING	COUNCIL CHAMBERS	1:00 P.M.
	Donnie Moore, Chief Planner Steve Long, Board Administrator	
	MISCELLANEOUS ITEMS	
	Approval of the Monday, March 14, 2011 Board of Adjustment Public Hearing Minutes	M1
Unassigned	2002 Idaho Avenue REQUEST: Of Ruby Taylor to waive the filing fee to be submitted in conjunction with a potential Board of Adjustment appeal	/12
	UNCONSTESTED CASES	
BDA 101-026	5500 Greenville Avenue REQUEST: Application of Steve E. Stoner for a special exception to the off-street parking regulations	1
BDA 101-027	5302 Greenville Avenue REQUEST: Application of Steve E. Stoner for a special exception to the off-street parking regulations	2
	REGULAR CASE	
BDA 101-030	11310 Crest Brook Drive REQUEST: Application of Mark Danuser for special exceptions to the fence height and visual obstruction regulations	3

HOLDOVER COMPLIANCE CASE

BDA 090-105 14

14831 Seagoville Road

4

REQUEST: Application of Evelyn J. L. Braswell to require compliance of a nonconforming manufactured

home park use

EXECUTIVE SESSION NOTICE

The Commission/Board may hold a closed executive session regarding any item on this agenda when:

- 1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
- 2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
- 3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
- 4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a compliant or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
- 5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices.. [Tex. Govt. Code §551.076]
- 6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

(Rev. 6-24-02)

MISCELLANEOUS ITEM NO. 1

To approve the Board of Adjustment Panel C March 14, 2011 public hearing minutes.

MISCELLANEOUS ITEM NO. 2

FILE NUMBER: Unassigned

REQUEST: To waive the filing fee to be submitted in conjunction with a

potential Board of Adjustment appeal

LOCATION: 2002 Idaho Avenue

APPLICANT: Ruby Taylor

STANDARD FOR A FEE WAIVER OR A FEE REIMBURSEMENT:

The Dallas Development Code states that the board may waive the filing fee for a board of adjustment application if the board finds that payment of the fee would result in substantial financial hardship to the applicant.

GENERAL FACTS:

 The Dallas Development Code states the following with regard to requests for Board of Adjustment fee waivers/reimbursements:

- The board may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant.
- The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination.
- If the issue is placed on the miscellaneous docket, the applicant may not file the application until the merits of the request for a waiver have been determined by the board.
- In making this determination, the board may require the production of financial documents.

Timeline:

March 30, 2011: The applicant submitted a letter requesting a waiver of the filing fee

to be submitted in conjunction with variance request that she may be submitting along with additional related documentation (see

Attachment A).

March 30, 2011: The request was randomly assigned to Board of Adjustment Panel

C.

March 30, 2011: The Board Administrator mailed a letter to the applicant that

provided her details about her request (see Attachment B).

M2 Attach A Ps1

Mr. Steve Long Dallas City Hall 6BN

My name is Ruby Taylor and I live at 2002 Idaho, Dallas TX 75216.

I am asking for the fee to be waived for my variance case which I will be submitting.

I applied with the City of Dallas Housing Department for housing assistance. I have qualified for the program. One of the requirements of the program is income. I have attached a copy of my last year's income taxes for your review.

My house needs too much work to be repair. So the Housing Department will knock down my old house and build me a new home. But I need a variance on the side yard which fronts Louisiana Avenue. Without the variance the new house could only be twenty feet wide. I can not afford the variance application fee.

You can call me at 214-941-4452.

Thanks you.

M2-2

CORRECTED (IF CHECKED)	RECIPIENT'S identification number	M2 Attach	A- 1		
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M2 Atten B P91

March 30, 2011

Ruby Taylor 2002 Idaho Avenue Dallas, Texas 75216

Re: Board of Adjustment Fee Waiver Request for Property Located at 2002 Idaho Avenue

Dear Ms. Taylor:

This is in response to your letter dropped off in my office today requesting for the Board of Adjustment to consider waiving the filing fee to be submitted in conjunction with a potential Board of Adjustment appeal on property located at the address referenced above. Please be advised of the following information pertaining to your fee waiver request:

- Board of Adjustment public hearing date / location / time on this fee waiver request:
 Board of Adjustment Panel C, Monday, April 18, 2011, Dallas City Hall, 1500 Marilla Street, 6th floor, Council Chambers, 1:00 p.m.
 (Your attendance or someone who can speak on your behalf at this public hearing is strongly encouraged).
- The Dallas Development Code states that the applicant has the burden of proof to establish
 the necessary facts to warrant favorable action by the board, which in this case is how
 payment of the filing fee would result in substantial financial hardship to the applicant (see
 enclosure). City staff believes it is critical that tangible evidence be provided to the board
 members to substantiate your financial hardship claim.
- If there is any additional information you would like to have the board consider prior to your public hearing beyond the materials provided with your letter that you feel document how payment of the fee results in substantial financial hardship, (i.e. additional financial documents as in but not limited to copies of 1040's, W-4's, bank statements all with account numbers redacted) please submit this to me no later than Friday, April 8th, 5:00 pm, to either my mailing address at 1500 Marilla Street, Room 5BN, Dallas, Texas, 75201; my email address at steve.long@dallascityhall.com; or my FAX at (214) 670-4210. Note that any additional information submitted after April 8th should not exceed five pages in length to prevent a delay of action on the application until the next Board meeting of the same panel.

Should you have any further questions, please feel free to contact me at (214) 670-4666.

Sincerely,

Steve Long

Board of Adjustment Administrator

Enclosure

c: Donnie Moore, Board of Adjustment Chief Planner, Rm 5BN file

(b) Fees for board of adjustment applications.

- An application will not be processed until the fee has been paid.
- (2) The applicant shall pay the filing fee to the building official. The building official shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.
- (3) The city controller shall refund 75 percent of the filing fee to the applicant if the applicant withdraws the application prior to the case being advertised for hearing. After the case is advertised, no refund of the filing fee may be made.

(4) Fee schedule.

Type of Application	Application Fee
Single family variance	\$600.00
Single family special exception	\$600.00
Multifamily or nonresidential variance	\$900.00 + \$25 per acre
Multifamily or nonresidential special exception	\$1,200.00 + \$25 per acre
Landscaping or tree mitigation special exception	\$1,200.00 + \$50 per acre
Variance and special exception to off-street parking requirements	\$900.00 + \$100 per parking space variance or special exception requested
Compliance request for a nonconforming use	\$1,000
All other non-sign appeals	\$900.00
Sign special exceptions	\$1,200.00
All other sign appeals	\$900.00

- (5) The applicant shall pay a separate filing fee for each type of variance requested. The maximum fee for all variances on one building site heard at one public hearing is \$10,000.00.
- (6) The board may waive the filing fee if the board finds that payment of the fee would result in substantial financial hardship to the applicant. The applicant may either pay the fee and request reimbursement at the hearing on the matter or request that the issue of financial hardship be placed on the board's miscellaneous docket for predetermination. If the issue is placed on the miscellaneous docket, the

applicant may not file the application until the merits of the request for waiver have been determined by the board. In making this determination, the board may require the production of financial documents. Notwithstanding the above, the board may waive the fee for a request to establish a compliance date under Section 51A-4.704(a)(1) only if:

- (A) the applicant is a corporeal person for whom payment of the fee would result in substantial financial hardship; or
- (B) a written request for a fee waiver is signed by the owners, as evidenced by the last approved city tax roll, of 20 percent or more of real property within 200 feet, including streets and alleys, of the boundary of the lot containing the nonconforming use.
- (c) Fees for fill permits for removal of a flood plain designation.
- (1) An application will not be processed until the fee has been paid.
- (2) The applicant shall pay the filing fee to the director of public works and transportation. The director of public works and transportation shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.
 - (3) No refund of a fee may be made.

(4) Fee schedule.

Type of Application	Application Fee	Area of Notification for Hearing
Fill permit for land within the Trinity River or Elm Fork flood plains	\$3,500.00	200 feet
Fill permit in all other applications	\$5,300.00	200 feet
Single family	\$1,400.00	200 feet

- (d) Fees for extraordinarily significant sign designation.
- (1) An application will not be processed until the fee has been paid.

FILE NUMBER: BDA 101-026

BUILDING OFFICIAL'S REPORT:

Application of Steve E. Stoner for a special exception to the off-street parking regulations at 5500 Greenville Avenue. This property is more fully described as City Block 1/5409, and is zoned MU-3 which requires parking to be provided. The applicant proposes to construct and/or maintain a structure for certain office and retail and personal service uses and provide 1,084 of the required 1,183 parking spaces which will require a special exception of 99 spaces.

LOCATION: 5500 Greenville Avenue

APPLICANT: Steve E. Stoner

REQUEST:

• A special exception to the off-street parking regulations of 99 parking spaces (or an 8 percent reduction of the 1,183 off-street parking spaces that are required) is requested in conjunction with (according to the applicant) initiating a new leasing program on a site developed with a mix of restaurant, retail, personal service, office and medical office uses (Old Town Village) – a leasing program that would include among other things replacing an existing 40,061 square foot bookstore (general merchandise use) with a 45,000 square foot health club/fitness center/ "personal service" use" with an added approximately 3,000 square foot mezzanine. The applicant proposes to provide 1,084 (or 92 percent) of the required 1,183 off-street parking spaces.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

 The special exception of 99 spaces shall automatically and immediately terminate when and if the property is no longer used for office uses, or retail and personal service uses permitted in the subject site's MU-3 (Mixed Use) zoning district; with the combination of those uses not to exceed 1,183 required parking spaces.

Rationale:

 The Sustainable Development Department Project Engineer has no objections to this request given the applicant's submitted parking analysis study.

 The applicant has substantiated how the parking demand generated by the existing/proposed office and retail and personal service uses does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights. For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 50 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights.
- 2) In determining whether to grant a special exception, the board shall consider the following factors:
 - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (E) The availability of public transit and the likelihood of its use.
 - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
 - (A) establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) impose restrictions on access to or from the subject property; or
 - (C) impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.

- 5) The board shall not grant a special exception to reduce the number of offstreet parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of offstreet parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
 - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
 - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

GENERAL FACTS:

- The Dallas Development Code requires differing off-street parking requirements for the existing and proposed uses at the existing shopping center. The applicant has written in an email of the following uses that he wants the board to consider as part of his parking reduction request:
 - Certain office uses (uses permitted in the site's MU-3 zoning) with parking requirements ranging from 1 space per 200 square feet to 1 space per 333 square feet of floor area;
 - Certain retail and personal service uses (uses permitted in the site's MU-3 zoning) with parking requirements ranging from 1 space per 100 square feet of floor area to 1 space per 500 square feet of floor area.

The applicant proposes to provide 1,084 (or 92 percent) of the required 1,183 off-street parking spaces in conjunction with the site being developed with a combination of the uses mentioned above with the combination of these uses not to exceed the 1,183 required parking spaces.

• The applicant submitted information beyond what was submitted with the original application (see Attachment A).

BACKGROUND INFORMATION:

Zoning:

Site: MU-3 (Mixed Use)
North: MU-3 (Mixed Use)

South: PD No. 610 (Planned Development)

East: MU-3 and MF-1(A) (Mixed Use and Multifamily)

West: MU-3 (Mixed Use)

Land Use:

The subject site is developed with a mix of restaurant, retail, personal service, office and medical office uses (Old Town Village). The areas to the north, south,

and west are developed with retail uses; and the area to the east is developed with retail and multifamily uses.

Zoning/BDA History:

1. BDA978-116, Property at 5500 Greenville Avenue (the subject site)

On January 27, 1998, the Board of Adjustment Panel C granted a request for a special exception to the off-street parking regulations of 119 spaces (or 10 percent of the total 1,163 parking spaces required). The board imposed no conditions as part of this request. The case report stated that the request was made in conjunction with plans to operate an increased square footage of restaurant space within the existing approximately 180,000 square foot shopping center (Old Town Village).

BDA101-027, Property at 5302
 Greenville Avenue (the property to the south and west of the subject site)

On April 18, 2011, the Board of Adjustment Panel C will consider a request for a special off-street exception to the parking regulations of 6 spaces (or 24% of the required off-street parking) in conjunction with a proposed leasing scenario and revised parking layout on this site developed with a general merchandise use and on the site/property located immediately to the north and east of this site - Old Town Village. Note that the applicant for BDA101-027 is the same as the applicant for BDA101-026.

Timeline:

January 27, 2011: The applicant submitted an "Application/Appeal to the Board

of Adjustment" and related documents which have been

included as part of this case report.

February 9, 2011: The Board of Adjustment Secretary assigned this case to

Board of Adjustment Panel C. This assignment was made in order to comply with Section 9 (k) of the Board of Adjustment Working Rule of Procedure that states, "If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case."

February 9, 2011: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the February 28th deadline to submit additional evidence for staff to factor into their analysis; and the March 4th deadline to submit additional evidence to be incorporated into the Board's docket materials:
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 11, 2011: The applicant requested that staff postpone the scheduling of this application until Panel C's April hearing.

March 17, 2011: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 4th deadline to submit additional evidence for staff to factor into their analysis; and the April 8th deadline to submit additional evidence to be incorporated into the Board's docket materials:
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 21, 2011: The applicant forwarded additional information beyond what was submitted with the original application (see Attachment A).

April 5, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

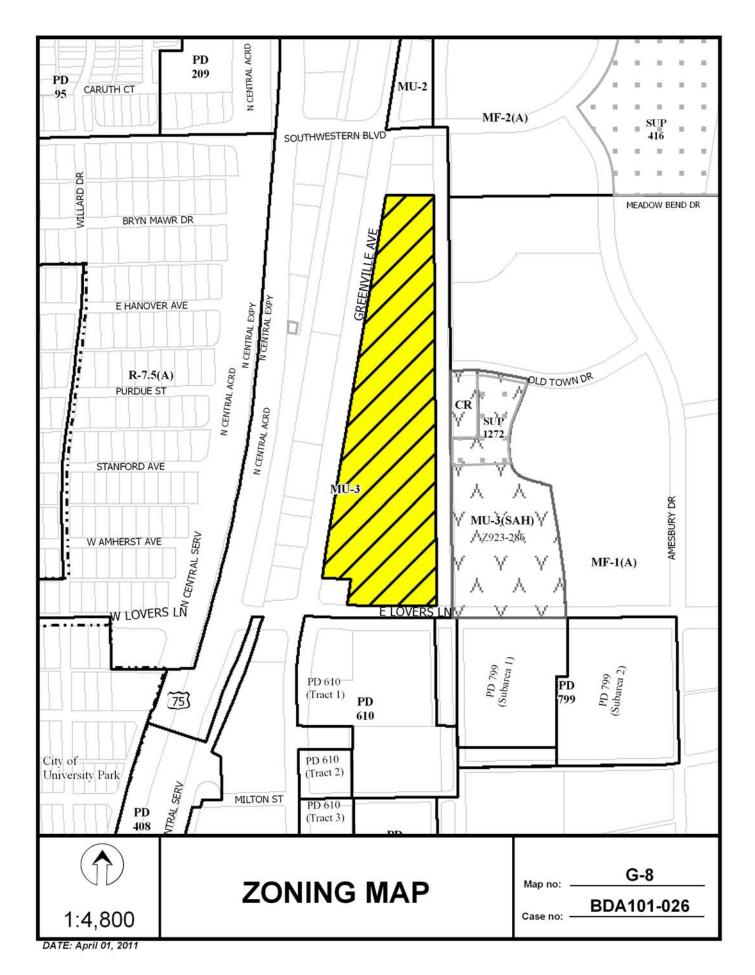
The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections" with the following comments: "Reviewed parking analysis."

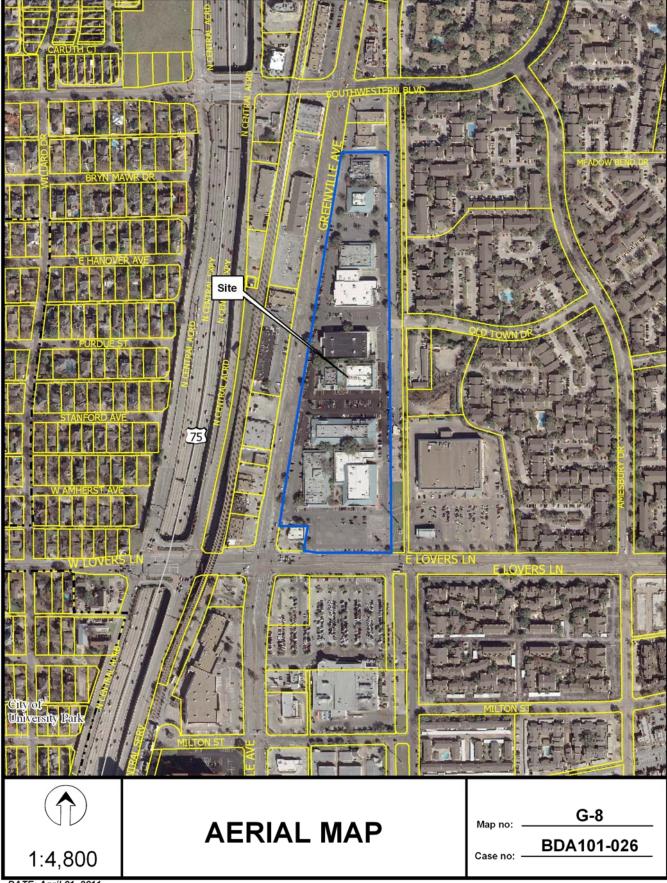
STAFF ANALYSIS:

BDA 101-026 1-5

April 7, 2011:

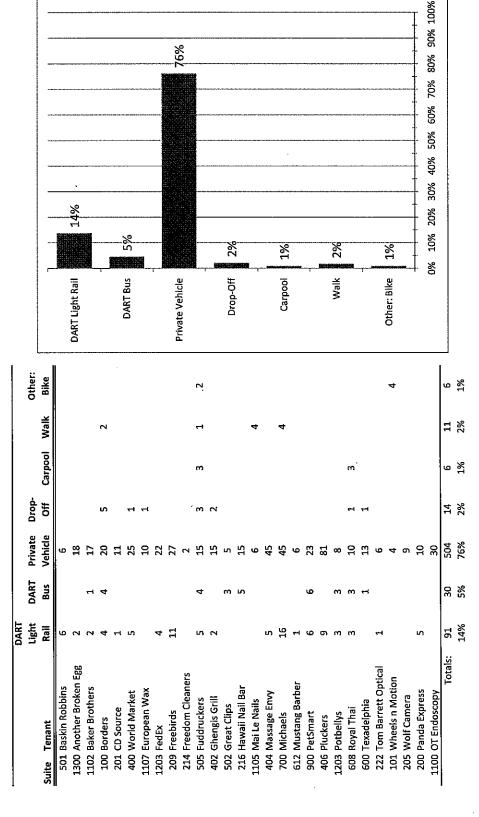
- This request focuses on the applicant's proposal to initiate a new leasing program on a site developed with a mix of restaurant, retail, personal service, office and medical office uses (Old Town Village) a leasing program that would include among other things replacing an existing 40,061 square foot bookstore (general merchandise use) with a 45,000 square foot health club/fitness center/ "personal service" use with an added approximately 3,000 square foot mezzanine. The applicant proposes to provide 1,084 (or 92 percent) of the required 1,183 off-street parking spaces.
- The Sustainable Development and Construction Department Project Engineer has submitted a review comment sheet marked "Has no objections" with the following comments: "Reviewed parking analysis."
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the existing and proposed uses does not warrant the number of off-street parking spaces required, and
 - The special exception of 99 spaces (or 8 percent reduction of the required off-street parking spaces) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, subject to the condition mentioned in the "Staff Recommendation" section of this case report, the applicant would be allowed to lease a mix of certain office and retail and personal services uses permitted in the site's MU-3 zoning district and provide 1,084 parking spaces whereby the combination of these uses would not exceed 1,183 parking spaces.





DATE: April 01, 2011

Old Town Shopping Center Employee Mode of Transportation Survey



Surveying efforts coordinated by Westwood Financial as of March 18, 2011. Information is actual or estimated as specified by each tenant's manager.



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-026

Date: January 27, 2011 **Data Relative to Subject Property:** Location address: 5500 Greenville Avenue Zoning District: MU (3) Block No. 1/5409 Acreage: 15.8 Acres Fee: \$10,000 Frontage (in Feet): 1) 408' 2) 1,758' 3) 4) To the Honorable Board of Adjustment: Owner of Property/or Principal: OT TX GREENVILLE, L.P. Applicant: Steve E. Stoner, P.E., PTOE Telephone: 214.748.6740 Mailing Address: 400 S. Houston, Suite 330 Zip Code: 75202 Represented By: DeShazo Group, Inc. Telephone: Mailing Address: 400 S. Houston, Suite 330 Zip Code: 75202 Affirm that a request has been made for a Variance, or Special Exception X, of 99 spaces (or 8%) out of the 1,183 spaces required by the Dallas Development Code to occupy Old Town Shopping Center with the proposed mix of uses: Restaurant, Retail, Personal Service, Office, Medical Office and Private Recreation Center, Club or Area. Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: A comprehensive parking analysis for this development indicates that a reduction in the Code-required parking spaces is appropriate based upon parking accumulation studies conducted on site, DeShazo's professional judgment and experience with similar parking analysis and national published data from the Institute of Transportation Engineers (ITE) Parking Generation 3rd Edition (2004). Note to applicant: If the relief requested in this application is granted by the Board of Adjustment, said permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period. Respectfully submitted: Steve E. Stoner, P.E., PTOE Applicant's name printed Affidavit Before me the undersigned on this day personally appeared $\underline{STEVE}\ \underline{E}$, who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property. Affiant (Applicant's signature) Subscribed and sworn to before me this $27\frac{4}{5}$ LINDA S. KENDRICK Notary Public, State of Texas A Otary Public in and for Dallas County, Texas My Commission Expires

JUNE 2, 2014 10

Chairman																			RATE OF THE PARTY		Remarks	Appeal wasGranted OR Denied	Date of Hearing	MEMORANDUM OF ACTION TAKEN BY THE BOARD OF ADJUSTMENT
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	---------	-----------------------------	-----------------	---

Building Official's Report

I hereby certify that

Steven E. Stoner

did submit a request

for a special exception to the parking regulations

at

5500 Greenville Avenue

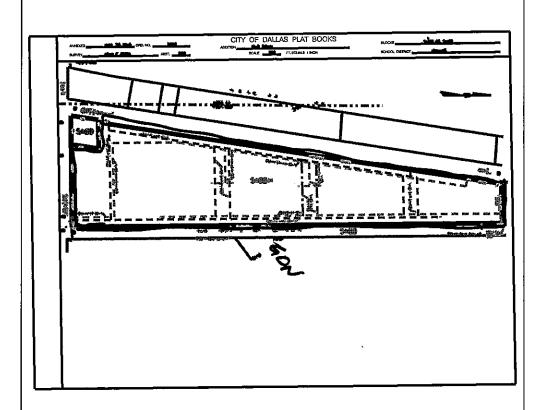
BDA101-026. Application of Steven E. Stoner for a special exception to the parking regulations at 5500 Greenville Avenue. This property is more fully described as city block 1/5409, and is zoned MU-3, which requires parking to be provided. The applicant proposes to construct a nonresidential structure for restaurant, retail, personal service, office, medical office and private recreation center, club or area uses and provide 1,126 of the required 1,225 parking spaces, which will require a 99 space special exception (8% reduction) to the parking regulation.

Sincerely,

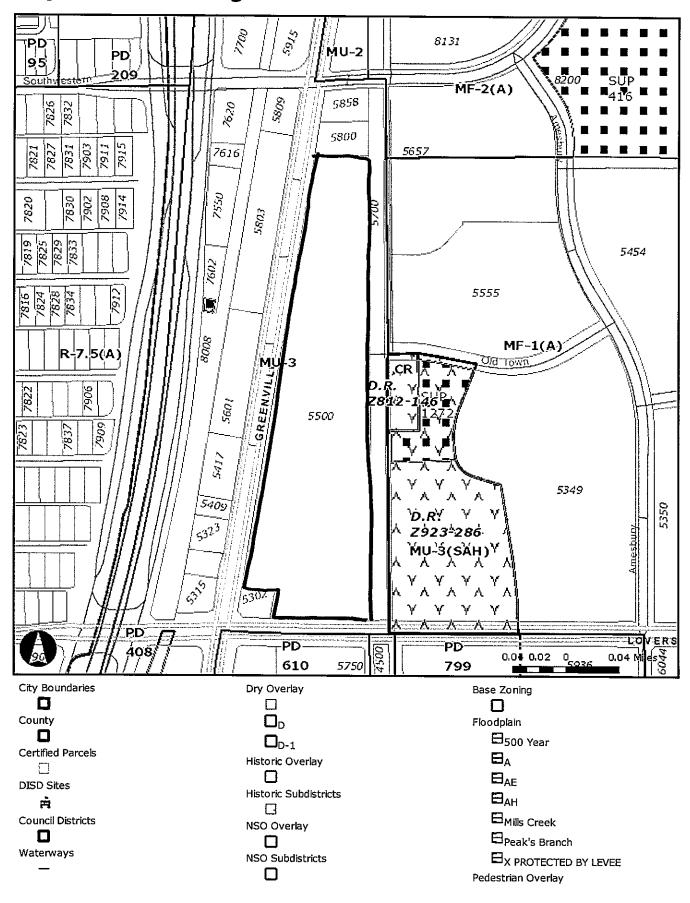
Batsheba Cintebi Batsheba Antebi, Building Official

BDA 101-026

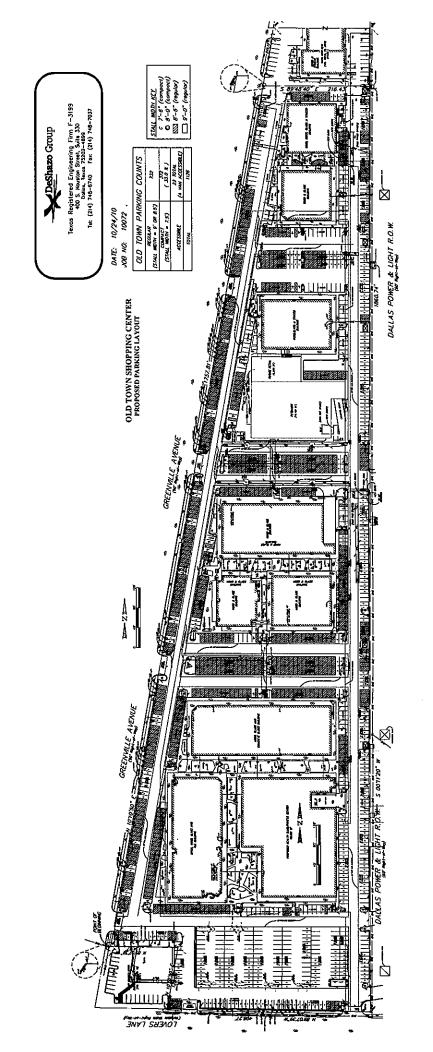
1-11



City of Dallas Zoning



1 of 2



PARKING DEMAND ANALYSIS FOR OLD TOWN SHOPPING CENTER IN DALLAS, TEXAS

Prepared for:

Westwood Financial

5500 Greenville Avenue, Suite 602 Dallas, Texas 75206

Prepared by:

DeShazo Group, Inc.

400 South Houston Street Suite 330 ● Union Station Dallas, Texas 75202 Phone (214) 748-6740

February 24, 2011





DeShazo #10072.01

Texas Registered Firm – 3199

Parking Demand Analysis for

Old Town Shopping Center

Job No. 10072.01

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INTRODUCTION	
CODE PARKING REQUIREMENT	·
PARKING SUPPLY	4
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APPENDIX A. Existing/Proposed Leasing Schedule and Code Parking Requirements APPENDIX B. Parking Accumulation Counts APPENDIX C. Site Plan/Off-Street Parking Layout

1-16







TECHNICAL MEMORANDUM

To:

Mr. Doug Howell, CPM — Westwood Financial Corporation

From:

DeShazo Group, Inc.

Date:

February 24, 2011

Re:

Parking Analysis for Old Town Shopping Center in Dallas, Texas

DeShazo Project No. 10072.01

INTRODUCTION

The services of **DeShazo Group, Inc.** (DeShazo) were retained to evaluate the parking needs for *Old Town Shopping Center*, a mixed use development located in the northeast corner of Greenville Avenue and Lovers Lane in Dallas, Texas. The shopping center is composed of two adjacent, independently platted tracts of land: 5500 Greenville Avenue (Block 1/5409 with 15.8 acres) and 5302 Greenville Avenue (Block 1/5409 Lot 1 with 0.3 acres). Both properties are currently zoned Mixed Use (MU-3). A zoning map depicting the study location is shown in **Figure 1**.

The shopping center currently includes a mix of restaurant, retail, personal service, office, and medical office uses. Previous to this study, DeShazo Group optimized the off-street parking layout at *Old Town Shopping Center* to satisfy the code parking requirements for the current leasing program. However, a new planned leasing program proposes to replace an existing 40,061 square feet bookstore (Retail use) tenant with a 45,000-SF health club/fitness center (Personal Service use).

NOTE: The proposed tenant's gross building area includes a mezzanine of approximately 3,000 SF.

The purpose of this study is as follows:

- To assess the parking needs based upon actual on-site parking demand, industry standards, and DeShazo's professional judgment and experience with similar projects.
- To identify the number of parking spaces needed to adequately serve the proposed leasing scenario.
- To outline the code parking requirements in accordance with the City of Dallas Development Code and the site's applicable zoning.
- To serve as basis to support a consideration of a Parking Special Exception to the off-street parking code requirements for each platted property.

Parking Analysis for Old Town Shopping Center Page 1

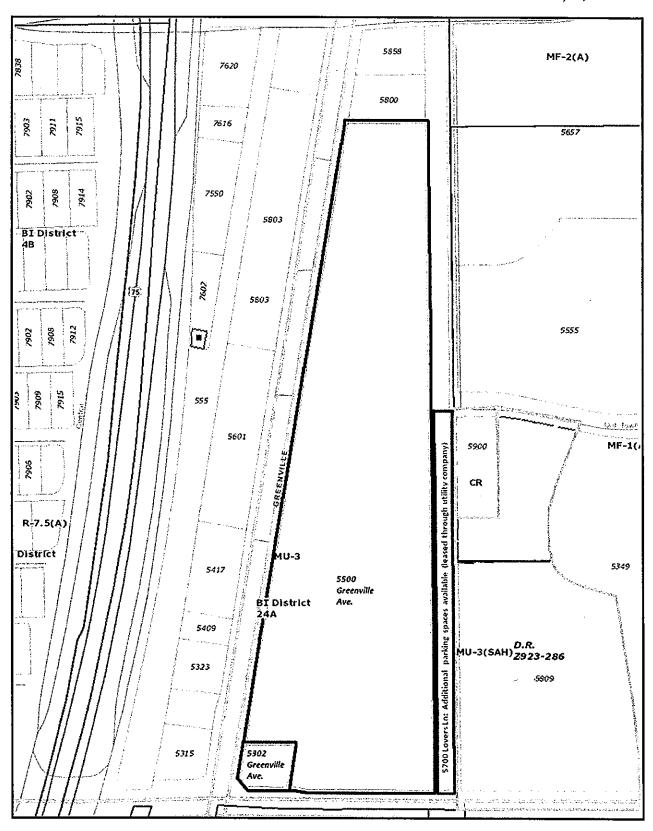


Figure 1. Zoning Map & Study Site Location Map

CODE PARKING REQUIREMENT

Old Town Shopping Center is zoned Mixed Use (MU-3) and is subject to direct application of the parking requirements stipulated in the Dallas Development Code. As calculated in **Table 1** and **Table 2**, a combined total of 1,183 off-street spaces are required to serve the existing leasing conditions of the shopping center (including both properties). Also, the proposed leasing program, which replaces an existing 40,061-SF Retail use with a 45,000-SF Personal Service use, requires an additional 25 off-street parking spaces. A combined total of 1,208 off-street parking spaces are required for the proposed leasing program.

The parking requirements for *Old Town Shopping Center* are calculated as follows. **Appendix A** includes a detailed list of tenants and parking requirement calculations for both existing conditions and proposed leasing conditions.

Table 1. Parking Requirements for Old Town Shopping Center (5500 Greenville Avenue - Block 1/5409)

		Existing C	onditions	Proposed	Conditions	
Land Use	Parking Ratio 1 space per	Amount (square feet)	Required Parking	Amount (square feet)	Required Parking	Δ
Restaurant	100 SF	40,729	407.3	40,729	407.3	
Office	333 SF	5,990	18.0	5,990	18.0	
Medical Office	200 SF	5,790	29.0	5,790	29.0	
Personal Service	200 SF	12,202	61.0	57,202	286.0	+225
Retail	200 SF	128,594	643.0	88,533	442.7	-200
TOTALS:			1,158 spaces		1,183 spaces	+25

*Amounts provided by Westwood Financial. NOTE: At the time of this study, two leasing areas (5,389 SF of restaurant and 2,000 SF of office space) were vacant. As calculated in Appendix A, the combined parking requirement for these areas is 60 off-street parking spaces.

Table 2. Parking Requirements for Old Town Shopping Center (5302 Greenville Avenue- Block 1/5409 Lot 1)

		Existing C	<u>onditions</u>	Proposed (<u>Conditions</u>	
Land Use	Parking Ratio 1 space per	Amount (square feet)	Required Parking	Amount (square feet)	Required Parking	Δ
Retail	200 SF	4,924	24.6	4,924	24.6	
TOTAL	5:		25 spaces		25 spaces	+0

PARKING SUPPLY

In October 2010, DeShazo optimized the parking layout for *Old Town Shopping Center* with a total of 1,103 off-street spaces (including 19 spaces at 5302 Greenville Avenue). The shopping center is currently coordinating efforts to implement this parking layout. This proposed parking supply is illustrated in **Exhibit C**.

IMPORTANT NOTE: In addition to this off-street parking supply, at least 226 off-street parking spaces are located immediately adjacent to the study site, located on various parking lots within a property easement owned by Texas Utilities Electric Company. These parking areas are available for use by Old Town Shopping Center through private parking agreements renewed annually between property owners. Although spaces within a utility easement may not be used to satisfy City Code parking requirements for the shopping center as per City of Dallas policy, these parking areas do provide a modest surplus of usable spaces, particularly during peak parking demand periods. Throughout this report, any reference to actual parking demand does include any parked vehicles observed in these parking areas but none of these spaces were considered in the parking supply.

PARKING SPECIAL EXCEPTION REQUEST

Parking standards established by city codes provide a base requirement for new developments to operate efficiently with minimal external effects on neighboring properties. However, a parking supply designed directly from code parking requirements may not consider site specific characteristics that may affect actual parking needs.

Based upon the parking requirement resulting from the proposed leasing scenario and revised parking layout, a Parking Special Exception is requested for each platted property as follows.

Table 3. Parkir	or Snacia	Evention	Requests
Table 2. Talkii	にとうりんけず	1 アメイクロロロロ	. Neu uesis

	5302 Greenville Ave. (BDA 101-027)	5500 Greenville Ave. (BDA 101-026)	Total
Code Requirement:	25 spaces	1,183 spaces	1,208 spaces
Parking Supply:	19 spaces	1,084 spaces	1,103 spaces
Deficit/Request:	6 spaces (24%)	99 spaces (8%)	

The following section summarizes our technical support for these two Special Exception requests.

Parking Analysis for Old Town Shopping Center Page 4

PARKING DEMAND

Existing Conditions

Actual, observed parking demand is ultimately considered the best representation of site-specific characteristics at existing developments. For this purpose, DeShazo collected hourly parking accumulation counts at the subject site from 10:00 AM to 10:00 PM on Saturday, December 18, 2010 (weekend before Christmas); Wednesday, January 19, 2011 (typical weekday); and Saturday, January 22, 2011 (typical weekend).

These accumulation counts reflect the actual fluctuation in parking needs throughout various parking areas and also validate a peak-hour parking demand under existing leasing conditions. As shown on **Figure 2**, the peak parking demand occurred on Saturday, December 18, 2010 at 1:00 PM with 910 parked vehicles. Detailed hourly data accumulation counts are provided in **Appendix B**.

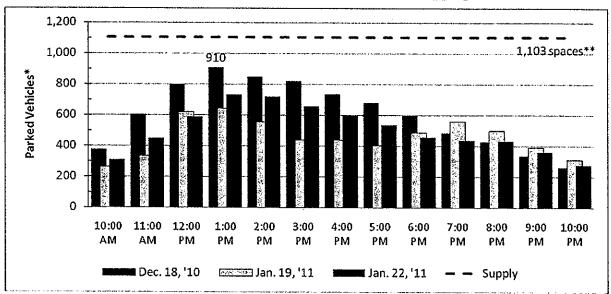


Figure 2. Existing Parking Demand at Old Town Shopping Center

As depicted in Figure 2, the parking demand for the shopping center is less than the proposed supply. The existing peak parking demand for the shopping center is also well below the existing, default parking code requirement as calculated in **Appendix A**.

The parking impact resulting from the proposed health club/fitness center tenant should include a detailed inspection of the parking availability in the immediate vicinity of the subject suite. Hourly parking counts indicate that the parking areas conveniently located in front of the Suite K130 (reference **Appendix A**) are currently only utilized up to 58% (or 181 parked vehicles on Saturday at 2:00 PM out of 311 spaces in parking areas labeled B, C, R, and S—reference **Appendix B**).

Observed parking demand does include vehicles parked on spaces on adjacent utility easement.

^{**}Total parking supply does not include spaces on adjacent utility easement.

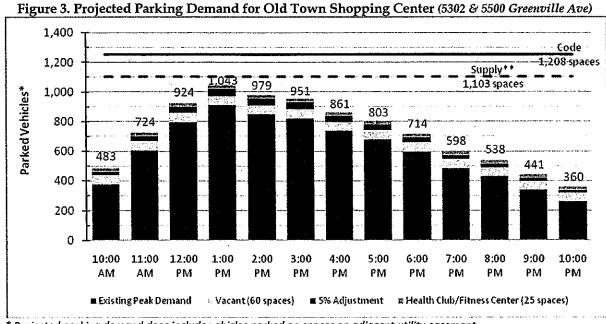
Proposed Conditions

In order to project an appropriate number of parking spaces to serve the proposed leasing program, the following adjustments to the existing parking accumulation data were applied:

- Add 60 spaces to account for the total of the parking requirements for both leasing areas currently vacant at the time of our on-site parking demand accumulation (see **Appendix A**).
- Incorporate a 5% adjustment to the overall parking generation—an *efficiency factor* that accounts for a completely saturated parking lot condition in which inbound patrons would encounter some difficulty searching for the last few available spaces.
- Add 25 spaces to account for the proposed tenant's net increase in code parking requirement (See **Table 1**: Code-calculated difference resulting from Proposed minus Existing conditions).

NOTE: Part of the increase in gross building area is attributed to a proposed mezzanine that is approximately 3,000 square feet in area. Also, a health club/fitness center generally generates a higher parking demand than the existing retail/bookstore. However, the overall peak parking demand of a health club/fitness center does not overlap with other typical peak hour parking demand generated by other uses at Old Town Shopping Center. Because of this time-of-day factor a health club/fitness center at this shopping center is expected to yield an even lower parking accumulation than calculated in this conservative and practical analysis.

Figure 3 provides a summary of the projected parking demand for the proposed leasing program at Old Town Shopping Center.



Projected parking demand does include vehicles parked on spaces on adjacent utility easement.

Based upon detailed inspection of existing conditions of parking demand on-site, and specifically in the vicinity of the proposed tenant, it is our determination that the proposed parking supply is sufficient to accommodate the anticipated parking demand generated by the proposed leasing program.

^{**}Total parking supply does not include spaces on adjacent utility easement.

CONCLUSION

This study evaluates the number of parking spaces needed to adequately serve *Old Town Shopping Center*. An actual on-site parking accumulation study was performed to analyze the parking demand for the existing conditions. An alternative scenario was also analyzed to quantify the parking impact resulting from the conversion of an existing 40,061-SF retail/bookstore tenant into a 45,000-SF health/fitness center. Results of the parking demand projections indicate that a planned parking supply of 1,103 spaces (after re-striping) exceeds the peak parking demand projection of 1,043 spaces for a proposed leasing program and provides a surplus of 60 (or 5% of the planned supply).

Furthermore, in addition to the on-site parking supply, at least of 226 additional parking spaces are available for exclusive use by the site on an adjacent utility easement, however, these spaces may not be counted toward the official legal parking supply used to satisfy code requirement.

In conclusion, a reduction of <u>99 off-street parking spaces</u>, approximately <u>8% of the Code requirement for 5500 Greenville Avenue</u> and <u>six (6) required off-street parking spaces</u> (approximately <u>24%</u>) for <u>5302 Greenville Avenue</u> are warranted based upon the following considerations specified in the Dallas Development Code §51A-4.311(a)(2):

- (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - A parking reduction justification for both properties is a function of shared parking characteristics inherent to mixed-use developments and does not rely upon remote or packed parking. In fact, this analysis does not include a parking supply of 226 off-street parking spaces conveniently located adjacent to the shopping center. These spaces are available through private leasing contracts between property owners and provide a considerable buffer of parking spaces usable during peak parking demand periods.
- (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - The projected parking demand takes into consideration the needs of all uses on-site (existing and proposed) as well as the entire existing parking supply. The parking demand is mainly supported by actual parking demand observed on-site, DeShazo's professional judgment and experience on mixed-use developments, and national data published by the Institute of Transportation Engineers (ITE Parking Generation, 2004).
- (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - The parking reduction is based upon actual parking demands and is not based upon special zoning adjustments.
- (D) The current and probably future capacities of adjacent and nearby streets based upon the city's thoroughfare plan.
 - The surrounding thoroughfare system is built out to the ultimate plans. The site provides ample site access to the surrounding roadway network.

(E) The availability of public transit and the likelihood of its use.

The site is directly served by three existing DART public transit bus routes (502, 583, and 768-The Mustang Express); In addition, DART Red Line's Lovers Lane train station is conveniently located less than 1,000 feet away. Transit at *Old Town Shopping Center* presents a convenient alternative mode of transportation mainly for employees.

(F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

DART public transit is already a parking mitigation measure as it presents a viable transportation alternative mainly for restaurant employees but also for SMU students (via the Mustang Express) as well as other patrons.

It is our opinion that the requested parking reduction will not create a traffic hazard nor restrict the parking operations during typical peak hours.

--END OF MEMO-

PARKING DEMAND ANALYSIS FOR OLD TOWN SHOPPING CENTER IN DALLAS, TEXAS

APPENDIX A. Existing/Proposed Leasing Schedule and Code Parking Requirements

APPENDIX B. Parking Accumulation Counts

APPENDIX C. Site Plan/Off-Street Parking Layout

APPENDIX A.

Table A1. Parking Requirements for Old Town Shopping Center (Existing Leasing Program)

Suite	GBA (SF)	Tenant	Use	Pkg Ratio 1 space per	Req. Pkg
A101	4,480	Another Broken Egg	Restaurant	100 SF	44.8
A102	4,613	Available	Restaurant	100 SF	46.1
A102	776	Outdoor Covered	Restaurant	100 SF	7.8
B102	7,915	FedEx Kinko's	Retail	200 SF	39.6
B103	2,072	Potbelly Sandwich	Restaurant	100 SF	20.7
B103	5,790	Old Town Endoscopy	Medical Off	200 SF	29.0
C104	4,539	Baker Bros Deli	Restaurant	100 SF	45.4
C105	1,425	Mai-Le Nails Salon	Pers. Serv.	200 SF	7.1
C106	1,832	European Wax	Pers. Serv.	200 SF	9.2
C108	24,107	PetsMart	Retail	200 SF	120.5
D109	24,051	Michael's	Retail	200 SF	120.3
E110	1,000	Great Clips	Pers. Serv.	200 SF	5.0
F111	1,000	Baskin-Robins	Restaurant	100 SF	10.0
F112	5,721	Fuddruckers	Restaurant	100 SF	57.2
F113	3,990	Westwood Financial	Office	333 SF	12.0
F114	2,000	Available	Office	333 SF	6.0
G115	2,510	Royal Thai	Restaurant	100 SF	25.1
G116	1.000	Mustang Barbers	Pers. Serv.	200 SF	5.0

2,456Panda ExpressRestaurant100 SF24.61,350Freedom CleanersPers. Serv.200 SF6.82,237Hawaiian Nail BarPers. Serv.200 SF11.2

Retail

Restaurant

Restaurant

Pers. Serv.

Restaurant

Restaurant

Restaurant

Retail

Retail

Retail

Retail

Retail

100 SF

200 SF

100 SF

200 SF

100 SF

200 SF

100 SF

100 SF

200 SF

200 SF

200 SF

200 SF

25.0

90.0

35.0

16.8

30.0

7.5

10.0

25.6

20.0

24.8

20.0

200.3

Total Requirement (spaces) for 5500 Greenville: 1,158

L131	4,924	Blockbuster Video	Retail	200 SF	24.
	Total Requirement (spaces) for 5302 Greenville:				25
Parking Requirements for the entire shopping center					

Parking Analysis for Old Town Shopping Center

BDA 101-026 1-26

G117

H118

H119

H120

H121

J122

J123

J124

J125

J126

J127

J128

J129

J129A

K130

2,504

18,000

3,500

3,358

3,000

1,500

1,000

2,558

4,000

40,061

Texadelphia

World Market

Genghis Grill

Tom Barrett

Pluckers

Subway

4,000 Ritz Cameras

4,960 Recollections

Freebirds

CD Source

Borders Bookstore

Massage Envy

APPENDIX A.

Table A2. Parking Requirements for Old Town Shopping Center (Proposed Leasing Program)

Suite	GBA (SF)	Tenant	Use	Pkg Ratio 1 space per	Required Parking
A101	4,480	Another Broken Egg	Restaurant	100 SF	44.8
A102	4,613	Available	Restaurant	100 SF	46.1
A102	776	Outdoor Covered	Restaurant	100 SF	7.8
B102	7,915	FedEx Kinko's	Retail	200 SF	39.6
B103	2,072	Potbelly Sandwich	Restaurant	100 SF	20.7
B103	5,790	Old Town Endoscopy	Medical Office	200 SF	29.0
C104	4,539	Baker Bros Deli	Restaurant	100 SF	45.4
C105	1,425	Mai-Le Nails Salon	Pers. Service	200 SF	7.1
C106	1,832	European Wax	Pers. Service	200 SF	9.2
C108	24,107	PetsMart	Retail	200 SF	120.5
D109	24,051	Michael's	Retail	200 SF	120.3
E110	1,000	Great Clips	Pers. Service	200 SF	5.0
F111	1,000	Baskin-Robins	Restaurant	100 SF	10.0
F112	5,721	Fuddruckers	Restaurant	100 SF	57.2
F113	3,990	Westwood Financial	Office	333 SF	12.0
F114	2,000	Available	Office	333 SF	6.0
G115	2,510	Royal Thai	Restaurant	100 SF	25.1
G116	1,000	Mustang Barbers	Pers. Service	200 SF	5.0
G117	2,504	Texadelphia	Restaurant	100 SF	25.0
H118	18,000	World Market	Retail	200 SF	90.0
H119	3,500	Genghis Grill	Restaurant	100 SF	35.0
H120	3,358	Massage Envy	Pers. Service	200 SF	16.8
H121	3,000	Pluckers	Restaurant	100 SF	30.0
J122	1,500	Tom Barrett	Retail	200 SF	7.5
J123	1,000	Subway	Restaurant	100 SF	10.0
J124	2,558	Freebirds	Restaurant	100 SF	25.6
J125	4,000	Ritz Cameras	Retail	200 SF	20.0
J126	4,960	Recollections	Retail	200 SF	24.8
J127	4,000	CD Source	Retail	200 SF	20.0
J128	2,456	Panda Express	Restaurant	100 SF	24.6
J129	1,350	Freedom Cleaners	Pers. Service	200 SF	6.8
J129A	2,237	Hawaiian Nail Bar	Pers. Service	200 SF	11.2
K130	45,000	Health Club/Fitness Center	Pers. Service	200 SF	225.0

Total Requirement (spaces) for 5500 Greenville: 1,183

5302 Greenville Avenue*

L131	4,924	Blockbuster Video	Retail	200 SF	24.6
		Total Requirem	ent (spaces) for 5	302 Greenville:	25
<u> </u>	PARKI	NG REQUIREMENT FOR	THE ENTIRE SHO	PPING CENTER:	1,208

Parking Analysis for Old Town Shopping Center

APPENDIX B

Parking Study	torio della		garantas. Marantas					TO CHILD AND	Parties Co.	DeSt	iazo Gro	up, Inc.
Area Location:	Old Town	Shopping	Center			Date: <i>December 18, 2010</i>						
Location:	Lovers La	ne & Gree	nville Avei	rue		Day of Week: Saturday						
City/State:	Dallas, Te	exas							Collector(s):	DB, HH,	BB, DV	
Project Number:	10072.02								Conditions:	Normal		
	AN E	£\$.430	W. Sebo	Service de	Wester I	ccumulat	ion,Count	skok ka	Baille Rose	(3.42 a.m)	4.16.25	
Parking Lot	1 A	В	_ C	D	E	F	G	н	I	J	K	L
10:00 AM	3	29	20	31	56	44	46	1	_34	10	53	13
11:00 AM	4	64	28	59	111	57	69	2	54	23	60	19
12:00 PM	3	77	33	111	131	83	75	3	. 51	37	43	25
1:00 PM	5	92	37	86	132	52	76	6	54	68	44	19
2:00 PM	6	114	30	84	133	54	75	6	54	49	32	12
3:00 PM	5	108	35	83	132	55	77	6	53	42	25	6
4:00 PM	5	119	30	73	129	56	76	7	54	33	13	5
5:00 PM	8	102	35	78	126	55	72	6	51	21	8	4 .
6:00 PM	8	85	28	66	129	48	61	5	49	20	6	3
4:00 PM 5:00 PM 6:00 PM 7:00 PM	9	51	28	59	129	42	37	4	17	18	8	3
8:00 PM	11	43	20	52	123	38	19	4	15	13	3	2
9:00 PM	8	34	24	43	95	20	14	2	8	10	8	2
10:00 PM	8	35	18	23	76	15	6	1	6	6	2	2

APPENDIX B

Pär	king Study				7.75				77.75075		DeSI	azo Gro	ip Inc.	
	Area Location:	Old Town	Shopping	Center			Date: December 18, 2010							
1	Location:	Lovers La	ne & Gree	nville Aver	tue		Day of Week: Saturday							
	City/State:	Dallas, Te	xas							Collector(s):	DB, HH, I	BB, DV		
	Project Number:	10072.02								Conditions:	Normal		,	
			BERT.	Accur	nulation C	ounts				A Accur	nulation C	ounts 2		
	Parking Loe Location	M*	N	O*	P	Q*	R	S*	TOTAL	Т	U	v	TOTAL	
	10:00 AM	3	2	0	15	12	5	0	377	2	14	80	96	
	11:00 AM	3	5	1	28	13	6	0	606	2	20	1 Ó 3	125	
	12:00 PM	6	14	3	61	25	9	7	797	3	8	81	92	
	1:00 PM	5	26	9	114	49	20	16	910	2	19	116	137	
	2:00 PM	3	20	3	94	43	23	14	849	6	22	128	156	
	3:00 PM	2	27	3	108	30	16	9	822	12	24	108	144	
	4:00 PM	0	19	0	77	26	12	3	737	6	28	115	. 149	
Time	5:00 PM	0	4	0	75	19	10	7	681	5	15	95	115	
	6:00 PM	0	3	0	70	9	3	4	597	3	9	84	96	
	7:00 PM	0	2	0	59	10	2	8	486	2	10	59	71	
	8:00 PM	0	3_	0	56	15	4	8	429	2	4	56	62	
	9:00 PM	0	I	0	51	7	3	7	337	1	4	35	40	
	10:00 PM	0	1	0	40	11	4	5	259	1	3	34	38	

Page 3 of 6

APPENDIX B

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	Area Location:	Old Town	Shopping	Center			Date: January 19, 2011								
	Location:	Lovers La	ne & Gree	nville Aver	nue		Day of Week: Wednesday								
	City/State:	Dallas, Te	xas				Collector(s): DB, HH, BB, DV								
	Project Number:	10072.02								Conditions:	Normal				
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	11:00 AM	2	32	16	28	39	29	33	0	0	40	13	12		
	12:00 PM	3	40	23	74	116	41	38	0	6	56	51	18		
	1:00 PM	2	48	26	56	128	43	43	1	38	52	34	16		
	2:00 PM	3	39	27	36	96	53	49	1	46	54	26	21		
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	4:00 PM	2	49	33	44	66	39	42	2	43	20	10	10		
e :	5:00 PM	4	41	21	36	64	41	42	1	36	17	13	8		
Time	6:00 PM	7	45	28	50	124	44	30	1	36	14	13	7		
100	7:00 PM	9	44	23	64	132	53	24	1	32	11	15	4		
	8:00 PM	4	35	23	69	119	43	20	1	20	15	14	3		
	9:00 PM	4	16	17	44	103	27	14	1	12	12	6	1		
4	10:00 PM	5	11	13	31	93	8	2	1 .	7	14	4	1		

APPENDIX B

Page 4 of 6

Parking Study		ELOS.				vale to tel			1322	// DeSh	azo Gro	up, Inc.		
Area Location:	Old Town	Shopping	Center			Date: January 19, 2011								
Location:	Lovers La	ne & Gree	nville Avei	rue	_	Day of Week: Wednesday								
City/State:	Dallas, Te	xas			· -	Collector(s): DB, HH, BB, DV								
Project Number:	10072.02					Conditions: Normal								
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Parking Lot Location :		N	O*	P	Q*	R	S*	TOTAL	Т	U	v	TOTAL		
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11:00 AM	0	20	2	39	5	19	6	335	4	11	71	86		
12:00 PM	0	27	2	74	30	13	7	619	5	14	96	115		
1:00 PM	1	39	3	61	20	25	5	641	5	15	94	114		
2:00 PM	1	16	1	37	18	26	3	553	6	15	72	93		
3:00 PM	1	23	2	46	13	11	3	437	4	18	73	95		
4:00 PM	2	11	3	28.	19	10	4	437	2	19	66	87		
1 4 2 3 1 3	0	3	0	52	18	3	3	403	4	14	86	104		
5:00 PM 6:00 PM	0	2	0	52	28	1	, 6	488	1	12	95	108		
7:00 PM	0	3	0	61	45	19	20	560	2	8	63	73		
8:00 PM	0	3	0	58	39	12	20	498	2	7	59	68		
9:00 PM	0	1	1	67	31	15	20	392	1	6	45	52		
10:00 PM	0	1	0	63	23	14	20	311	1	6	31	38		

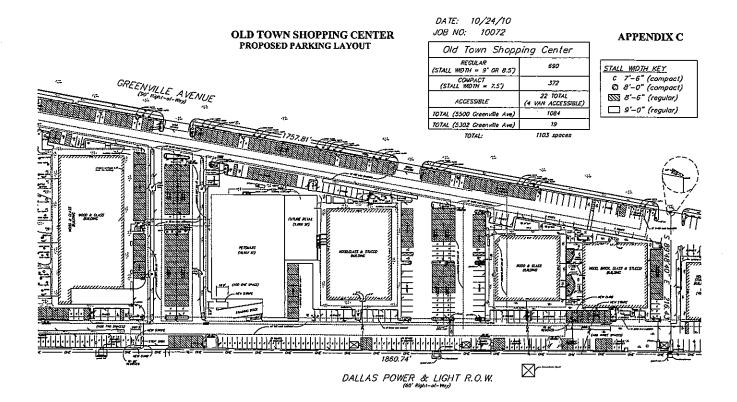
APPENDIX B

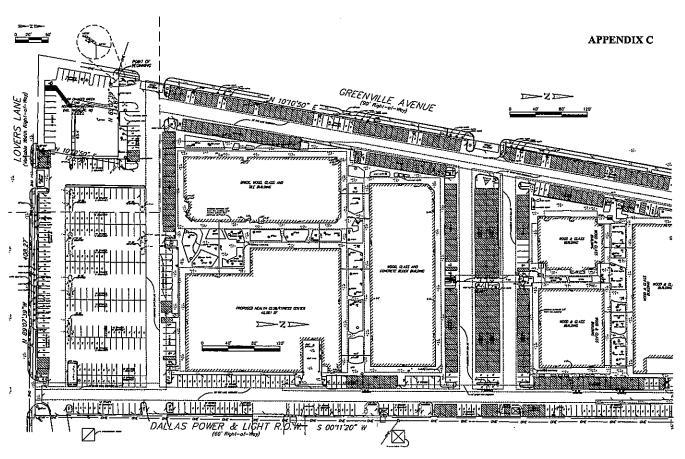
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	Location:	Lovers La	ne & Gree	nville Ave	nue		Day of Week: Saturday							
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	11:00 AM	0	31	19	26	55	39	60	1	43	42	39	21	
	12:00 PM	3	56	32	39	115	39	51	1	49	48	51	20	
	1:00 PM	5	74	41	77	120	56	59	2	48	51	41	15	
APPLY TO	2:00 PM	10	73	29	81	129	48	73	3	52	54	24	10	
	3:00 PM	8	88	32	65	126	55	71	2	55	35	16	7	
	4:00 PM	6	81	32	56	118	51	71	3	50	31	17	6	
	5:00 PM	6	76	24	62	108	47	68	2	45	23	8	2	
Time	6:00 PM	11	53	27	44	115	38	39	2	25	14	6	2	
	7:00 PM	10	43	26	44	131	39	22	2	13	14	6	1	
	8:00 PM	14	36	25	51	124	36	13	3	18	10	3	1	
	9:00 PM	15	32	20	38	113	21	13	2	15	5	4	1	
	10:00 PM	10	19	12	20	104	16	6	2	3	3	2	1	

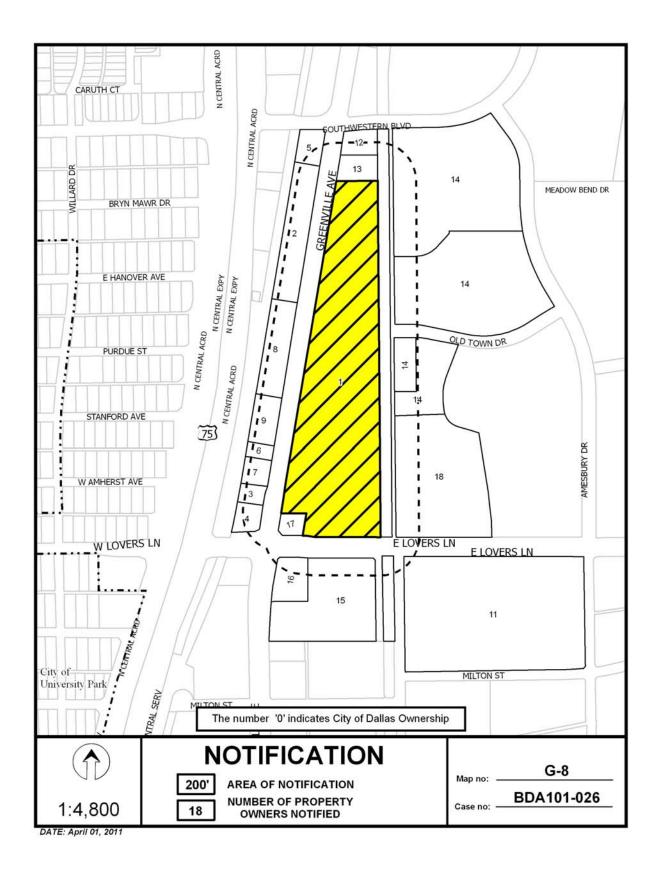
APPENDIX B

Page 6 of 6

Par	king Study							M-04-5-70			DeSh	azo Gro	ip, Inc.	
	Area Location:	Old Town	Shopping	Center			Date: January 22, 2011							
	Location:	Lovers La	ne & Gree	nville Aver	iue				D	ay of Week:	Saturday	_		
	City/State:	Dallas, Te	xas							Collector(s):	DB, HH, I	BB, DV		
	Project Number:	10072.02								Conditions:	Normal			
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	Parking Lot Location	M*	N	O*	P	Q*	R	S*	TOTAL	T	U	v	TOTAL	
	10:00 AM	2	15	0	3	21	10	4	310	4	26	27	57	
	11:00 AM	2	17	0	3	33	13	3	447	7	23	66	96	
	12:00 PM	7	20	0	4	32	16	5	588	6	21	88	.115	
	1:00 PM	4	11	5	36	54	25	9	733	8	20	104	132	
	2:00 PM	0	17	9	37	41	21	9	720	11	8	90	99	
	3:00 PM	0	9	10	37	19	16	6	657	5	17	108	130	
9:44 33.5	4:00 PM	0	6	7	23	20	19	4	601	3	9	110	122	
8.6	5:00 PM	0	10	11	20	12	6	6	536	2	2	86	90	
Time	6:00 PM	0	5	0	57	10	3	4	455	2	8	94	104	
	7:00 PM	0	1	0	67	11	2	6	438	2	6	77	85	
	8:00 PM	0	1	0	68	13	4	11	431	1	3	63	67	
	9:00 PM	0	1	0	59	9	5	7	360	1	4	52	57	
	10:00 PM	0	1	0	62	8	3	4	276	1	3	49	53	







Notification List of Property Owners

BDA101-026

18 Property Owners Notified

Label #	# Addres	ss	Owner
1	5500	GREENVILLE	OT TX GREENVILLE LP STE 200
2	5803	GREENVILLE	CARUTH W W JR
3	5315	GREENVILLE	TODORA TONY & CATHERINE CAMPISI
4			5315 GREENVILLE INWOOD CORP % TONY TODORA STE 109-233
5	5809	GREENVILLE	CENTRAL CONTROL
6	5409	GREENVILLE	GREENVILLE AVE INVESTMENT LLC
7	5323	GREENVILLE	TODORA CAMPISI PS % TONY TODORA #109-233
8	5601	GREENVILLE	GREENS VILLE ACQUISITION LTD
9	5417	GREENVILLE	GREENVILLE AVE RETAIL LP % DAVID E CLAASSEN
10	5700	LOVERS	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
11	5936	LOVERS	LOVERS TRADITION LP SUITE 101A
12	5858	GREENVILLE	SOUTHWESTERN CORNER DEV LP
13	5800	GREENVILLE	SOUTHWESTERN CORNER DEV
14	5904	OLD TOWN	PC VILLAGE APTS DALLAS LP 3300 LINCOLN PLAZA
15	5750	LOVERS	LINCOLN LAG LTD HEB - PROPERTY TAX DEPT
16	5200	GREENVILLE	HEDRICK L W TRUST HEB - PROPERTY TAX DEPT
17 18	5302 5809	GREENVILLE	OT TX GREENVILLE LP ETAL STE 200 LOVERS OT TEXAS GREENVILLE LP %WESTWOOD FINANCIAL CORP

FILE NUMBER: BDA 101-027

BUILDING OFFICIAL'S REPORT:

Application of Steve E. Stoner for a special exception to the off-street parking regulations at 5302 Greenville Avenue. This property is more fully described as Lot 1 in City Block 1/5409 and is zoned MU-3 which requires parking to be provided. The applicant proposes to construct and/or maintain a structure for a general merchandise or food store greater than 3,500 square feet use and provide 19 of the required 25 parking spaces which will require a special exception of 6 spaces.

LOCATION: 5302 Greenville Avenue

APPLICANT: Steve E. Stoner

REQUEST:

A special exception to the off-street parking regulations of 6 spaces (or a 24 percent reduction of the 25 off-street parking spaces that are required) is requested in conjunction with (according to the applicant) initiating a proposed leasing scenario and revised parking layout on this site developed with a general merchandise or food store use (Blockbuster Media), and on the site/property located immediately to the north and east of this site – Old Town Village. The applicant proposes to provide 19 (or 76 percent) of the required 25 off-street parking spaces.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

 The special exception shall automatically and immediately terminate if and when the general merchandise or food store less than 3,500 square feet use is changed or discontinued.

Rationale:

- The Sustainable Development Department Project Engineer has no objections to the reduction request of 24 percent based on the applicant's submitted parking study document.
- The applicant has substantiated how the parking demand generated by the existing/proposed general merchandise or food store greater than 3,500 square feet use does not warrant the number of off-street parking spaces

required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights. For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 50 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights.
- 2) In determining whether to grant a special exception, the board shall consider the following factors:
 - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (E) The availability of public transit and the likelihood of its use.
 - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
 - (A) establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) impose restrictions on access to or from the subject property; or
 - (C)impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of offstreet parking spaces required in an ordinance granting or amending a specific use permit.

- 6) The board shall not grant a special exception to reduce the number of offstreet parking spaces expressly required in the text or development plan of an ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:
 - (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
 - (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

GENERAL FACTS:

- The Dallas Development Code requires the following off-street parking requirements:
 - General merchandise or food store greater than 3,500 square feet: 1 space for 200 square feet of floor area.

The applicant proposes to provide 19 (or 76 percent) of the required 25 offstreet parking spaces in conjunction with the site being leased/maintained with the use mentioned above.

BACKGROUND INFORMATION:

Zoning:

Site: MU-3 (Mixed Use)
North: MU-3 (Mixed Use)

South: PD No. 610 (Planned Development)

East: MU-3 and MF-1(A) (Mixed Use and Multifamily)

West: MU-3 (Mixed Use)

Land Use:

The subject site is developed with a retail/ "general merchandise" use (Blockbuster Media). The areas to the north, south, and west are developed with retail uses; and the area to the east is developed with retail and multifamily uses.

Zoning/BDA History:

1. BDA978-116, Property at 5500 Greenville Avenue (the site immediately north and east of the subject site) On January 27, 1998, the Board of Adjustment Panel C granted a request for a special exception to the off-street parking regulations of 119 spaces (or 10 percent of the total 1,163 parking spaces required). The board imposed no conditions as part of this request. The case report stated that the request was made in conjunction with plans

to operate an increased square footage of restaurant space within the existing approximately 180,000 square foot shopping center (Old Town Village).

2. BDA101-026, Property at 5500 Greenville Avenue (the property to the north and east of the subject site)

On April 18, 2011, the Board of Adjustment Panel C will consider a request for a special to the off-street parking exception regulations of 99 parking spaces (or an 8 percent reduction of the 1,183 off-street parking that are required) requested in conjunction with initiating a new leasing program on a site developed with a mix of restaurant, retail, personal service, office and medical office uses (Old Town Village) - a leasing program that would replace an existing 40,061 square foot bookstore (general merchandise use) with a 45,000 square foot health club/fitness center/ "personal service" use that will include an approximately 3,000 square foot mezzanine. The applicant proposes to provide 1,084 (or 92 percent) of the required 1,183 off-street parking spaces. Note that the applicant for BDA101-026 is the same as the applicant for BDA101-027.

Timeline:

January 27, 2011: The applicant submitted an "Application/Appeal to the Board

of Adjustment" and related documents which have been

included as part of this case report.

February 9, 2011: The Board of Adjustment Secretary assigned this case to

Board of Adjustment Panel C.

February 9, 2011: The Board Administrator emailed the applicant the following information:

 an attachment that provided the public hearing date and panel that will consider the application; the February 28th deadline to submit additional evidence for staff to factor into their analysis; and the March 4th deadline to submit additional evidence to be incorporated into the Board's docket materials;

 the criteria/standard that the board will use in their decision to approve or deny the request; and

• the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

February 11, 2011: The applicant requested that staff postpone the scheduling of this application until Panel C's April hearing.

March 17, 2011: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 4th deadline to submit additional evidence for staff to factor into their analysis; and the April 8th deadline to submit additional evidence to be incorporated into the Board's docket materials:
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 5, 2011:

The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorney to the Board.

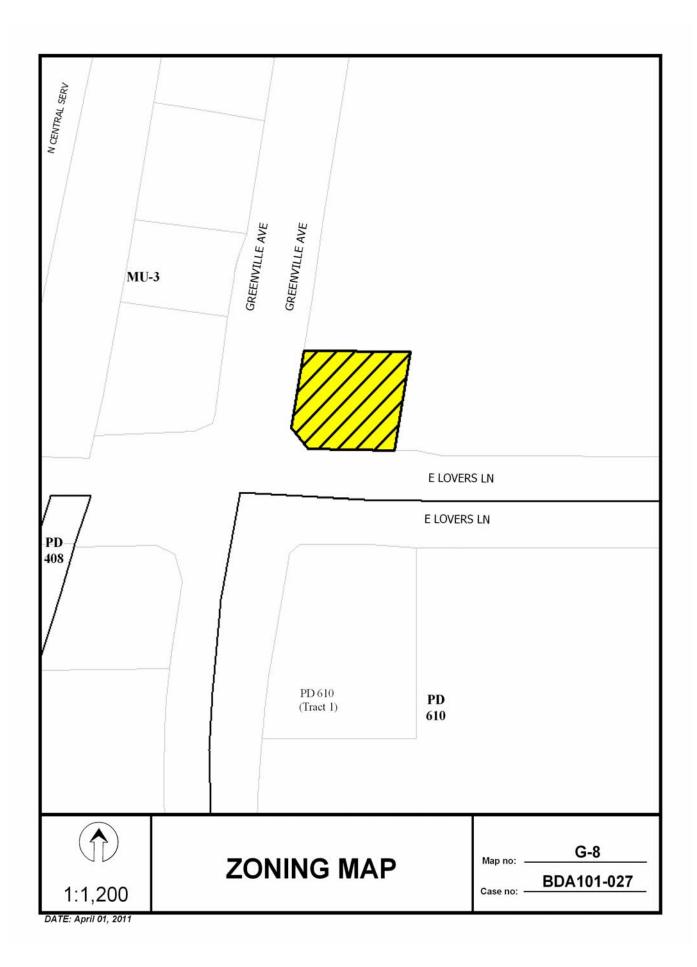
April 7, 2011:

The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked "Has no objections" with the following comments: "Reviewed parking study."

STAFF ANALYSIS:

- This request focuses on initiating a proposed leasing scenario and revised parking layout on this site developed with a general merchandise or food store use (Blockbuster Media), and on the site/property located immediately to the north and east of this site – Old Town Village where the applicant proposes to provide 19 (or 76 percent) of the required 25 off-street parking spaces.
- The Sustainable Development and Construction Department Project Engineer has submitted a review comment sheet marked "Has no objections" with the following comments: "Reviewed parking analysis."
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the existing/proposed use does not warrant the number of off-street parking spaces required, and

- The special exception of 6 spaces (or 24 percent reduction of the required off-street parking spaces) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, subject to the condition that the special exception of 6 spaces shall automatically and immediately terminate if and when the general merchandise or food store greater than 3,500 square feet use is changed or discontinued, the applicant would be allowed to maintain the site with this specific use and provide 19 of the 25 code required off-street parking spaces.







APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-027
Data Relative to Subject Property: Date: <u>January 27, 2011</u>
Location address: 5302 Greenville Avenue Zoning District: MU (3)
Lot No. 1 Block No. 1/5409 Acreage: 0.3 Acres Fee: \$1,520
Frontage (in Feet): 1) 145' 2) 125' 3) 4) 5)
To the Honorable Board of Adjustment:
Owner of Property/or Principal: OT TX GREENVILLE, L.P.
Applicant: Steve E. Stoner, P.E., PTOE Telephone: 214.748.6740
Mailing Address: 400 S. Houston, Suite 330 Zip Code: 75202
Represented By: DeShazo Group, Inc. Telephone: 214.748.6740
Mailing Address: 400 S. Houston, Suite 330 Zip Code: 75202
Affirm that a request has been made for a Variance, or Special Exception _X, of _6 spaces (or
Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason: A comprehensive parking analysis for this development indicates that a reduction in the Code-required parking spaces is appropriate based upon parking accumulation studies conducted on site, DeShazo's professional judgment and experience with similar parking analysis and national published data from the Institute of Transportation Engineers (ITE) Parking Generation 3rd Edition (2004).
Note to applicant: If the relief requested in this application is granted by the Board of Adjustment, said permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.
Respectfully submitted: Steve E. Stoner, P.E., PTOE Applicant's name printed Applicant's signature
Affidavit
Before me the undersigned on this day personally appeared STEVE E. STONER who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property. Affiant (Applicant's signature)
Subscribed and sworn to before me this 27th day of January, 2011 Linda & Kendreck
LINDA S. KENDRICK Notary Public in and for Dallas County, Texas (Rev. 08-20-09) My Commission Expires

· (Rev. 08-20-09) BDA 101-027

Building Official's Report

I hereby certify that Steven E. Stoner

did submit a request for a special exception to the parking regulations

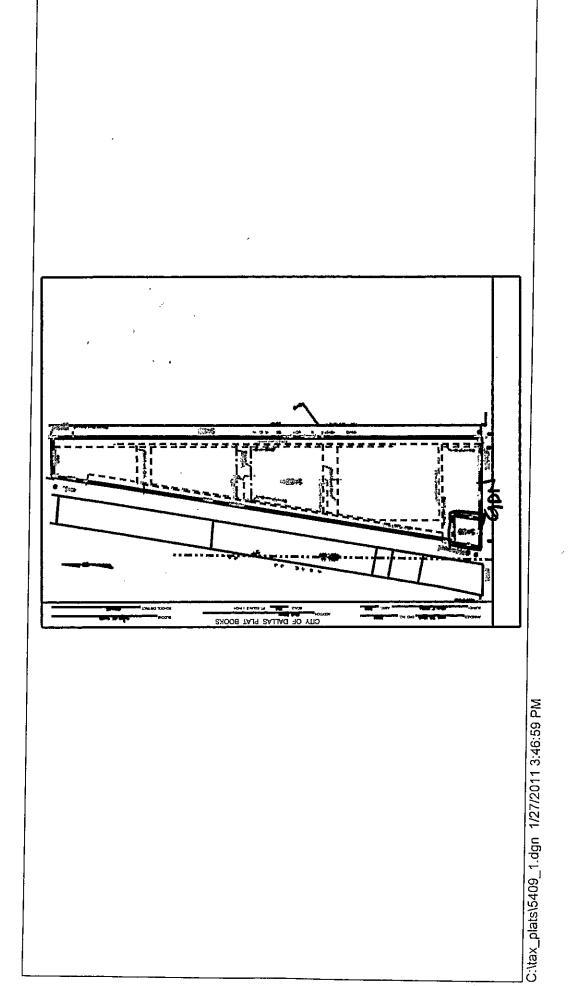
at 5302 Greenville Avenue

BDA101-027. Application of Steven E. Stoner for a special exception to the parking regulations at 5302 Greenville Avenue. This property is more fully described as Lot 1 in city block 1/5409 and is zoned MU-3, which requires parking to be provided. The applicar proposes to construct a nonresidential structure for retail uses and provide 19 of the required 25 parking spaces, which will require a 6 space special exception (24% reduction) to the parking regulation.

Sincerely,

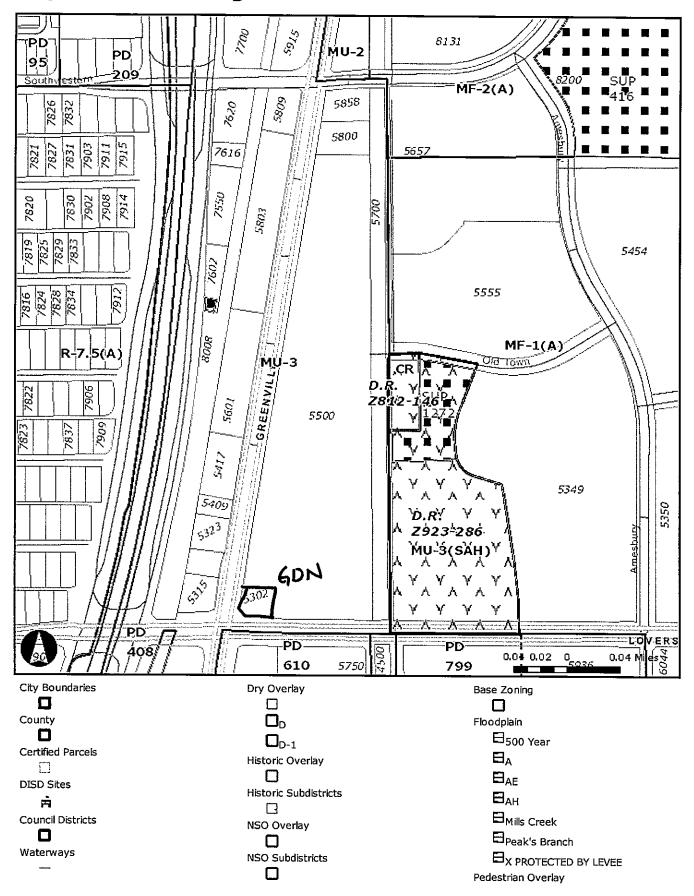
Batsheba antebi, Building Official

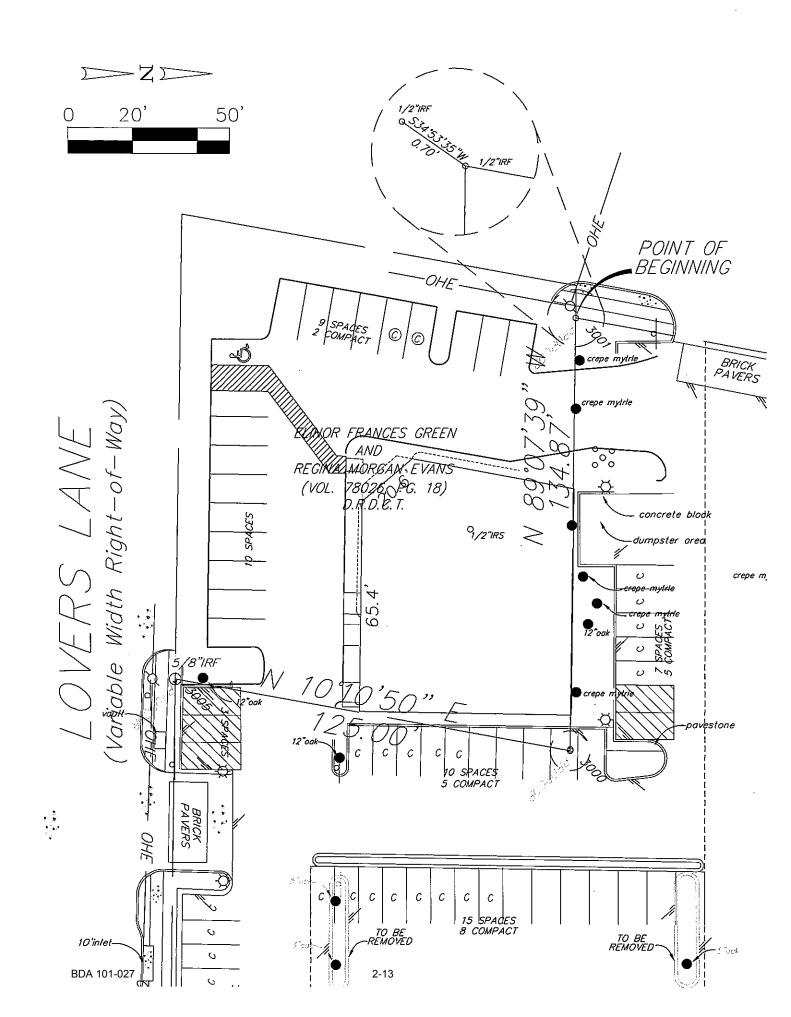
BDA 101-027



BDA 101-027

City of Dallas Zoning





PARKING DEMAND ANALYSIS FOR OLD TOWN SHOPPING CENTER IN DALLAS, TEXAS

Prepared for:

Westwood Financial

5500 Greenville Avenue, Suite 602 Dallas, Texas 75206

Prepared by:

DeShazo Group, Inc.

400 South Houston Street Suite 330 • Union Station Dallas, Texas 75202 Phone (214) 748-6740

February 24, 2011





DeShazo #10072.01 Texas Registered Firm – 3199

Parking Demand Analysis for

Old Town Shopping Center

Job No. 10072.01

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INTRODUCTION	
CODE PARKING REQUIREMENT	3
PARKING SUPPLY	4
PARKING SPECIAL EXCEPTION REQUEST	4
PARKING DEMAND	5
Existing Conditions	
Proposed Conditions	6
CONCLUSION	

APPENDIX A. Existing/Proposed Leasing Schedule and Code Parking Requirements

APPENDIX B. Parking Accumulation Counts

APPENDIX C. Site Plan/Off-Street Parking Layout







TECHNICAL MEMORANDUM

To:

Mr. Doug Howell, CPM — Westwood Financial Corporation

From:

DeShazo Group, Inc.

Date:

February 24, 2011

Re:

Parking Analysis for Old Town Shopping Center in Dallas, Texas

DeShazo Project No. 10072.01

INTRODUCTION

The services of **DeShazo Group, Inc.** (DeShazo) were retained to evaluate the parking needs for *Old Town Shopping Center*, a mixed use development located in the northeast corner of Greenville Avenue and Lovers Lane in Dallas, Texas. The shopping center is composed of two adjacent, independently platted tracts of land: 5500 Greenville Avenue (Block 1/5409 with 15.8 acres) and 5302 Greenville Avenue (Block 1/5409 Lot 1 with 0.3 acres). Both properties are currently zoned Mixed Use (MU-3). A zoning map depicting the study location is shown in **Figure 1**.

The shopping center currently includes a mix of restaurant, retail, personal service, office, and medical office uses. Previous to this study, DeShazo Group optimized the off-street parking layout at *Old Town Shopping Center* to satisfy the code parking requirements for the current leasing program. However, a new planned leasing program proposes to replace an existing 40,061 square feet bookstore (Retail use) tenant with a 45,000-SF health club/fitness center (Personal Service use).

NOTE: The proposed tenant's gross building area includes a mezzanine of approximately 3,000 SF.

The purpose of this study is as follows:

- To assess the parking needs based upon actual on-site parking demand, industry standards, and DeShazo's professional judgment and experience with similar projects.
- To identify the number of parking spaces needed to adequately serve the proposed leasing scenario.
- To outline the code parking requirements in accordance with the City of Dallas Development Code and the site's applicable zoning.
- To serve as basis to support a consideration of a Parking Special Exception to the off-street parking code requirements for each platted property.

Parking Analysis for Old Town Shopping Center Page 1

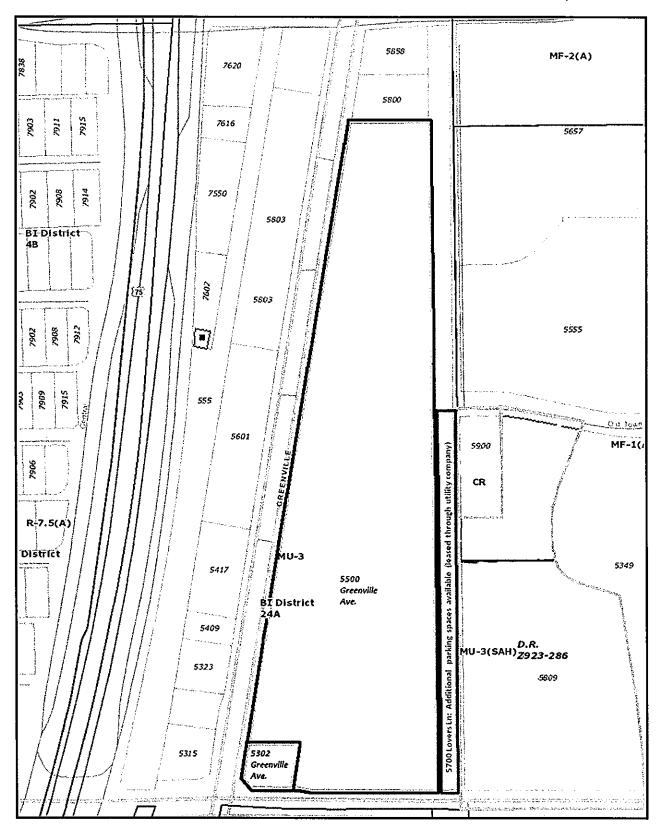


Figure 1. Zoning Map & Study Site Location Map

Parking Analysis for Old Town Shopping Center Page 2

CODE PARKING REQUIREMENT

Old Town Shopping Center is zoned Mixed Use (MU-3) and is subject to direct application of the parking requirements stipulated in the Dallas Development Code. As calculated in **Table 1** and **Table 2**, a combined total of 1,183 off-street spaces are required to serve the existing leasing conditions of the shopping center (including both properties). Also, the proposed leasing program, which replaces an existing 40,061-SF Retail use with a 45,000-SF Personal Service use, requires an additional 25 off-street parking spaces. A combined total of 1,208 off-street parking spaces are required for the proposed leasing program.

The parking requirements for *Old Town Shopping Center* are calculated as follows. **Appendix A** includes a detailed list of tenants and parking requirement calculations for both existing conditions and proposed leasing conditions.

Table 1. Parking Requirements for Old Town Shopping Center (5500 Greenville Avenue - Block 1/5409)

		Existing C	<u>onditions</u>	Proposed	Conditions	
Land Use	Parking Ratio 1 space per	Amount (square feet)	Required Parking	Amount (square feet)	Required Parking	Δ
Restaurant	100 SF	40,729	407.3	40,729	407.3	
Office	333 SF	5,990	18.0	5,990	18.0	
Medical Office	200 SF	5,790	29.0	5,790	29.0	
Personal Service	200 SF	12,202	61.0	57,202	286.0	+225
Retail	200 SF	128,594	643.0	88,533	442.7	-200
TOTALS:			1,158 spaces		1,183 spaces	+25

^{*}Amounts provided by Westwood Financial. NOTE: At the time of this study, two leasing areas (5,389 SF of restaurant and 2,000 SF of office space) were vacant. As calculated in Appendix A, the combined parking requirement for these areas is 60 off-street parking spaces.

Table 2. Parking Requirements for Old Town Shopping Center (5302 Greenville Avenue- Block 1/5409 Lot 1)

		Existing C	onditions	Proposed (<u>Conditions</u>		
Land Use	Parking Ratio 1 space per	Amount (square feet)	Required Parking	Amount (square feet)	Required Parking	Δ	
Retail	200 SF	4,924	24.6	4,924	24.6		
TOTALS:		·	25 spaces		25 spaces	+0	

Parking Analysis for Old Town Shopping Center Page 3

PARKING SUPPLY

In October 2010, DeShazo optimized the parking layout for *Old Town Shopping Center* with a total of 1,103 off-street spaces (including 19 spaces at 5302 Greenville Avenue). The shopping center is currently coordinating efforts to implement this parking layout. This proposed parking supply is illustrated in **Exhibit C**.

IMPORTANT NOTE: In addition to this off-street parking supply, at least 226 off-street parking spaces are located immediately adjacent to the study site, located on various parking lots within a property easement owned by Texas Utilities Electric Company. These parking areas are available for use by Old Town Shopping Center through private parking agreements renewed annually between property owners. Although spaces within a utility easement may not be used to satisfy City Code parking requirements for the shopping center as per City of Dallas policy, these parking areas do provide a modest surplus of usable spaces, particularly during peak parking demand periods. Throughout this report, any reference to actual parking demand does include any parked vehicles observed in these parking areas but none of these spaces were considered in the parking supply.

PARKING SPECIAL EXCEPTION REQUEST

Parking standards established by city codes provide a base requirement for new developments to operate efficiently with minimal external effects on neighboring properties. However, a parking supply designed directly from code parking requirements may not consider site specific characteristics that may affect actual parking needs.

Based upon the parking requirement resulting from the proposed leasing scenario and revised parking layout, a Parking Special Exception is requested for each platted property as follows.

Table 3. Parking Special Exception Requests.

	5302 Greenville Ave. (BDA 101-027)	5500 Greenville Ave. (BDA 101-026)	Total
Code Requirement:	25 spaces	1,183 spaces	1,208 spaces
Parking Supply:	19 spaces	1,084 spaces	1,103 spaces
Deficit/Request:	6 spaces (24%)	99 spaces (8%)	

The following section summarizes our technical support for these two Special Exception requests.

Parking Analysis for Old Town Shopping Center Page 4

PARKING DEMAND

Existing Conditions

Actual, observed parking demand is ultimately considered the best representation of site-specific characteristics at existing developments. For this purpose, DeShazo collected hourly parking accumulation counts at the subject site from 10:00 AM to 10:00 PM on Saturday, December 18, 2010 (weekend before Christmas); Wednesday, January 19, 2011 (typical weekday); and Saturday, January 22, 2011 (typical weekend).

These accumulation counts reflect the actual fluctuation in parking needs throughout various parking areas and also validate a peak-hour parking demand under existing leasing conditions. As shown on **Figure 2**, the peak parking demand occurred on Saturday, December 18, 2010 at 1:00 PM with 910 parked vehicles. Detailed hourly data accumulation counts are provided in **Appendix B**.

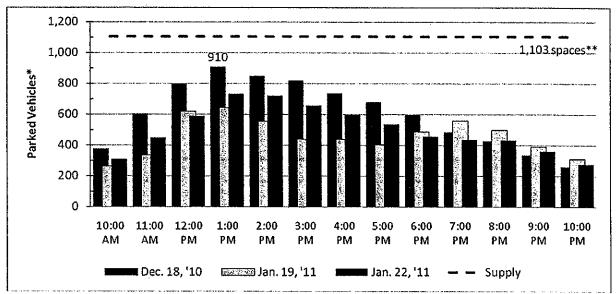


Figure 2. Existing Parking Demand at Old Town Shopping Center

As depicted in Figure 2, the parking demand for the shopping center is less than the proposed supply. The existing peak parking demand for the shopping center is also well below the existing, default parking code requirement as calculated in **Appendix A**.

The parking impact resulting from the proposed health club/fitness center tenant should include a detailed inspection of the parking availability in the immediate vicinity of the subject suite. Hourly parking counts indicate that the parking areas conveniently located in front of the Suite K130 (reference **Appendix A**) are currently only utilized up to 58% (or 181 parked vehicles on Saturday at 2:00 PM out of 311 spaces in parking areas labeled B, C, R, and S—reference **Appendix B**).

Parking Analysis for Old Town Shopping Center Page 5

^{*} Observed parking demand does include vehicles parked on spaces on adjacent utility easement.

^{**}Total parking supply does not include spaces on adjacent utility easement.

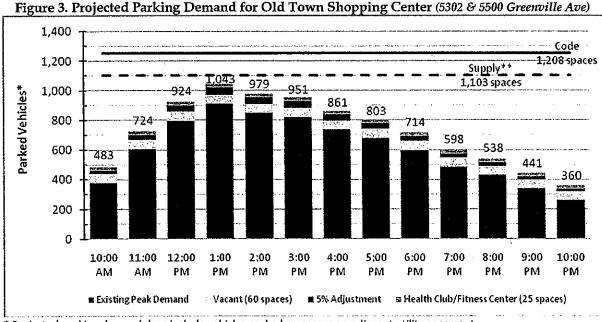
Proposed Conditions

In order to project an appropriate number of parking spaces to serve the proposed leasing program, the following adjustments to the existing parking accumulation data were applied:

- Add 60 spaces to account for the total of the parking requirements for both leasing areas currently vacant at the time of our on-site parking demand accumulation (see Appendix A).
- Incorporate a 5% adjustment to the overall parking generation—an efficiency factor that accounts for a completely saturated parking lot condition in which inbound patrons would encounter some difficulty searching for the last few available spaces.
- Add 25 spaces to account for the proposed tenant's net increase in code parking requirement (See Table 1: Code-calculated difference resulting from Proposed minus Existing conditions).

NOTE: Part of the increase in gross building area is attributed to a proposed mezzanine that is approximately 3,000 square feet in area. Also, a health club/fitness center generally generates a higher parking demand than the existing retail/bookstore. However, the overall peak parking demand of a health club/fitness center does not overlap with other typical peak hour parking demand generated by other uses at Old Town Shopping Center. Because of this time-of-day factor a health club/fitness center at this shopping center is expected to yield an even lower parking accumulation than calculated in this conservative and practical analysis.

Figure 3 provides a summary of the projected parking demand for the proposed leasing program at Old Town Shopping Center.



Based upon detailed inspection of existing conditions of parking demand on-site, and specifically in the vicinity of the proposed tenant, it is our determination that the proposed parking supply is sufficient to accommodate the anticipated parking demand generated by the proposed leasing program.

> Parking Analysis for Old Town Shopping Center Page 6

^{*} Projected parking demand does include vehicles parked on spaces on adjacent utility easement.

^{**}Total parking supply does not include spaces on adjacent utility easement.

CONCLUSION

This study evaluates the number of parking spaces needed to adequately serve *Old Town Shopping Center*. An actual on-site parking accumulation study was performed to analyze the parking demand for the existing conditions. An alternative scenario was also analyzed to quantify the parking impact resulting from the conversion of an existing 40,061-SF retail/bookstore tenant into a 45,000-SF health/fitness center. Results of the parking demand projections indicate that a planned parking supply of 1,103 spaces (after re-striping) exceeds the peak parking demand projection of 1,043 spaces for a proposed leasing program and provides a surplus of 60 (or 5% of the planned supply).

Furthermore, in addition to the on-site parking supply, at least of 226 additional parking spaces are available for exclusive use by the site on an adjacent utility easement, however, these spaces may not be counted toward the official legal parking supply used to satisfy code requirement.

In conclusion, a reduction of <u>99 off-street parking spaces</u>, approximately <u>8% of the Code requirement for 5500 Greenville Avenue</u> and <u>six (6) required off-street parking spaces</u> (<u>approximately 24%</u>) for <u>5302 Greenville Avenue</u> are warranted based upon the following considerations specified in the Dallas Development Code §51A-4.311(a)(2):

- (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - A parking reduction justification for both properties is a function of shared parking characteristics inherent to mixed-use developments and does not rely upon remote or packed parking. In fact, this analysis does not include a parking supply of 226 off-street parking spaces conveniently located adjacent to the shopping center. These spaces are available through private leasing contracts between property owners and provide a considerable buffer of parking spaces usable during peak parking demand periods.
- (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - The projected parking demand takes into consideration the needs of all uses on-site (existing and proposed) as well as the entire existing parking supply. The parking demand is mainly supported by actual parking demand observed on-site, DeShazo's professional judgment and experience on mixed-use developments, and national data published by the Institute of Transportation Engineers (ITE Parking Generation, 2004).
- (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - The parking reduction is based upon actual parking demands and is not based upon special zoning adjustments.
- (D) The current and probably future capacities of adjacent and nearby streets based upon the city's thoroughfare plan.
 - The surrounding thoroughfare system is built out to the ultimate plans. The site provides ample site access to the surrounding roadway network.

Parking Analysis for Old Town Shopping Center Page 7

(E) The availability of public transit and the likelihood of its use.

The site is directly served by three existing DART public transit bus routes (502, 583, and 768-The Mustang Express); In addition, DART Red Line's Lovers Lane train station is conveniently located less than 1,000 feet away. Transit at *Old Town Shopping Center* presents a convenient alternative mode of transportation mainly for employees.

(F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
DART public transit is already a parking mitigation measure as it presents a viable transportation alternative mainly for restaurant employees but also for SMU students (via the Mustang Express) as well as other patrons.

It is our opinion that the requested parking reduction will not create a traffic hazard nor restrict the parking operations during typical peak hours.

--END OF MEMO-

Parking Analysis for Old Town Shopping Center Page 8

PARKING DEMAND ANALYSIS FOR OLD TOWN SHOPPING CENTER IN DALLAS, TEXAS

APPENDIX A. Existing/Proposed Leasing Schedule and Code Parking Requirements

APPENDIX B. Parking Accumulation Counts

APPENDIX C. Site Plan/Off-Street Parking Layout

APPENDIX A.

Table A1. Parking Requirements for Old Town Shopping Center

(Existing Leasing Program)											
Suite	GBA (SF)	Tenant	Use	Pkg Ratio 1 space per	Req. Pkg						
A101	4,480	Another Broken Egg	Restaurant	100 SF	44.8						
A102	4,613	Available	Restaurant	100 SF	46.1						
A102	776	Outdoor Covered	Restaurant	100 SF	7.8						
B102	7,915	FedEx Kinko's	Retail	200 SF	39.6						
B103	2,072	Potbelly Sandwich	Restaurant	100 SF	20.7						
B103	5,790	Old Town Endoscopy	Medical Off	200 SF	29.0						
C104	4,539	Baker Bros Deli	Restaurant	100 SF	45.4						
C105	1,425	Mai-Le Nails Salon	Pers. Serv.	200 SF	7.1						
C106	1,832	European Wax	Pers. Serv.	200 SF	9.2						
C108	24,107	PetsMart	Retail	200 SF	120.5						
D109	24,051	Michael's	Retail	200 SF	120.3						
E110	1,000	Great Clips	Pers. Serv.	200 SF	5.0						
F111	1,000	Baskin-Robins	Restaurant	100 SF	10.0						
F112	5,721	Fuddruckers	Restaurant	100 SF	57.2						
F113	3,990	Westwood Financial	Office	333 SF	12.0						
F114	2,000	Available	Office	333 SF	6.0						
G115	2,510	Royal Thai	Restaurant	100 SF	25.1						
G116	1,000	Mustang Barbers	Pers. Serv.	200 SF	5.0						
G117	2,504	Texadelphia	Restaurant	100 SF	25.0						
H118	18,000	World Market	Retail	200 SF	90.0						
H119	3,500	Genghis Grill	Restaurant	100 SF	35.0						
H120	3,358	Massage Envy	Pers. Serv.	200 SF	16.8						
H121	3,000	Pluckers	Restaurant	100 SF	30.0						
J122	1,500	Tom Barrett	Retail	200 SF	7.5						
J123	1,000	Subway	Restaurant	100 SF	10.0						
J124	2,558	Freebirds	Restaurant	100 SF	25.6						
J125	4,000	Ritz Cameras	Retail	200 SF	20.0						
J126	4,960	Recollections	Retail	200 SF	24.8						
J127	4,000	CD Source	Retail	200 SF	20.0						
J128	2,456	Panda Express	Restaurant	100 SF	24.6						
J129	1,350	Freedom Cleaners	Pers. Serv.	200 SF	6.8						
J129A	2,237	Hawaiian Nail Bar	Pers. Serv.	200 SF	11.2						
K130	40,061	Borders Bookstore	Retail	200 SF	200.3						
	То	tal Requirement (spac	es) for 5500 G	reenville:	1,158						
5302 Gr	eenville Aven	ue*									
L131	4,924	Blockbuster Video	Retail	200 SF	24.6						
	To	tal Requirement (spac	es) for 5302 G	ireenville:	25						

Parking Requirements for the entire shopping center

Parking Analysis for Old Town Shopping Center

1,183

APPENDIX A.

Table A2. Parking Requirements for Old Town Shopping Center (Proposed Leasing Program)

Suite	GBA (SF)	Tenant	Use	Pkg Ratio 1 space per	Required Parking
A101		Another Proken Egg	Dostouront	100 SF	44.8
A101	4,480	Another Broken Egg Available	Restaurant	100 SF 100 SF	44.8 46.1
A102	4,613 776	Outdoor Covered	Restaurant		7.8
A102		FedEx Kinko's	Restaurant Retail	100 SF 200 SF	7.6 39.6
B102	7,915 2,072		Restaurant	200 SF 100 SF	39.6 20.7
B103 B103	2,072 5,790	Potbelly Sandwich	Medical Office	200 SF	20.7
C104	4,539	Old Town Endoscopy Baker Bros Deli	Restaurant	200 SF 100 SF	45.4
	4,559 1,425	Mai-Le Nails Salon	Pers. Service	200 SF	43.4 7.1
C105	•		Pers. Service		7.1 9.2
C106	1,832	European Wax PetsMart	Retail	200 SF 200 SF	120.5
C108	24,107		Retail		120.3
D109	24,051	Michael's	Pers. Service	200 SF 200 SF	5.0
E110	1,000	Great Clips			10.0
F111	1,000	Baskin-Robins	Restaurant	100 SF	
F112	5,721	Fuddruckers	Restaurant	100 SF	57.2
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H118	18,000	World Market	Retail	200 SF	90.0
H119	3,500	Genghis Grill	Restaurant	100 SF	35.0
H120	3,358	Massage Envy	Pers. Service	200 SF	16.8
H121	3,000	Pluckers	Restaurant	100 SF	30.0
J122	1,500	Tom Barrett	Retail	200 SF	7.5
J123	1,000	Subway	Restaurant	100 SF	10.0
J124	2,558	Freebirds	Restaurant	100 SF	25.6
J125	4,000	Ritz Cameras	Retail	200 SF	20.0
J126	4,960	Recollections	Retail	200 SF	24.8
J127	4,000	CD Source	Retail	200 SF	20.0
J128	2,456	Panda Express	Restaurant	100 SF	24.6
J129	1,350	Freedom Cleaners	Pers. Service	200 SF	6.8
J129A	2,237	Hawaiian Nail Bar	Pers. Service	200 SF	11.2
K130	45,000	Health Club/Fitness Center	Pers. Service	200 SF	225.0

Total Requirement (spaces) for 5500 Greenville: 1,183

5302 Greenville Avenue*

L131	4,924	Blockbuster Video	Retail	200 SF	24.6
		Total Requirem	ent (spaces) for 5	302 Greenville:	25
	PARKI	NG REQUIREMENT FOR	THE ENTIRE SHO	PPING CENTER:	1,208

Parking Analysis for Old Town Shopping Center

APPENDIX B

Parking Study		tion in		1.00	e de construir de la construir		version de la company de la co	SAME OF		. DeSl	iazo Gro	up, Inc.
Area Location:	Old Town	Shopping	Center						Date:	December	18, 2010	
Location:	Lovers La	ne & Gree	nville Ave	пие		•		D	ay of Week:	Saturday		
City/State:	Dallas, Te	exas				•			Collector(s):	<i>DB, HH,</i>	BB, DV	
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1:00 PM	5	92	37	86	132	52	76	6	54	68	44	19
2:00 PM	6	114	30	84	133	54	75	6	54	49	32	12
3:00 PM	5	108	35	83	132	55	77	6	53	42	25	6
4:00 PM	5	119	30	73	129	56	76	7	54	33	13	_ 5
5:00 PM	8	102	35	78	126	55	72	6	51	21	8	_ 4
5:00 PM 6:00 PM	8	85	28	66	129	48	61	5	49	20	6	3
7:00 PM	9	51	28	59	129	42	37	4	17	18	8	3
8:00 PM	11	43	20	52	123	38	19	4	15	13	3	2
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APPENDIX B

Page 2 of 6

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	City/State:	Dallas, Te	xas							Collector(s):	DB, HH,	BB, DV	
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	11:00 AM	3	5	1	28	13	6	0	606	2	20	103	125
	12:00 PM	6	14	3	61	25	9	7	797	3	8	81	92
	1:00 PM	5	26	9	114	49	20	16	910	2	19	116	137
	2:00 PM	3	20	3	94	43	23	14	849	6	22	128	156
	3:00 PM	2	27	3	108	30	16	9	822	12	24	108	144
	4:00 PM	0	19	0	77	26	12	3	737	6	28	115	149
25	5:00 PM	0	4	0	75	19	10	7	681	5	15	95	115
	6:00 PM	0	3	0	70	9	3	4	597	3	9	84	96
	7:00 PM	0	2	0	59	10	2	8	486	2	10	59	71
	8:00 PM	0	3	0	56	15	4	8	429	2	4	56	62
	9:00 PM	0	1	0	51	7	3	7	337	1	4	35	40
	10:00 PM	0	1	0	40	11	4	5	259	1	3	34	38

APPENDIX B

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	Area Location:	Old Town	Shopping	Center						Date:	January 1	9, 2011		
	Location:	Lovers La	ne & Gree	nville Aver	nue	· .			D	ay of Week:	Wednesda	y		
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	12:00 PM_	3	40	23	74	116	41	38	0	6	56	51	18	
Vega.	1:00 PM	2	48	26	56	128	43	43	1	38	52	34	16	
	2:00 PM	3	39	27	36	96	53	49	1	46	54	26	21	
	3:00 PM	2	38	29	27	72	29	41	2	37	34	13	14	
	4:00 PM	2	49	33	44	66	39	42	2	43	20	10	10	
	5:00 PM	4	41	21	36	64	41	42	1	36	17	13	8	
Time	6:00 PM	7	45	28	50	124	44	30	1	36	14	13	7	
	7:00 PM	9	44	23	64	132	53	24	1	32	11	15	4	
	8:00 PM	4	35	23	69	119	43	20	1	20	15	14	3	
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APPENDIX B

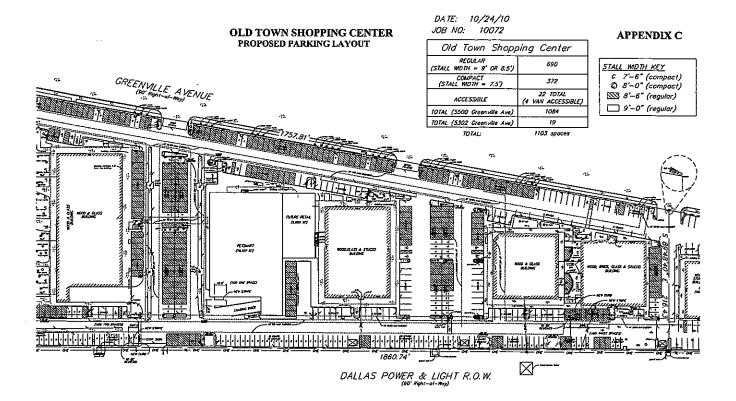
Area Location:	Old Town	Shopping	Center						Date:	Date: <i>January 19, 2011</i>				
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12:00 PM	0	27	2	74	30	13	7	619	5	14	96	11		
1:00 PM	1	39	3	61	20	25	5	641	5	15	94	1		
2:00 PM	1	16	1	37	18	26	3	553	6	15	72	9		
3:00 PM	1	23	2	46	13	11	3	437	4	18	73	9		
4:00 PM	2	11	3	28	19	10	4	437	2	19	66	8		
5:00 PM	0	3	0	52	18	3	3	403	4	14	86	10		
6:00 PM	0	2	0	52	28	1	6	488	1	12	95	10		
7:00 PM	0	3	0	61	45	19	20	560	2	8	63	7		
8:00 PM	0	3	0	58	39	12	20	498	2	7	59	6		
9:00 PM	0	1	1	67	31	15	20	392	1	6	45	5		
10:00 PM	0	1	0	63	23	14	20	311	1	6	31	3		

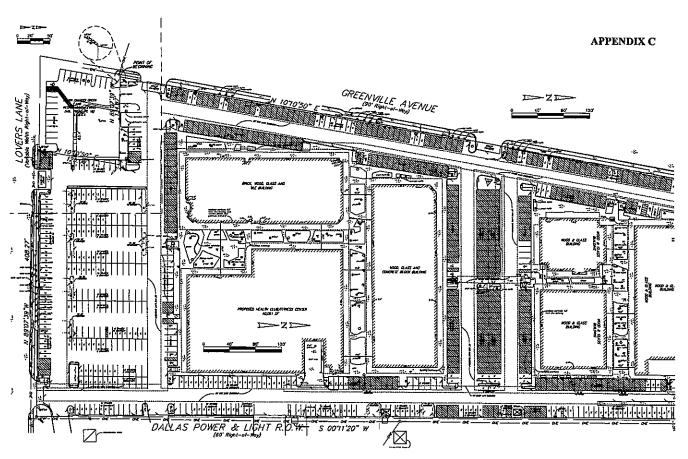
APPENDIX B Page 5 of 6

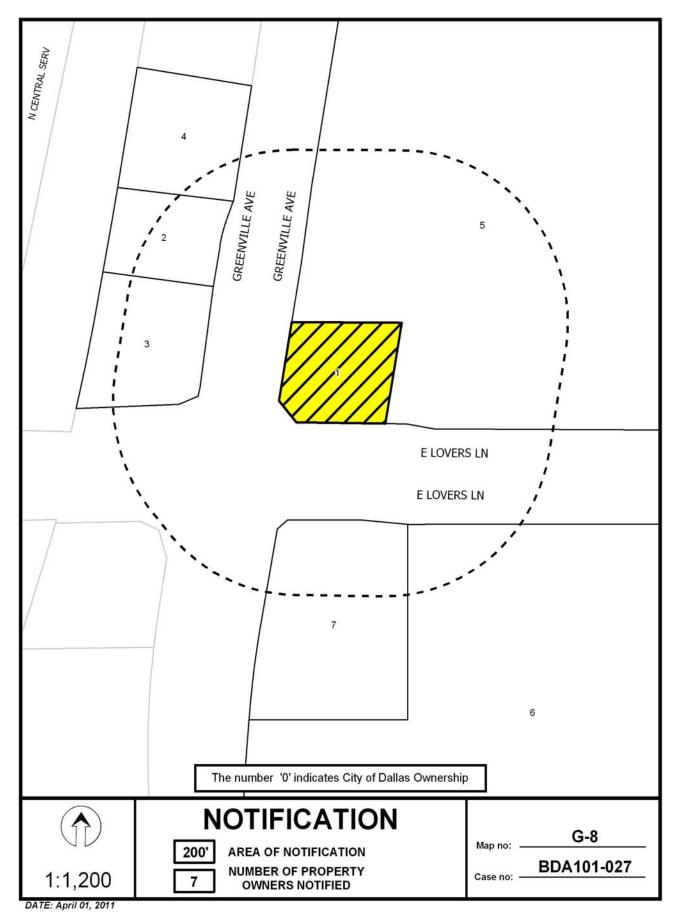
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	1:00 PM	5	74	41	77	120	56	59	2	48	51	41	15	
	2:00 PM	10_	73	29	81	129	48	73	3	52	54	24	10	
	3:00 PM	8	88	32	65	126	55	71	2	55	35	16	7	
	4:00 PM	6	81	32	56	118	51	71	3	50	31	17	6	
	5:00 PM	6	76	24	62	108	47	68	2	45	23	8	2	
Time	6:00 PM	11	53	27	44	115	38	39	2	25	14	6	2	
	7:00 PM	10	43	26	44	131	39	22	2	13	14	6	1.	
	8:00 PM	14	36	25	51	124	36	13	3	18	10	3	1	
	9:00 PM	15	32	20	38	113	21	13	2	15	5	4	1	
	10:00 PM	10	19	12	20	104	16	6	2	3	3	2	1	

APPENDIX B

Par	king Study		all Au	37.			新名款		alway.		, DeSh	azo Gro	ip, Inc.	
	Area Location:	Old Town	Shopping	Center						Date:	January 2	2, 2011		
	Location:	Lovers La	ne & Gree	nville Aver	iue				D	ay of Week:	Saturday			
	City/State:	Dallas, Te	xas				Collector(s): DB, HH, BB, DV							
	Project Number:	10072.02								Conditions:	Normal			
	7000		ero truck	- Accur	nulation C	õunts≱∈∧	建立。			Accur	núlation C	ounts 📣		
	Parking Lot Location	M*	N	O*	P	Q*	R	S*	TOTAL	T	U	v	TOTAL	
	10:00 AM	2	15	0	3	21	10	4	310	4	26	27	57	
	11:00 AM	2	17	. 0	3	33	13	3	447	7	23	66	96	
	12:00 PM	7	20	0	4	32	16	5	588	6	21	88	115	
	1:00 PM	4	11	5	36	54	25	9	733	- 8	20	104	132	
	2:00 PM	0	17	9	37	41	21	9	720	1	8	90	99	
	3:00 PM	0	9	10	37	19	16	6	657	5	17	108	130	
	4:00 PM	0	6	7	23	20	19	4	601	3	9	110	122	
2	5:00 PM	0	10	11	20	12	6	6	536	2	2	86	90	
djines.	6:00 PM	0	5	0	57	10	3	4	455	2	8	94	104	
	7:00 PM	0	1	0	67	11	2	6	438	2	6	77	85	
	8:00 PM	0	1	0	68	13	4	11	431	1	3	63	67	
	9:00 PM	0	1	0	59	9	5	7	360	1	4	52	57	
	10:00 PM	0	1	00	62	8	3	4	276	I	3	49	53	







Notification List of Property Owners

BDA101-027

Property Owners Notified

LINCOLN LAG LTD HEB - PROPERTY TAX

HEDRICK L W TRUST HEB - PROPERTY

7

LOVERS

GREENVILLE

6

7

5750

5200

			• •
Label #	Addres	SS	Owner
1	5302	GREENVILLE	OT TX GREENVILLE LP ETAL STE 200
2	5315	GREENVILLE	TODORA TONY & CATHERINE CAMPISI
3	5315	GREENVILLE	INWOOD CORP % TONY TODORA STE 109-
			233
4	5323	GREENVILLE	TODORA CAMPISI PS % TONY TODORA
			#109-233
5	5500	GREENVILLE	OT TX GREENVILLE LP STE 200

DEPT

TAX DEPT

BDA 101-027 2-32

FILE NUMBER: BDA 101-030

BUILDING OFFICIAL'S REPORT:

Application of Mark Danuser for special exceptions to the fence height and visual obstruction regulations at 11310 Crest Brook Drive. This property is more fully described as Lot 32 in City Block 11/6378 and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet and requires a 20-foot visibility triangle at driveway approaches. The applicant proposes to construct an 8-foot high fence which will require a 4-foot special exception to the fence height regulations, and to locate and maintain items in required visibility triangles which will require a special exception to the visual obstruction regulations.

LOCATION: 11310 Crest Brook Drive

APPLICANT: Mark Danuser

REQUESTS:

- The following appeals had been made in this application on a site that is currently being developed with a single family home:
 - a special exception to the fence height regulations of 4' is requested in conjunction with constructing and maintaining primarily a 6' high open iron fence and gate to be located in the one of the site's two 40' required front yards - Northaven Road. (An 8' high wood fence is proposed to be constructed and maintained on the east side of the site, perpendicular to Northaven Road in this front yard setback), and
 - special exceptions to the visual obstruction regulations are requested in conjunction with constructing and maintaining portions of the aforementioned 6' high open iron fence to be located in the 20' visibility triangles on either side (about 5' of length) of the driveway from Northaven Road.

STAFF RECOMMENDATION (fence height special exceptions):

No staff recommendation is made on this or any request for a special exception to the fence height regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION (visual obstruction special exceptions):

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends denial of these requests.
- The applicant has not substantiated how the location of the proposed 6' high open iron fence in the 20' visibility triangles on either side (about 5' of length) of the driveway from Northaven Road does not constitute a traffic hazard.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT REGULATIONS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the height requirement for fences when in the opinion of the board, the special exception will not adversely affect neighboring property.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

The Board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the Board, the item will not constitute a traffic hazard.

GENERAL FACTS (fence height special exception):

- The subject site a corner lot zoned R-16(A) with two street frontages of unequal distance. The site is located at the northeast corner of Crest Brook Drive and Northaven Road. Even though the Crest Brook Drive frontage of the subject site appears to function as its front yard and the Northaven Road frontage appears to function as its side yard, the subject site has two 40' front yard setbacks along both streets. The site has a 40' required front yard along Northaven Road (the shorter of the two frontages which is always deemed the front yard setback on a corner lot of unequal frontage distance in a single family zoning district), and a 40' required front yard setback along Crest Brook Drive (the longer of the two frontages of this corner lot of unequal frontage distance) which would typically be regarded as a side yard where a 9' high fence could be maintained by right). The site's Northaven Road frontage is deemed a front yard only because it is the longer of the site's street frontages. (If the Northaven Road frontage on this site were approximately 16' longer, the Northaven Road frontage would be a side yard where the owner of this site could maintain a 9' high fence by right without a need to apply to the board for a fence height special exception to maintain as requested in this application an 8' high fence).
- The Dallas Development Code states that a person shall not erect or maintain a fence in a required yard more than 9' above grade, and additionally states

that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.

The applicant had submitted a site plan and elevation indicating that the proposal in the required front yard setback reaches a maximum height of 8'. (No fence is proposed to be constructed/maintained in the subject site's 40' Crest Brook Drive required front yard).

- The following additional information was gleaned from the submitted site plan:
 - The proposal located in the Northaven Road front yard setback over 4' in height is approximately 114' in length parallel to the street and approximately 32' - 38' in length perpendicular to Northaven Road on the west and east sides (respectively) of the site in the required front yard.
 - The proposal is shown to be located about 2' 8' from the site's Northaven Road front property line or about 14' – 20' from the curb line.
- One single family home "fronts" to the proposed fence on the subject site a property with no fence in its front yard.
- The Board Administrator conducted a field visit of the site and surrounding area and noted one other fence above four (4) feet high which appeared to be located in a front yard setback: an 8' high wood fence immediately east of the site – a fence that appears to be a result of an approved fence height special exception from December of 2010- BDA 101-004.
- On March 31, 2011, the applicant submitted a perspective image/drawing of the proposal (see Attachment A).

GENERAL FACTS (visual obstruction special exceptions):

- The Dallas Development Code states the following with regard to visibility triangles: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at intersections and 20-foot visibility triangles at drive approaches); and
 - between 2.5 8 feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).

A site plan and elevation has been submitted that shows a portion of the proposed 6' high open iron fence to be located in the in the 20' visibility triangles on either side of the driveway from Northaven Road.

- On March 31, 2011, the applicant submitted a perspective image/drawing of the proposal (see Attachment A).
- On April 8, 2011, the applicant submitted two photographs described as showing "that the distance we are requesting to install our fence is consistent with the neighbor fencing and in fact gives the person exiting the drive or ally on to Northaven plenty of visibility in both directions" (see Attachment B).

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A) (Single family district 16,000 square feet)
North: R-16(A) (Single family district 16,000 square feet)
R-16(A) (Single family district 16,000 square feet)

East: R-1ac(A) (Single family district 1 acre)

West: R-16(A) (Single family district 16,000 square feet)

Land Use:

The subject site is being developed with a single family home. The areas to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

1. BDA 101-004, Property at 11303 W. Ricks Circle (the lot immediately east of subject site)

On December 13, 2010, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of 4' and imposed the submitted site plan and elevations as a condition to the The case report stated that the request. request was made in conjunction with constructing and maintaining primarily a 5' 4" high open iron fence and gates with 7' high masonry stone columns to be located in the one of the site's two 40' front yard setbacks on a site being developed with a single family home - Northaven Road. (The case report additionally stated that an 8' high wood fence was proposed to be constructed and maintained on the west side of the site. perpendicular to Northaven Road in this front yard setback).

Timeline:

January 18, 2011: The applicant submitted an "Application/Appeal to the Board

of Adjustment" and related documents which have been

included as part of this case report.

March 17, 2011: The Board of Adjustment Secretary randomly assigned this

case to Board of Adjustment Panel C.

March 17, 2011: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 4th deadline to submit additional evidence for staff to factor into their analysis; and the April 8th deadline to submit additional evidence to be incorporated into the Board's docket materials:
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 30, 2011: The applicant forwarded additional information beyond what

was submitted with the original application (see Attachment

A).

April 5, 2011: The Board of Adjustment staff review team meeting was held

regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the

Assistant City Attorney to the Board.

April 7, 2011: The Sustainable Development Department Project Engineer

submitted a review comment sheet marked "Recommends that this be denied" commenting "No comment on fence - recommend denial of reducing visibility requirements at driveway or alley." (Note the no item is represented on the submitted site plan as being located in the 20' visibility

triangle at the Northaven Road/alley intersection).

April 8, 2011: The applicant forwarded additional information beyond what

was submitted with the original application and beyond what was discussed at the April 5th staff review team meeting (see

Attachment B).

STAFF ANALYSIS (related to the fence height special exception):

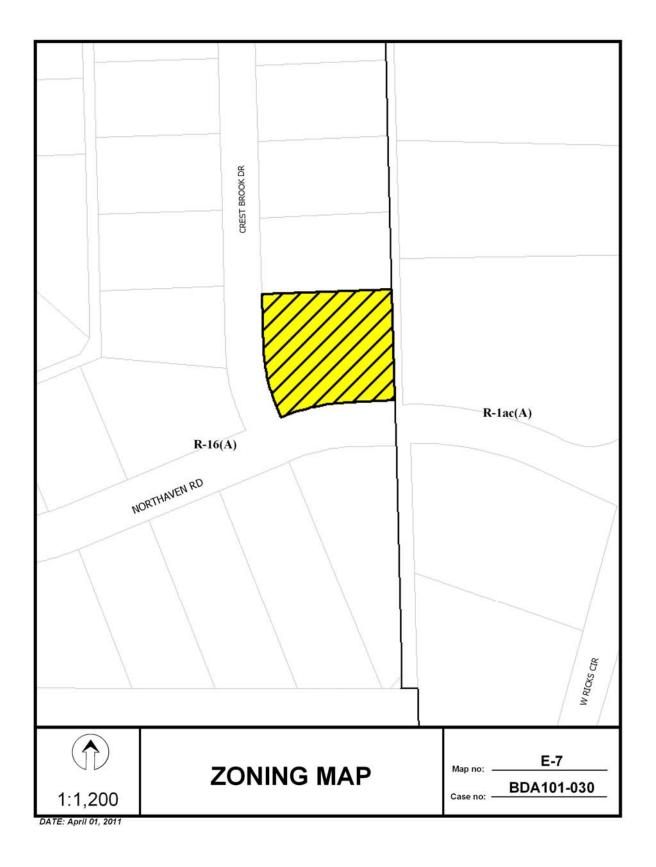
 This request focuses on constructing and maintaining primarily a 6' high open iron fence and gate to be located in the one of the site's two 40' required front yards - Northaven Road on a site being developed with a single family home. (An 8' high wood fence is proposed to be constructed and maintained on the east side of the site, perpendicular to Northaven Road in this front yard setback).

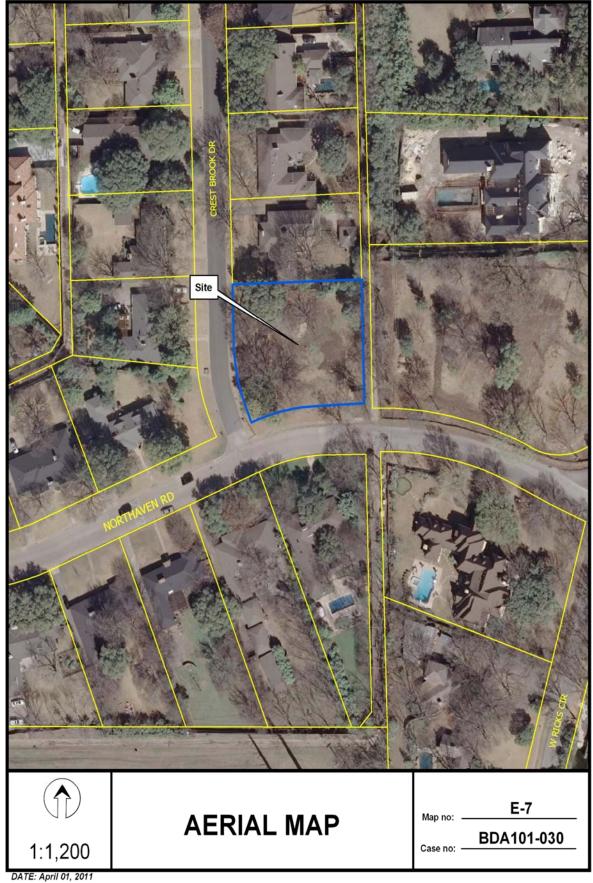
- The submitted site plan and elevation documents the location, height, and materials of the fence over 4' in height in the required front yard. The site plan shows the proposal to be approximately 114' in length parallel to the street and approximately 32' 38' in length perpendicular to Northaven Road on the west and east sides (respectively) of the site in the required front yard; and to be located about 2' 8' from the site's Northaven Road front property line or about 14' 20' from the curb line on the east and west sides of the site in the front yard setback.
- One single family home "fronts" to the proposed fence on the subject site a property with no fence in its front yard.
- The Board Administrator conducted a field visit of the site and surrounding area and noted one other fence above four (4) feet high which appeared to be located in a front yard setback: an 8' high wood fence immediately east of the site – a fence that appears to be a result of an approved fence height special exception from December of 2010- BDA 101-004.
- As of April 11, 2011, no letters had been submitted to staff in support or in opposition to the request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulations of 4' will not adversely affect neighboring property.
- Granting this special exception of 4' with a condition imposed that the
 applicant complies with the submitted site plan and elevation would provide
 assurance that the proposal exceeding 4' in height in the required front yard
 would be constructed and maintained in the location and of the heights and
 materials as shown on these documents.
- Note that if the board were to grant this request and impose the submitted site plan and elevation as a condition, but deny the request for the special exceptions to the visual obstruction regulations, notations would be made of such action on the submitted plans whereby the location of the items in the visibility triangles would not be "excepted."

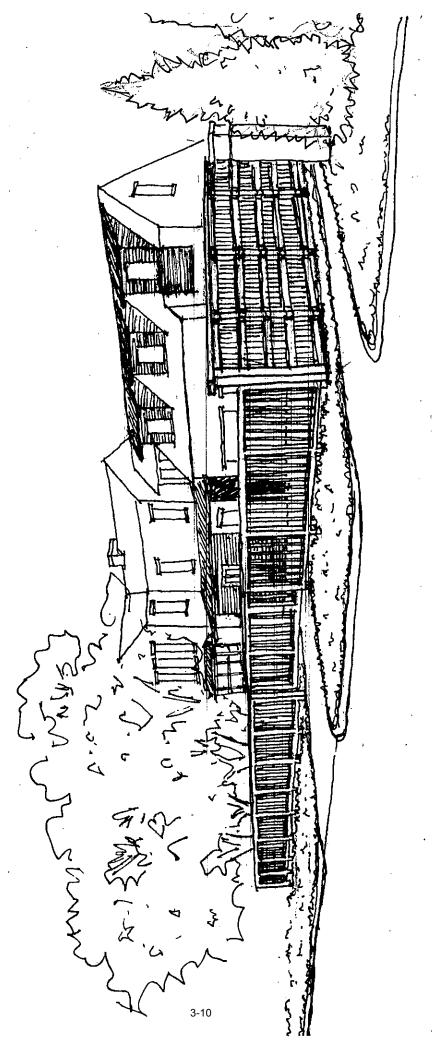
STAFF ANALYSIS (related to the visual obstruction special exceptions):

- These requests focus on constructing and maintaining portions of the aforementioned 6' high open iron fence to be located in the 20' visibility triangles on either side (about 5' of length) of the driveway from Northaven Road.
- The Sustainable Development and Construction Department Project Engineer recommends denial of these requests. (The applicant has responded to this conclusion by submitting photographs for the board's consideration – photos that he claims establish how his proposed fence in the visibility triangles gives ample visibility in both directions exiting the site onto Northaven- see Attachment B).
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to locate and maintain approximately 5' lengths of a proposed 6' open iron fence in the 20' visibility triangles on either side of the driveway into the site from Northaven Road will not constitute a traffic hazard.

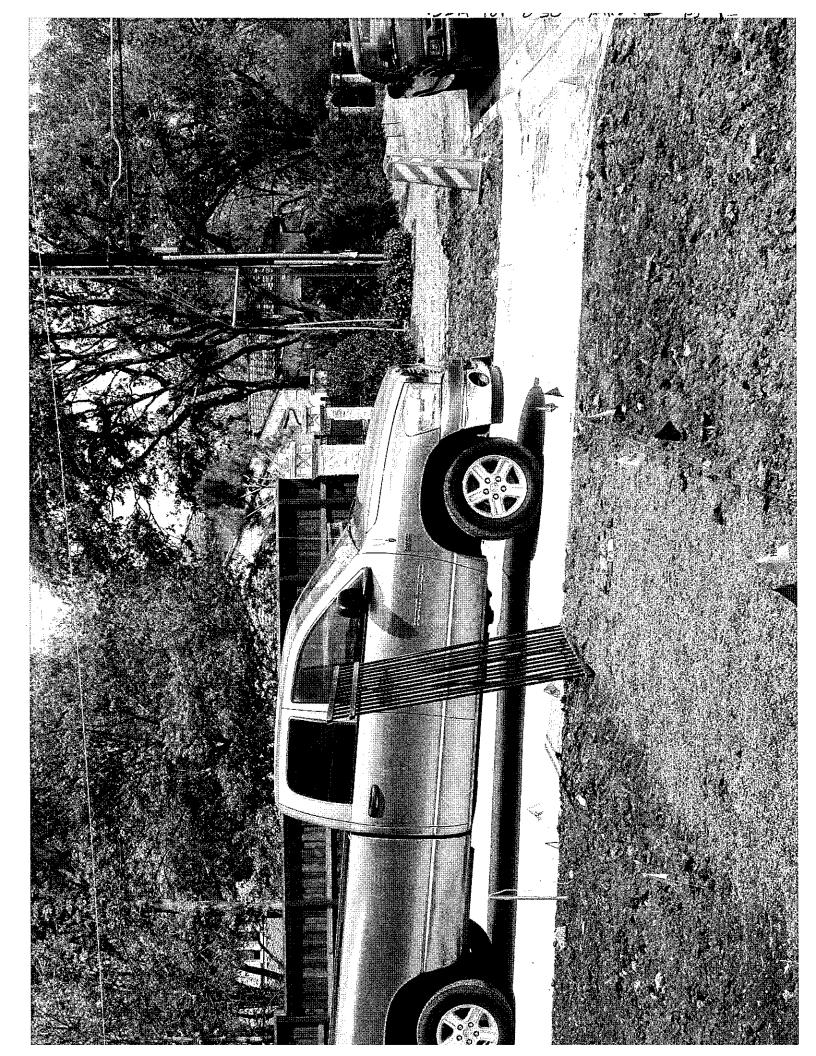
- If the Board chooses to grant these requests, subject to compliance with the submitted site plan and elevation, the items shown on this document (approximately 5' lengths of a 6' high open iron fence) would be "excepted" into the 20' visibility triangles on either side of the driveway into the site from Northaven Road.
- Note that if the board were to grant these requests and impose the submitted site plan and elevation as a condition, but deny the request for a special exception to the fence height regulations, notations would be made of such action on the submitted document whereby the height of the fence higher than 4' in the front yard setback would not be "excepted."

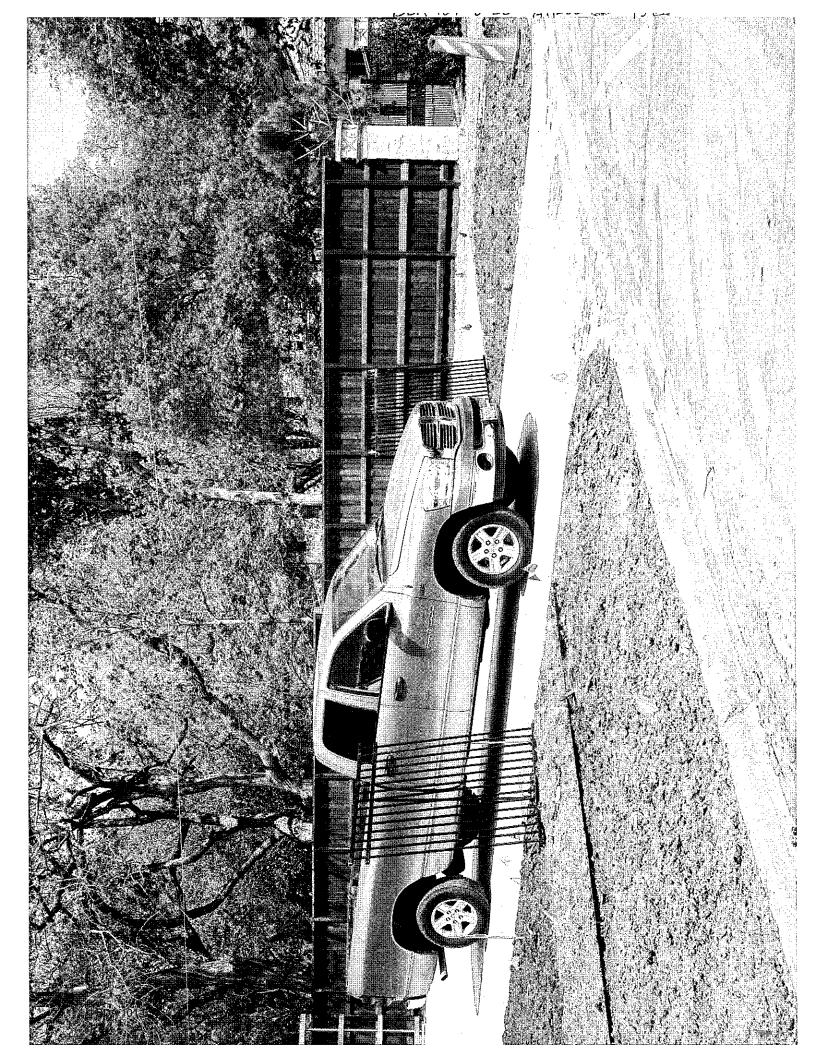






BDA 101-030 Attach A







APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

	Case No.: BDA <u>101-030</u>
Data Relative to Subject Property:	Date: 1/18/2011
Location address: 11310 CrestBrook, Dallas 75230	Zoning District: $R - 16(A)$
Lot No.: 32 Block No.: 11 6378 Acreage: 25053 500	Census Tract:
Street Frontage (in Feet): 1) 145 2) 170 3)	
To the Honorable Board of Adjustment :	
Owner of Property/or Principal: <u>James C</u> and Sug	san Floyd
Applicant: Mark Danuser	Telephone: 214.361.4877
Mailing Address: 5952 Royal (n#208, Dallas	Zip Code: 75230
Represented by: Mark Danuser	Telephone: <u>214, 235, 8558</u>
Mailing Address: 5952 Royal Un# 208, Dallas	Zip Code: <u>7523 o</u>
Affirm that a request has been made for a Variance, or Special Exception 4 feet to the feace height in a from and visibility obstruction triangles a The will not adversely effect the visibility Application is now made to the Honorable Board of Adjustment, in accord Dallas Development Code, to grant the described request for the following We would like to be able to feace So that our children can play would like an 8 alley feace bock Is unsighty. Note to Applicant: If the relief requested in this application is grante said permit must be applied for within 180 days of the date of the final Board specifically grants a longer period. Respectfully submitted: Mark Danuser Applicant's name printed	t drive way & alley. because the alley is unused ance with the provisions of the and the reason: in our side yard the from the safety. We the from iron. d by the Board of Adjustment.
Affidavit	
Subscribed and sworn to before me this 8 day of Januar	e and correct to his/her best representative of the subject pplicant's signature). 701 701 And for Dallas County, Texas

BDA 101-030

Building Official's Report

hereby certify that

Mark Danuser

did submit a request

for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations

at

11310 Crestbrook Drive

BDA101-030. Application of Mark Danuser for a special exception to the fence height regulations, and for a special exception to the visibility obstruction regulations at 11310 Crest Brook Drive. This property is more fully described as Lot 32 in city block 11/6378 and is zoned R-16(A), which limits the height of a fence in the front yard to 4 feet and requires a 20 foot visibility triangle at driveway approaches. The applicant proposes to construct an 8 foot high fence in a required front yard setback, which will require a 4 foot special exception to the fence regulation and to construct and maintain a fence structure is required visibility obstruction triangles, which will require a special exception to the visibility obstruction regulation.

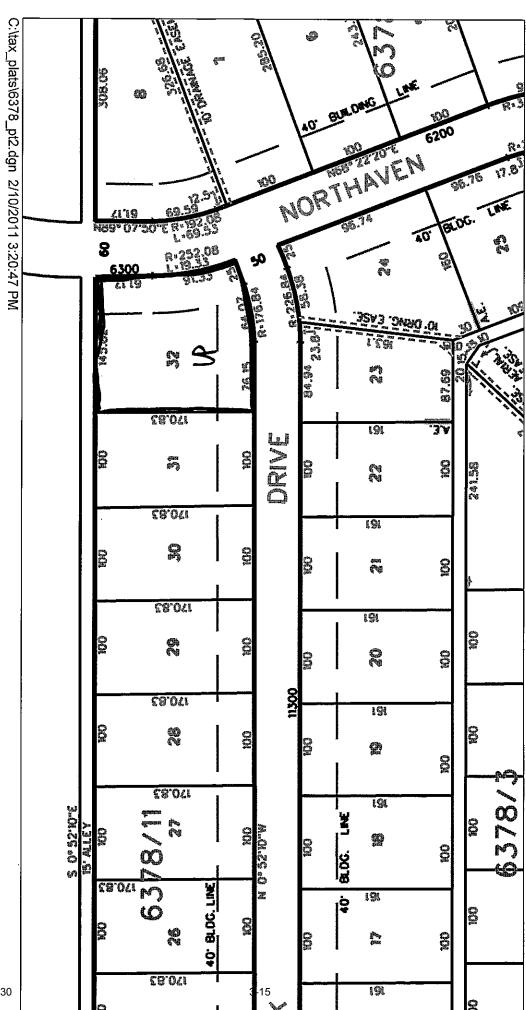
Sincerely,

Batsheba antebi, Building Official

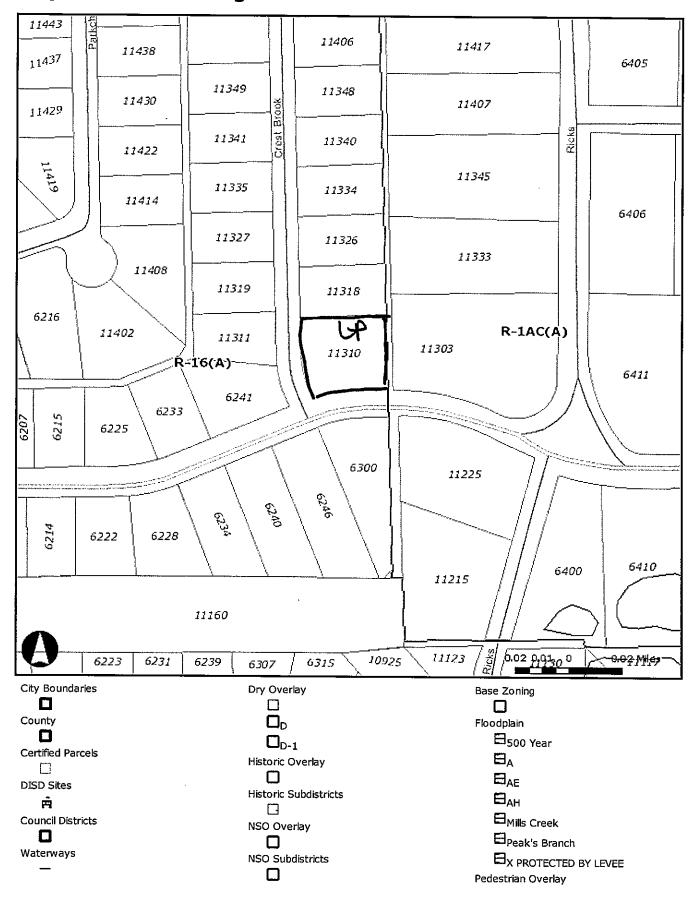
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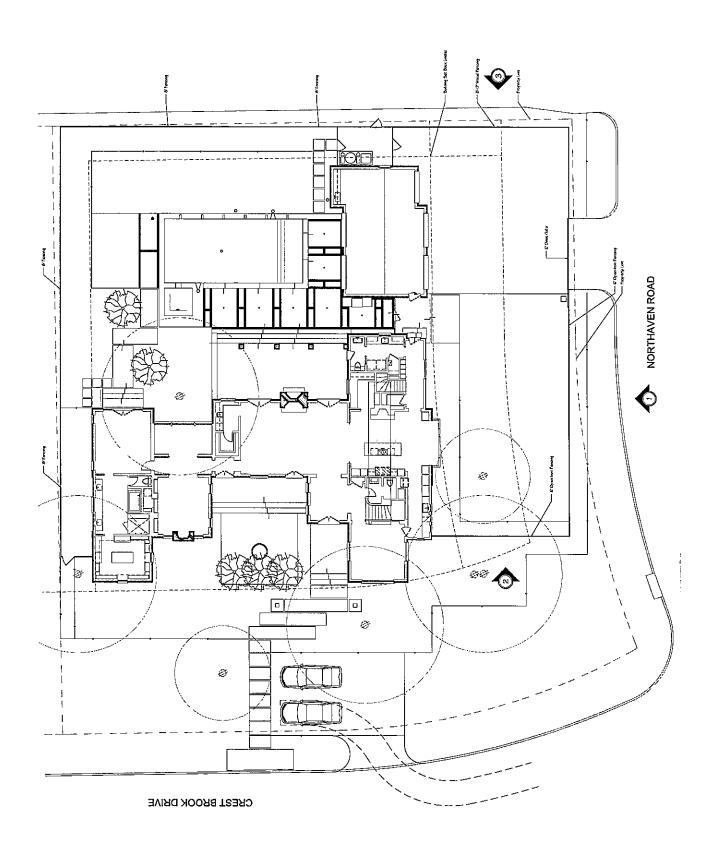
BDA 101-030



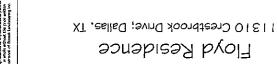
City of Dallas Zoning

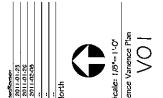


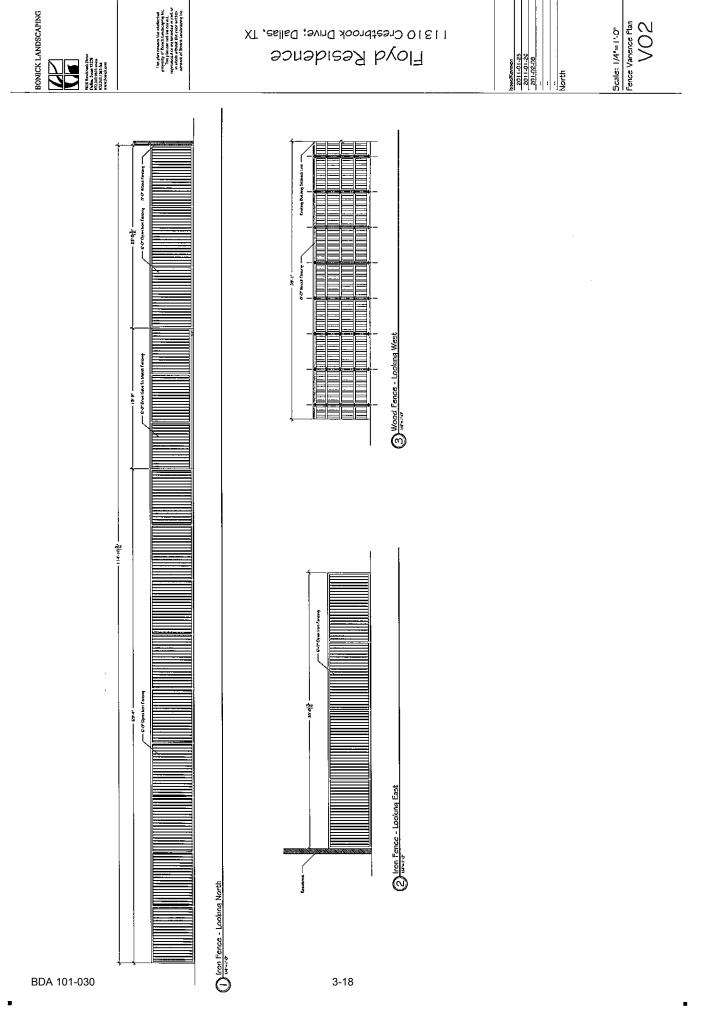
1 of 2

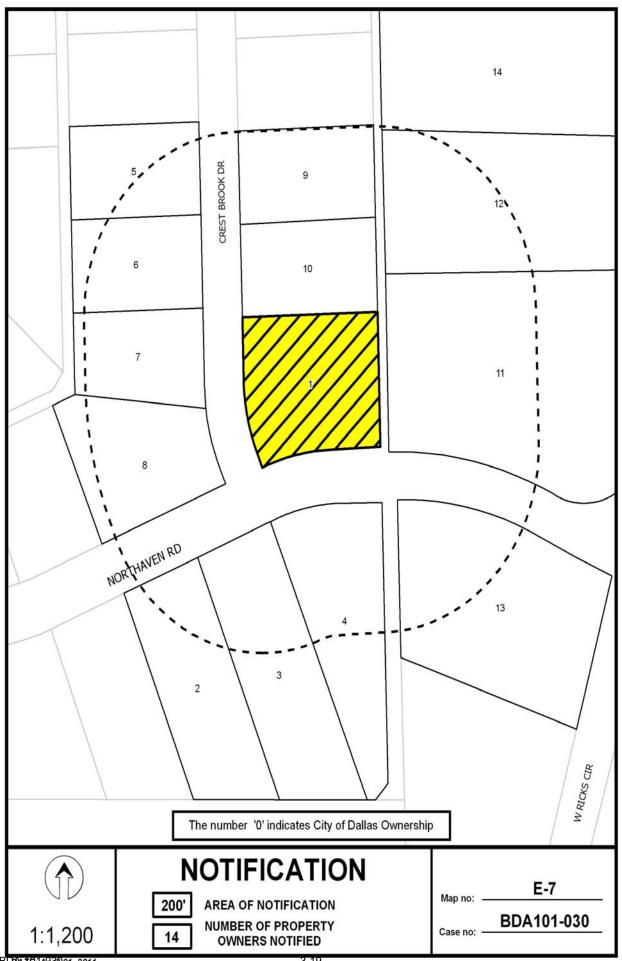












Notification List of Property Owners

BDA101-030

14 Property Owners Notified

Label # Address			Owner
1	11310	CREST BROOK	FLOYD JAMES C & SUSAN WEISER
2	6240	NORTHAVEN	BAILEY GARY JOE & SUZANNE G
3	6246	NORTHAVEN	BISHOP JOLETA
4	6300	NORTHAVEN	MARTIN MICHEL E & VENECIA MARTIN
5	11327	CREST BROOK	LANEY SEAN D
6	11319	CREST BROOK	VOGEL LAWRENCE
7	11311	CREST BROOK	HAIRSTON JAMES L
8	6241	NORTHAVEN	WILKINS WILL L
9	11326	CREST BROOK	JONES NEWTON & VIVIAN
10	11318	CREST BROOK	THOMAS KENNETH W & LISA V
11	11303	RICKS	MAGNUSON PAUL A & SANDRA S
12	11333	RICKS	NAIDU RAJIV J & KRISTIN A
13 14	11225 11345	RICKS RICKS	STETLER CHARLES D & LORI NYLUND JACK L ET AL

FILE NUMBER: BDA 090-105

BUILDING OFFICIAL'S REPORT:

Application of Evelyn J. L. Braswell to require compliance of a nonconforming use at 14831 Seagoville Road. This property is more fully described as Tracts 68 A and B in City Block 8823 and is zoned R-10(A) which limits the legal uses in a zoning district. The applicant proposes to request that the board establish a compliance date for a nonconforming manufactured home park use.

LOCATION: 14831 Seagoville Road

APPLICANT: Evelyn J. L. Braswell

REQUEST:

 A request is made for the Board of Adjustment to establish a compliance date for a nonconforming "manufactured home park" use on the subject site.

COMPLIANCE REGULATIONS FOR NONCONFORMING USES: SEC. 51A-4.704. NONCONFORMING USES AND STRUCTURES of the Dallas Development Code provides the following provisions:

- (a) <u>Compliance regulations for nonconforming uses</u>. It is the declared purpose of this subsection that nonconforming uses be eliminated and be required to comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.
 - (1) Amortization of nonconforming uses.
 - (A) Request to establish compliance date. The city council may request that the board of adjustment consider establishing a compliance date for a nonconforming use. In addition, any person who resides or owns real property in the city may request that the board consider establishing a compliance date for a nonconforming use. Upon receiving such a request, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.
 - (B) <u>Factors to be considered</u>. The board shall consider the following factors when determining whether continued operation of the nonconforming use will have an adverse effect on nearby properties:
 - (i) The character of the surrounding neighborhood.

- (ii) The degree of incompatibility of the use with the zoning district in which it is located.
- (iii) The manner in which the use is being conducted.
- (iv) The hours of operation of the use.
- (v) The extent to which continued operation of the use may threaten public health or safety.
- (vi) The environmental impacts of the use's operation, including but not limited to the impacts of noise, glare, dust, and odor.
- (vii) The extent to which public disturbances may be created or perpetuated by continued operation of the use.
- (viii) The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use.
- (ix) Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties.
- (C) <u>Finality of decision</u>. A decision by the board to grant a request to establish a compliance date is not a final decision and cannot be immediately appealed. A decision by the board to deny a request to establish a compliance date is final unless appealed to state court within 10 days in accordance with Chapter 211 of the Local Government Code.
- (D) Determination of amortization period.
 - (i) If the board determines that continued operation of the nonconforming use will have an adverse effect on nearby properties, it shall, in accordance with the law, provide a compliance date for the nonconforming use under a plan whereby the owner's actual investment in the use before the time that the use became nonconforming can be amortized within a definite time period.
 - (ii) The following factors must be considered by the board in determining a reasonable amortization period:
 - (aa) The owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became nonconforming.
 - (bb) Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.
 - (cc) Any return on investment since inception of the use, including net income and depreciation.
 - (dd) The anticipated annual recovery of investment, including net income and depreciation.
 - (E) <u>Compliance requirement</u>. If the board establishes a compliance date for a nonconforming use, the use must cease operations on that date and it may not operate thereafter unless it becomes a conforming use.
 - (F) For purposes of this paragraph, "owner" means the owner of the nonconforming use at the time of the board's determination of a compliance date for the nonconforming use.

GENERAL FACTS:

- City records indicate the "manufactured home park" use became nonconforming on April 1, 1978.
- The Dallas Development Code states that "nonconforming use" means "a use that
 does not conform to the use regulations of this chapter, but was lawfully established
 under the regulations in force at the beginning of operation and has been in regular
 use since that time."
- The subject site is zoned R-10(A) (Single family district 10,000 square feet) that does not permit a "manufactured home park, manufactured home subdivision, or campground" use.
- The Dallas Development Code establishes the following provisions for "manufactured home park, manufacture home subdivision, or campground" use in Section 51A-4.209 (b) (4):
 - "Manufactured home park, manufactured home subdivision, or campground"
 - (A) Definition:
 - (i) A manufactured home park is a unified development of transient stands arranged on a lot under single ownership.
 - (ii) A manufactured home subdivision is a plat designed specifically for manufactured home development
 - (iii) a campground is a lot used to accommodate recreation vehicles, tents, or manufactured homes on a rental basis for temporary camping purposes.
 - (B) Districts permitted: By right in the MH(A) district.
- The owner of the site could eliminate the nonconforming use status of the existing manufactured home park use by obtaining MH(A) (Manufactured Home district) zoning from City Council.
- The owner of the site could transition the use of the site from manufactured home park use to any use that is permitted by right in the site's existing R-10(A) (Single family district 10,000 square feet) zoning classification.
- The board determined at their December 13, 2010 hearing, that based on the evidence and testimony presented to them, that continued operation of the nonconforming "manufactured home park" use would have an adverse effect on nearby properties, and set a hearing date March 14, 2011 for the purpose of establishing a compliance date for this nonconforming use.
- All information submitted by the applicant ("Attachment A") related to whether
 continued operation of the nonconforming "manufactured home park" use would
 have an adverse effect on nearby properties has been retained in the case file and is
 available for review upon request.
- Photographs submitted by the owner of the nonconforming use (Rickey Gregory) at the December 13th public hearing have been retained in the case file and are available for review upon request.
- On February 10, 2011, a subpoena duces tecum and interrogatories was delivered to the owner of the nonconforming "manufactured home park" use of the site/property (Rickey Gregory).

- On February 28, 2011, the owner of the nonconforming use's newly designated representative forwarded a letter to the Board Administrator that stated among other things how the applicant was requesting an extension of 30 days to allow him to provide "complete answers to the Interrogatories and Requests for Admission and to obtain a proper amortization before March 14th." (See Attachment B).
- On March 1, 2011, the Assistant City Attorney assisting with this application forwarded a letter to the Board Administrator that stated among other things how the City does not oppose and joins the applicant's February 28th 30 day extension request, and how "the Board and all parties will be better served if a continuance is granted." (See Attachment C).
- The board conducted a public hearing on this application on March 14, 2011 where the board moved to delay final action on establishing a compliance date for the nonconforming use until April 18th per the requests of the applicant and the Assistant City Attorney assisting with this application.
- On March 25, 2011, the owner of the nonconforming use's representative forwarded a response to the City's subpoena duces tecum and interrogatories (see Attachment D). This document states among other things that "Mr. Gregory believes it will take at least twelve (12) years to recoup his investment in the Manufactured Home Park and would request as long as a period of time as possible in order to do so."
- On April 8, 2011, the Assistant City Attorney assisting with this application forwarded a document to the Board Administrator entitled "City of Dallas' Position Statement with Supporting Evidence and Authority" (see Attachment E). This document states among other things that "Mr. Gregory claims he needs twelve years to recover his investment and costs. However, his discovery responses establish that Mr. Gregory has fully recovered his investment and any compliance costs; and therefore, he is not entitled to any additional time to come into compliance with required zoning."

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A) (Single family district 10,000 square feet)
North: R-10(A) (Single family district 10,000 square feet)
South: R-7.5(A) (Single family district 7,500 square feet)
East: R-10(A) (Single family district 10,000 square feet)
West: R-10(A) (Single family district 10,000 square feet)

Land Use:

The site is currently developed with a "manufactured home park" use. The areas to the north, east, and west are developed with single family uses; and the area to the south appears to be undeveloped.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

Timeline:

Sept. 17, 2010: The applicant submitted an "Application/Appeal to the Board of

Adjustment" and related documents which have been included as

part of this case report.

October 21, 2010: The Board of Adjustment Secretary randomly assigned this case to

Board of Adjustment Panel C.

October 21, 2010: The Board Administrator wrote/sent the owner of the site/property (Rickey Gregory) a letter (with a copy to the applicant) that informed him that a Board of Adjustment case had been filed against his property. The letter included following enclosures:

- a copy of the Board of Adjustment application and related materials that had been submitted in conjunction with the application:
- a copy of the section of the Dallas Development Code that described the Board of Adjustment (Section 51A-3.102);
- a copy of the section of the Dallas Development Code that provides the definition of "nonconforming use" (Section 51A-2.102(90));
- a copy of the section of the Dallas Development Code that provides the purpose and main usea permitted set forth for "R-10(A)" districts (Section 51A-4.122 (e));
- a copy of the section of the Dallas Development Code that provides the definition and provisions set forth for "manufactured home park" use (Section 51A-4.209 (b)(4));
- a copy of the section of the Dallas Development Code that provides provisions for "nonconforming uses and structures" (Section 51A-4.704);
- a copy of the section of the Dallas Development Code that provides provisions regarding the Board of Adjustment hearing procedures (51A-4.703);
- a copy of the City of Dallas Board of Adjustment Working Rules of Procedure; and
- A copy of the hearing procedures for board of adjustment amortization of a nonconforming use.

The letter also informed the owner of the property the date, time, and location of the briefing/public hearing, and provided a deadline of December 3rd to submit any information that would be incorporated into the board's docket.

November 30, 2010: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for December public hearing. Review team members in attendance included: the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable

Development and Construction Department Project Engineer, the City of Dallas Chief Arborist, and the Assistant City Attorney to the Board.

No review comment sheets with comments were submitted in conjunction with this application.

December 2, 2010: The applicant submitted additional information to the Board Administrator beyond what was submitted with the original application (see Attachment A).

December 13, 2010: The Board of Adjustment conducted a public hearing on this application and determined that based on the evidence and testimony presented to them, that continued operation of the nonconforming "manufactured home park" use would have an adverse effect on nearby properties, and set a hearing date March 14, 2011 for the purpose of establishing a compliance date for this nonconforming use.

February 10, 2011: A subpoena duces tecum and interrogatories was delivered to the owner of the nonconforming "manufactured home park" use of the site/property (Rickey Gregory).

February 28, 2011: The owner of the nonconforming use's newly designated representative submitted additional information to the Board Administrator (see Attachment B).

March 1, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for March public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, the City of Dallas Chief Arborist, and the Assistant City Attorney to the Board.

March 1, 2011: The Assistant City Attorney assisting with this application submitted additional information to the Board Administrator (see Attachment C).

March 14, 2011: The Board of Adjustment conducted a public hearing on this application where the board moved to delay final action on establishing a compliance date for the nonconforming use until April 18th per the requests of the applicant and the Assistant City Attorney assisting with this application.

March 25, 2011: The owner of the nonconforming use's representative submitted additional information to the Board Administrator (see Attachment D).

April 5, 2011: The Board of Adjustment staff review team meeting was held

regarding this request and the others scheduled for April public hearings. Review team members in attendance included: the Sustainable Development and Construction Department Assistant Director, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and

the Assistant City Attorney to the Board.

April 8, 2011: The Assistant City Attorney assisting with this application submitted

additional information to the Board Administrator (see Attachment

E).

STAFF ANALYSIS:

• The "manufactured home park" use on the subject site is a nonconforming use. According to city records, the use became nonconforming on April 1, 1978.

- The Dallas Development Code states that it is the declared purpose of this subsection (Sec. 51A-4.704. Nonconforming Uses and Structures) that nonconforming uses be eliminated and be required to comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.
- The owner of the site could eliminate the nonconforming use status of the existing manufactured home park use by obtaining MH(A) (Manufactured Home district) zoning from City Council.
- The owner of the site could transition the use of the site from manufactured home park use to any use that is permitted by right in the site's existing R-10(A) (Single family district 10,000 square feet) zoning classification. Uses permitted by right in this zoning district.
- The board determined at their December 13, 2010 hearing, that based on the
 evidence and testimony presented to them, that continued operation of the
 nonconforming "manufactured home park" use would have an adverse effect on
 nearby properties, and set a hearing date March 14, 2011 for the purpose of
 establishing a compliance date for this nonconforming use.
- The purpose of the Board of Adjustment's April 18, 2011 public hearing is to establish a compliance date for the nonconforming use under a plan whereby the owner's actual investment in the use before the time that the use became nonconforming can be amortized within a definite time period. (The Dallas Development Code states that for purposes of this paragraph, "owner" means the owner of the nonconforming use at the time of the board's determination of a compliance date for the nonconforming use).
- The Dallas Development Code states that following factors must be considered by the board in determining a reasonable amortization period:
 - The owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became nonconforming.

- Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.
- Any return on investment since inception of the use, including net income and depreciation.
- The anticipated annual recovery of investment, including net income and depreciation.
- The Dallas Development Code additionally states that if the board establishes a compliance date for a nonconforming use, the use must cease operations on that date and it may not operate thereafter unless it becomes a conforming use.
- On March 25, 2011, the owner of the nonconforming use's representative forwarded a response to the City's subpoena duces tecum and interrogatories (see Attachment D). The document states among other things that "Mr. Gregory believes it will take at least twelve (12) years to recoup his investment in the Manufactured Home Park and would request as long as a period of time as possible in order to do so."
- On April 8, 2011, the Assistant City Attorney assisting with this application forwarded a document to the Board Administrator entitled "City of Dallas' Position Statement with Supporting Evidence and Authority" (see Attachment E). This document states among other things that "Mr. Gregory claims he needs twelve years to recover his investment and costs. However, his discovery responses establish that Mr. Gregory has fully recovered his investment and any compliance costs; and therefore, he is not entitled to any additional time to come into compliance with required zoning."

BOARD OF ADJUSTMENT ACTION: DECEMBER 13, 2010

APPEARING IN FAVOR: Evelyn Braswell, 14825 Seagoville Rd., Dallas, TX

Rick Gregory, 14831 Seagoville Rd., Dallas, TX APPEARING IN OPPOSITION:

Donald Downey, 14831 Seagoville Rd., Dallas, TX

MOTION #1: Moore

I move that the Board of Adjustment in Appeal No. **BDA 090-105**, suspend the rules and accept the evidence that is being presented to us today.

SECONDED: Maten

AYES: 5-Boyd, Moore, Maten, Coulter, Richard

NAYS: 0-

MOTION PASSED: 5-0 (unanimously)

MOTION #2: Richard

I move that the Board of Adjustment in Appeal No. BDA 090-105, based on the evidence presented at the public hearing find that continued operation of this nonconforming use will have an adverse effect on nearby properties, based on the following factors:

- The character of the surrounding neighborhood with the traffic in and out and non maintenance of high grass and appliances on the property.
- The degree of incompatibility of the use with the zoning district in which it is located is not properly zoned even though it's grandfathered.
- The manner in which the use is being conducted as a business.
- The hours of operation of the use being all hours and not normal business hours.
- The extent to which continued operation of the use may threaten public health or safety.
- The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use in that access to the property is a serious contention to the two parties.
- And set a hearing date of **March 14, 2011** for the purpose of establishing a compliance date for this nonconforming use.

SECONDED: **Moore**

AYES: 5-Boyd, Moore, Maten, Coulter, Richard

<u>NAYS</u>: 0 –

MOTION PASSED: 5-0 (unanimously)

BOARD OF ADJUSTMENT ACTION: MARCH 14, 2011

<u>APPEARING IN FAVOR:</u> Evelyn Braswell, 14825 Seagoville Rd., Dallas, TX

APPEARING IN OPPOSITION: Carol Warren, P.O. Box 360306, Dallas, TX

APPEARING FOR THE CITY: Charles Estee, 1500 Marilla St., 7DN, Dallas, TX

MOTION: Moore

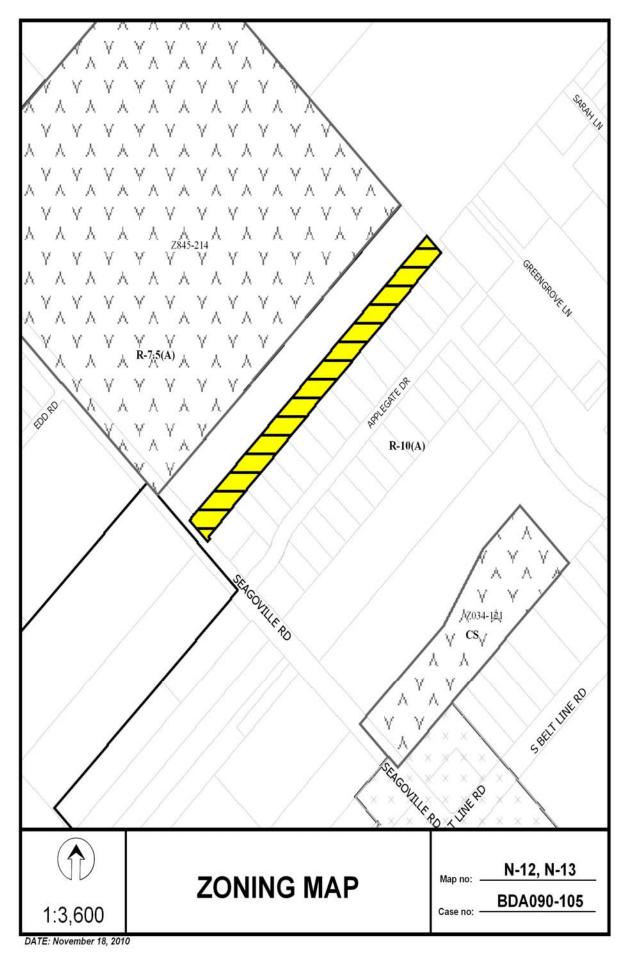
I move that the Board of Adjustment in Appeal No. **BDA 090-105**, hold this matter under advisement until **April 18, 2011**.

SECONDED: Maten

AYES: 5-Boyd, Moore, Maten, Coulter, Richard

NAYS: 0-

MOTION PASSED: 5-0 (unanimously)





4-11

CAROL A. WARREN Warren Legal Services P. O. Box 360306 Dallas, TX 75336-0306

Phone: 214-740-8252

Fax: 214-756-8252

carolwarren@warrenlegalservices.com

February 28, 2011

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED
AND EMAIL

Mr. Steve Long, Administrator City of Dallas Board of Adjustment 1500 Marilla Street Dallas, TX 75201

Re: BDA 090-105, property located at 14831 Seagoville Road, Dallas, TX 75253

Dear Mr. Long:

As we discussed in our recent telephone call, Rickey Gregory has asked me to represent him in his further hearings before the Board of Adjustment relating to his real property referenced above. As you know, there is a hearing date currently scheduled for March 14th at which time it is expected that a compliance date may be set. As your record will indicate, Mr. Gregory has also received Interrogatories and Requests for Admissions. At this time, we do not believe it will be possible to complete our answers to the Interrogatories and Requests for Admission and to obtain a proper amortization before March 14th.

Mr. Gregory has been required to travel to Boca Raton, Florida for a family emergency. His elderly mother suffered a stroke a few days ago, is in a coma under hospice care, and is not expected to live more than a week or so. Mr. Gregory will not be able to return to Texas until his mother has passed on, her funeral is held, and he is able to coordinate the settlement of her estate, at least to the extent that he is able until he must return. For this reason, we would request that the hearing date be extended for an additional 30 days to allow Mr. Gregory time to return and comply with your requests for information and records.

Please confirm by email or return mail that we can have this extension of the hearing date.

Sincerely

Carol A. Warren

/cw



BDA 090-105

MAR U 1 ZU11

Current Planning

March 1, 2011

Via Hand Delivery

Steve Long, Administrator City of Dallas Board of Adjustment 1500 Marilla, Suite 5BN Dallas, Texas 75201

Re:

BDA 090-105, Rickey Gregory, 14831

Seagoville Road, Dallas, Texas 75253

Dear Mr. Long:

As you know I will represent the City at the hearing on the above-referenced matter. The hearing is to determine what time, if any, is required to allow the owner to recover his investment in the non-conforming use. I have received a copy of the letter from the owner's attorney requesting a continuance of the hearing scheduled for March 14, 2011. The City does not oppose and joins the request. The Board and all parties will be better served if a continuance is granted. Please communicate to the Board the City's joinder in the request for a continuance.

Sincerely,

Charles Estee

Assistant City Attorney

CE/rmb

c: Carol A. Warren, Counsel for Rickey Gregory

Warren Legal Services

Carol A. Warren Attorney at Law State Bar No. 24028386 P. O. Box 546 Rockwall, TX 75087-0546

Phone: 469-939-7110 Fax: 214-756-8252 carolwarren@warrenlegalservices.com

March 25, 2011

VIA HAND DELIVERY

Charles Estee City Attorney 1500 Marilla Street, Room 7DN Dallas, Texas 75201

VIA HAND DELIVERY

Steve Long, Board of Adjustment Administrator City of Dallas Sustainable Development and Construction 1500 Marilla Street, Room 5BN Dallas, Texas 75201

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Evelyn J. L. Braswell 14825 Seagoville Road Dallas, TX 75253

Re:

No. BDA 090-105

Manufactured Home Park at 14831 Seagoville Road, Dallas, TX 75253

Rickey Gregory ("Owner")

Dear Madam and Sirs:

Enclosed you will find Owner's Response to Subpoena Duces Tecum, Interrogarories and Requests for Admission. Please note that certain information is not yet available, and we therefore reserve the right to amend these Responses on or before April 8, 2011.

Please give me a call if you have any questions regarding the enclosed.

Very truly yours.

Carol A. Warren

Enclosures

cc: Rickey Gregory (w/encl.)

Attach D

THE STATE OF TEXAS	. §	CITY OF DALLAS	{
	§ §	BOARD OF ADJUSTMENT	
DALLAS COUNTY	§ §	NO. BDA 090-105	

RESPONSE TO SUBPOENA DUCES TECUM, INTERROGATORIES AND REQUESTS FOR ADMISSIONS

To: City of Dallas Board of Adjustment by and through the City of Dallas attorney of record, Charles Estee, 1500 Marilla Street, Room 7DN, Dallas, Texas 75201.

Rickey Gregory (hereafter, "Mr. Gregory") serves these responses and objections to the City of Dallas Board of Adjustment's Subpoena Duces Tecum, Interrogatories and Requests for Admissions.

Respectfully submitted,

Carol A. Warren

State Bar No. 24028386

WARREN LEGAL SERVICES

P. O. Box 546

Rockwall, TX 75087-0546

Phone: (469) 939-7110 Fax: (214) 756-8252

Email: carolwarren@warrenlegalservices.com

ATTORNEY FOR RICKEY GREGORY

AHEIN D

CERTIFICATE OF SERVICE

P5 2

I certify that a true and correct copy of this document was, on this 25 day of March 2011, served on the following parties and counsel of record via hand delivery and/or certified mail, return receipt requested.

Charles Estee City Attorney 1500 Marilla Street, Room 7DN Dallas, Texas 75201

Steve Long,
Board of Adjustment Administrator
City of Dallas Sustainable Development and Construction
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

Evelyn J. L. Braswell 14825 Seagoville Road Dallas, TX 75253

Carol A. Warren

GENERAL OBJECTIONS

pg 3

- 1. Mr. Gregory objects to the reference to "the Property" as used throughout the Subpoena Duces Tecum, Interrogatories, and Request for Admissions as overly broad. Mr. Gregory owns two tracts of real property, both of which use the address 14831 Seagoville Road, Dallas, TX 75253. Tract 2, including the easements appurtenant thereto (hereafter, the "Easements") (all as more fully described and depicted on Exhibit A attached hereto and hereinafter referred to as the "Manufactured Home Park"), contains four manufactured homes. Tract 1 (as more fully described and depicted on Exhibit B attached hereto and hereinafter referred to as the "Residential Tract") is the tract where Mr. Gregory maintains his personal residence, which is also a manufactured home. Throughout these answers, we will make reference to the appropriate tract of real property as defined in this paragraph.
- 2. Mr. Gregory objects to the period of time within which he has been given to produce receipts and other documentation relating to his operation of the Manufactured Home Park as unduly burdensome. There was a fire in September of 2010 in a storage building located on Mr. Gregory's Residential Tract. This storage building was utilized by Mr. Gregory as an office, and all documentation relating to his business was stored therein. The fire department and Mr. Gregory both believe this fire was as a result of arson. Whatever the cause, the fire resulted in a total loss of all of that documentation, including those items requested by this subpoena. Mr. Gregory is making every effort to recreate these records by requesting copies from subcontractors and the IRS. He will provide what he can on an amended version of these responses on or before April 8, 2011, but please be aware that some of those documents may be irreplaceable.

I. <u>DOCUMENTS TO BE PROVIDED</u>

A. <u>Business Identification and Ownership Information</u>:

- 1. If applicable, articles of incorporation or organization, partnership agreements, or any other document regarding or reflecting the existence or organization of the Property and/or the nonconforming use.
 - ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship. In addition, he does not operate the Manufactured Home Park under any type of business name that would require the filing of an assumed name certificate in Dallas County or with the Texas Secretary of State.
- 2. If applicable, the Stock Certificate Register or any other document reflecting or evidencing all owners, past and current, of the nonconforming use, if any.

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ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship. There are no stockholders, members or partners, and no person other than Mr. Gregory owns an interest in the Manufactured Home Park. The Warranty Deed dated March 18, 1999 and recorded April 6, 1999 in Volume 99066, at Pages 6479-6485 of the Dallas County Deed Records, transferring to

RESPONSE TO SUBPOENA DUCES TECUM,
INTERROGATORIES AND REQUESTS FOR ADMISSIONS -- Page 3

Attach

Mr. Gregory ownership of the Manufactured Home Park and the Easements is attached hereto as Exhibit C. The Residential Tract is not a part of the nonconforming use that is the Manufactured Home Park. However, for information purposes only and to further establish that the Residential Tract is a separate property, a copy of the Warranty Deed dated March 18, 1999 and recorded April 6, 1999 in Volume 99066, at Pages 6468-6472 of the Dallas County Deed Records, transferring to Mr. Gregory ownership of the Residential Tract is attached hereto as Exhibit D.

3. Documents relating to a Taxpayer Identification Number for the nonconforming use.

ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and the earnings therefrom pass through to him through his personal taxpayer identification number.

4. Documents identifying the name, address, and Taxpayer Identification Number (State and Federal) of all entities or persons that own, operate, manage, or provide management services to the nonconforming use.

ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship that is a pass through entity for tax purposes and thus uses his own personal taxpayer identification number. No persons other than Mr. Gregory own, operate, manage, or provide management services to the Manufactured Home Park. Mr. Gregory's address is 14831 Seagoville Road, Dallas, TX 75253, and his taxpayer identification number will be provided upon assurance of the necessity and security of same.

5. Documents relating to any City or State operating licenses, permits, or certificates, including, but not limited to, certificates of operation, use permits, certificates or authorities to conduct business, and certificates of good standing.

ANSWER: Attached hereto as Exhibit E is a copy of the City of Dallas Building Inspection Application and Certificate of Occupancy #0910221047 that resulted therefrom issued to Mr. Gregory on 10/22/2009 for operating the Manufactured Home Park. This Certificate of Occupancy replaced or renewed that certain Certificate of Occupancy #9804141024 previously issued for operation of the Manufactured Home Park.

6. Any deed or other documents indicating, identifying, or evidencing ownership of the Property.

ANSWER: Mr. Gregory is the sole owner of both the Manufactured Home Park and the Residential Tract. The Warranty Deed dated March 18, 1999 and recorded April 6, 1999 in Volume 99066, at Pages 6479-6485 of the Dallas County Deed Records, transferring to Mr. Gregory ownership of the

625

Manufactured Home Park and the Easements is attached hereto as Exhibit C. The Residential Tract is not a part of the nonconforming use that is the Manufactured Home Park. However, for information purposes only and to further establish that the Residential Tract is a separate property, a copy of the Warranty Deed dated March 18, 1999 and recorded April 6, 1999 in Volume 99066, at Pages 6468-6472 of the Dallas County Deed Records, transferring to Mr. Gregory ownership of the Residential Tract is attached hereto as Exhibit D.

7. Documents relating to or evidencing the Owner's ownership interest in the Property and the business engaged in the nonconforming use, including, but not limited to, contracts for sale, inventories, tax returns, appraisal reports, other documents showing any and all consideration (cash or otherwise) that the Owner gave for the transfer or acquisition of any interest in the Property, or the nonconforming use business.

ANSWER: Mr. Gregory gave consideration in the amount of \$45,000 for the acquisition together of both Tracts 1 and 2 and the Easements. Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire, including receipts for the down payment of \$30,000 that Mr. Gregory made for the purchase of Manufactured Home Park and Residential Tract. The remaining \$15,000 due for acquisition of both the Manufactured Home Park and Residential Tract was in the form of a combined promissory note payable to the sellers, which note has been paid in full. Attached hereto as Exhibit F is a copy of the Deed of Trust dated March 18, 1999 and recorded April 6, 1999 in Volume 99066, at Pages 6486-6492 of the Dallas County Deed Records, that originally secured the promissory note for purchase of the Manufactured Home Park. Attached hereto as Exhibit G is a copy of the Deed of Trust dated March 18, 1999 and recorded April 6, 1999 in Volume 99066, at Pages 6473-6478 of the Dallas County Deed Records, that originally secured the same promissory for acquisition of the Residential Tract. The portion of the \$45,000 purchase price attributable to the Manufactured Home Park is \$40,000. The portion of the purchase price attributable to the Residential Tract is \$5,000.

8. Property tax filings, including statements, invoices, protests, and otherwise, filed for and on behalf of the Property or the business located on the property.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Attached hereto as Exhibit H are records from the Dallas Central Appraisal District and County Tax Office evidencing property taxes paid and market value of the Manufactured Home Park. Also, solely for informational purposes, attached hereto as Exhibit I are records from the Dallas Central Appraisal District and County Tax Office evidencing property taxes paid and market value of the Residential Tract.

Attach D

B. Business and Financial Records -

Pg 6

1. Documents relating to or evidencing the Owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the Property before the time the use became nonconforming.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. The Manufactured Home Park became nonconforming when the City of Kleberg became annexed into the City of Dallas on April 3, 1978. Mr. Gregory acquired the property March 18, 1999. Therefore, the Manufactured Home Park was nonconforming at the time it was acquired by Mr. Gregory. He understood at that time that the nonconforming use exception was "grandfathered in" as an exception by the City of Dallas.

2. Documents relating to or evidencing the Owner's structures, fixed equipment, and other assets on the Property before the time the use of the business became nonconforming.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. The Manufactured Home Park became nonconforming when the City of Kleberg became annexed into the City of Dallas on April 3, 1978. Mr. Gregory acquired the property March 18, 1999. Therefore, the Manufactured Home Park was nonconforming at the time it was acquired by Mr. Gregory. He understood at that time that the nonconforming use was "grandfathered in" as an exception by the City of Dallas upon annexation of the City of Kleberg. At the time of Mr. Gregory's acquisition of the Manufactured Home Park, Home #2, Home #3, and Home #5 (all homes referenced herein being depicted on Exhibit J attached hereto) were already in place in the Manufactured Home Park. Mr. Gregory believes these same homes have been in the Manufactured Home Park since the 1960's, thus before the use became nonconforming. For information purposes only, the manufactured home on the Residential Tract was also in place upon Mr. Gregory's acquisition of the Residential Tract.

3. Documents relating to or evidencing the depreciation of any structure, fixed equipment, and other assets used for the business before the business use became nonconforming.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory has not yet utilized the depreciation of the manufactured homes or any other structures or fixed equipment or other assets in the Manufactured Home Park in factoring his taxes. The Manufactured Home Park became nonconforming when the City of Kleberg became annexed into the City of Dallas on April 3, 1978. Mr. Gregory acquired the property March 18, 1999. Therefore, the Manufactured Home Park was

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nonconforming at the time it was acquired by Mr. Gregory. He understood at that time that the use was "grandfathered in" as an exception by the City of Dallas.

- 4. Documents relating to or evidencing the method or schedule used for depreciating any structure, fixed equipment, and other assets used for the business before the business use became nonconforming.
 - ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory has not yet utilized the depreciation of the manufactured homes or any other structures or fixed equipment or other assets in the Manufactured Home Park in factoring his taxes. The Manufactured Home Park became nonconforming when the City of Kleberg became annexed into the City of Dallas on April 3, 1978. Mr. Gregory acquired the property March 18, 1999. Therefore, the Manufactured Home Park was nonconforming at the time it was acquired by Mr. Gregory. He understood at that time that the exception was "grandfathered in" as an exception by the City of Dallas.
- 5. Documents relating to or evidencing costs or expenses that are directly attributable to the establishment of a compliance date.
 - ANSWER: Mr. Gregory has incurred attorney and accountant fees that are directly attributable to the establishment of a compliance date. Mr. Gregory has not yet received those statements but will make every attempt to provide those with the amended version of these responses on or before April 8, 2011.
- 6. Documents relating to or evidencing costs or expenses that the Owner will, or likely will, incur associated with any demolition on the property or of the business, if any, as a result of a compliance date.
 - <u>ANSWER</u>: Mr. Gregory has not yet acquired written estimates for demolition on the property as a result of a compliance date but will make every attempt to provide those with the amended version of these responses on or before April 8, 2011.
- 7. Documents relating to or evidencing costs or expenses associated with any disposal fees, if any.
 - ANSWER: Mr. Gregory has not yet acquired written estimates for disposal fees but will make every attempt to provide those with the amended version of these responses on or before April 8, 2011.
- 8. Documents relating to or evidencing any relocation costs or expenses that the Owner will incur, if any, associated with or as a result of a compliance date.

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ANSWER: Mr. Gregory has not yet acquired written estimates for relocation costs or expenses as a result of a compliance date but will make every attempt to provide those with the amended version of these responses on or before April 8, 2011.

9. Documents relating to or evidencing costs or expenses that the Owner will, or likely will, incur associated with termination of any lease as a results of a compliance date, if any.

ANSWER: Mr. Gregory will lose the monthly rental paid by the tenant of Home #2 in the amount of \$350 month for the home and lot. Mr. Gregory will also lose the monthly lot rental of \$275 that he receives from the purchaser of Home #5.

10. Documents relating to or evidencing any costs or expenses that the Owner will incur, or likely will incur, associated with any discharge of any mortgage, if any, associated with or as a result of a compliance date.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory has not yet acquired written evidence of costs and expenses associated with discharge of any mortgages as a result of the compliance date but will make every attempt to provide those with the amended version of these responses on or before April 8, 2011.

There is a mortgage relating to Home #5. Mr. Gregory sold Home #5 to his tenant Donald Dowdy, with Mr. Dowdy giving to Mr. Gregory a promise to pay \$15,000. Mr. Dowdy has been paying on that promise in increments by work performed around the Manufactured Home Park and for Mr. Gregory's moving company for a total of \$6,000 paid to date. Records of the incremental payments were lost in the office fire, but attempts are being made to recreate those records. Home #5 cannot likely be moved without destroying it because of its age and location. When Home #5 was placed on the property in the 1960's, it was pulled in, not backed in, and placed, then the tow truck was able to drive out through the previously vacant field. Since that placement, a new brick home has been built on that field. Thus, to move Home #5, it would be required to weld a new tongue to the opposite end of the trailer, an expense that might be incurred for naught, since because of the age of Home #5, it is likely to become a total loss upon attempting to move it. Mr. Gregory will therefore lose the remainder of that \$15,000 promise to pay by Mr. Dowdy, and Mr. Dowdy will lose the \$6,000 that he has paid to date on the promissory note. In addition, Mr. Dowdy leases the lot under Home #5 at \$275 per month.

Home #4 creates an additional problem. The home is now vacant. It was moved to the Manufactured Home Park in 2010 by its owner and thus, unlike the other manufactured homes in the Manufactured Home Park, it is moveable. The problem is that the owner of Home #4 cannot be reached. He was harassed without end by complainant Evelyn Braswell, who could be seen often taking

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pictures of him and his family. He thus vacated Home #4, leaving it behind and moving away. He is delinquent in his lot rentals and can be foreclosed upon for that reason, but he cannot at this time be reached and service may have to be by publication. Moving Home #4 before this matter has been resolved could create future lawsuit by the owner against Mr. Gregory.

11. Documents relating to or evidencing any return on investment since inception of the use, including net income and depreciation and the methods and schedules for such depreciation, if any.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory has not yet utilized the depreciation of the manufactured homes or any other structures or fixed equipment or other assets in the Manufactured Home Park in factoring his taxes. Mr. Gregory has been operating the Manufactured Home Park at a loss over the years, as he has been trying to improve it enough to produce income for his retirement years. He has had difficulty keeping tenants over the years because of harassment of tenants by complainant Evelyn Braswell.

12. Documents relating to or evidencing any anticipated annual recovery of investment, including net income and depreciation and methods and schedules for such depreciation if any.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory has not yet utilized the depreciation of the manufactured homes or any other structures or fixed equipment or other assets in the Manufactured Home Park in factoring his taxes. Mr. Gregory has been operating the Manufactured Home Park at a loss over the years, as he has been trying to improve it enough to produce income for his retirement years. He has had difficulty keeping tenants over the years because of harassment of tenants by complainant Evelyn Braswell.

13. Documents relating to or evidencing any anticipated gross income, expenses, and depreciation for the Property or the business, including, without limitation, any real estate appraisal or report, other valuation of the property of the assets belonging to the property or the business, and communication or correspondence related to any prospective purchase, sale, or transfer of the Property of the business.

ANSWER: Please see Objection No. 1 above regarding the unavailability of certain documentation lost by fire. Attached as Exhibit H is information from the Dallas County Central Appraisal District and Tax Office that indicates market value of the Manufactured Home Park. No formal appraisals have been obtained. Mr. Gregory has been operating the Manufactured Home Park at a loss over the years, as he has been trying to improve it enough to produce income for his retirement years and had expected to continue to do so in the future. He has had

difficulty keeping tenants over the years because of harassment of tenants by complainant Evelyn Braswell. No attempts have been made to sell the Manufactured Home Park.

14. Income statements for the nonconforming use for each year of operation.

ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and the earnings therefrom pass through to him and are reported on his personal income tax return. Mr. Gregory is attempting to obtain copies of those tax returns from the IRS, since his copies were lost in the fire referenced in See Objection No. 2 above. Mr. Gregory has not previously prepared income statements for the Manufactured Home Park.

15. Year-end balance sheets for the nonconforming use for each year of operation.

ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and the earnings therefrom pass through to him and are reported on his personal income tax return. Mr. Gregory has not previously prepared year-end balance sheets for the Manufactured Home Park.

16. Audited or un-audited financial statements for the nonconforming use.

ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and he has not previously had financial statements prepared for the Manufactured Home Park.

17. Documents relating to or evidencing the annual gross income of the nonconforming use for the past 10 consecutive years.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and has been reporting the income on his personal income tax returns each year. Mr. Gregory is attempting to obtain copies of those tax returns from the IRS, since his copies were lost in the fire. He has been operating the Manufactured Home Park at a loss over his years of ownership, as he has been trying to improve it enough to produce income for his retirement years.

18. Documents relating to or evidencing the annual net income for the nonconforming use for the past 10 consecutive years.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and has been reporting the income on his personal income tax returns each year. Mr. Gregory is attempting to obtain copies of those

tax returns from the IRS, since his copies were lost in the fire. He has been operating the Manufactured Home Park at a loss over his years of ownership, as he has been trying to improve it enough to produce income for his retirement years.

19. Bank statements, signature cards, cancelled checks, deposit tickets, "ATM" withdrawal records, credit and debit memoranda, and wire transfer records related to the nonconforming use for the past 10 years.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire.

20. Federal income tax returns or statements filed for the nonconforming use for each year of operation, including, but not limited to, filings or statements for 1997 through 2010.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and reports income for the Manufactured Home Park on his personal tax returns. He is attempting to obtain copies of his tax returns from the IRS in time to attach those to an amended response to these requests on or before April 8, 2011.

21. Federal income tax returns or statements filed for any person or entity claiming income from the nonconforming use for each year of operation of the nonconforming use on which income from the nonconforming use was reported, including, but not limited, filings or statements for 1997 through 2010.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and reports income for the Manufactured Home Park on his personal tax returns. He is attempting to obtain copies of his tax returns from the IRS in time to attach those to an amended response to these requests on or before April 8, 2011.

22. Documents filed with the Internal Revenue Service, including Form 1099, Form 941, Form W-2, or otherwise, related to or evidencing compensation provided for the management, services, construction, repair, maintenance of the nonconforming use during the time for which the Owner owned the Property or nonconforming use.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory operates the Manufactured Home Park as a sole proprietorship and reports income for the Manufactured Home Park on his personal tax returns. He is attempting to obtain copies of his tax returns from the IRS in time to attach those to an amended response to these requests on

or before April 8, 2011. Mr. Gregory solely manages the Manufactured Home Park but does hire contractors from time to time for service, repair and maintenance. He is attempting to recreate records lost in the fire that related to those expenditures.

23. Each lease for property currently pending for the nonconforming use.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory is recreating these documents and will provide those on an amended answer to be provided on or before April 8, 2011. Home #2 and its lot are leased to a tenant on a month-to-month basis at \$350 per month. The lot under Home #5 is leased to Home #5's purchaser at \$275 per month.

24. Documents relating to or evidencing the present book value of all assets belonging to the nonconforming use.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Attached hereto as Exhibit H are records from the Dallas Central Appraisal District and County Tax Office evidencing property market value of the Manufactured Home Park.

Documents relating to or evidencing the present book value of inventory and 25. fixtures on the Property or belonging to the nonconforming use.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. There is no inventory relating to this business.

26. Documents relating to any loan, mortgages, or debt secured by the property or the nonconforming use, including appraisal reports or opinions and any valuation report or opinion regarding the property or the nonconforming use, loan applications and supporting documents, loan ledger sheets, loan documents, loan repayment documents, loan correspondence files, collateral agreements, credit records and reports, notes and other instruments reflecting payment obligations, and interest payment statements.

ANSWER: There are no loans, mortgages, or debt secured by the Manufactured Home Park or the Residential Tract.

27. Contracts and agreements for the construction, repair, maintenance, installation or other work on or of any capital improvement on the property, including, without limitation, copies of all checks and other instruments constituting, directing, authorizing, or evidencing any and all down payments, deposits, and payments under each contract or agreement and including, without limitation, the last known name, address, and telephone number of each and every contractor and seller.

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ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory is making every effort to recreate these records by requesting copies from contractors. He will provide what he can on an amended version of these responses on or before April 8, 2011, but please be aware that some of those documents may be irreplaceable.

28. For all years in which the nonconforming business has been in operation, please provide all accounting journals, ledgers, and charts or tables, including, but not limited to, Accounts Receivable and Accounts Payable.

ANSWER: Please see Objection No. 2 above regarding the unavailability of certain documentation lost by fire. Mr. Gregory is making every effort to recreate these records. He will provide what he can on an amended version of these responses on or before April 8, 2011, but please be aware that some of those documents may be irreplaceable.

29. Any report prepared by an accountant, appraiser, other expert, or yourself that you intend to present to the Board of Adjustment regarding the valuation of the Property, the use, recovery of your investment in the Property or use, and/or the time necessary to recover your investment in the Property or use.

ANSWER: Mr. Gregory is currently creating a chart containing this information and will provide that on an amended version of these response on or before April 8, 2011.

30. Any exhibits, documents, photographs, or other items that the Owner intends to present to the Board of Adjustment.

ANSWER: See exhibits attached hereto. Additional exhibits, documents, photographs or other items may be presented to the Board of Adjustment on or before April 8, 2011.

II. INTERROGATORIES

1. State what you believe the compliance date should be and explain how you determined such date. Compliance date means the date by which you must end the non-conforming use.

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ANSWER: Mr. Gregory believes the compliance date should be twelve (12) years from this date or as long as reasonably possible. The Manufactured Home Park has over the years only generated enough income to continue operations. Mr. Gregory had hoped to continue to improve the Manufactured Home Park until it would produce adequate income for his retirement years. Since Mr. Gregory has not yet realized any net gain from his original investment, he requests the Board be generous in setting the compliance date.

RESPONSE TO SUBPOENA DUCES TECUM, INTERROGATORIES AND REQUESTS FOR ADMISSIONS -- Page 13 2. What length of time, if any, do you contend will be required to recoup the amount of investment you had in the nonconforming use at the time the use became nonconforming?

ANSWER: Mr. Gregory believes it will take at least twelve (12) years to recoup his investment in the Manufactured Home Park and would request as long a period of time as possible in order to do so. The Manufactured Home Park was nonconforming when Mr. Gregory purchased it on March 18, 1999. The Manufactured Home Park had been operating as such since the 1960's, and became nonconforming upon the annexation of the City of Kleberg with and into the City of Dallas on April 3, 1978. Mr. Gregory understood that the nonconforming use was at that time "grandfathered in," and that an exception allowed the property to continue to operate as a manufactured home park.

3. Identify your actual investment in the use before it became a non-conforming use.

ANSWER: The Manufactured Home Park was nonconforming when Mr. Gregory purchased it on March 18, 1999 for \$40,000. The Manufactured Home Park had been operating as such since the 1960's, and became nonconforming upon the annexation of the City of Kleberg with and into the City of Dallas on April 3, 1978. Mr. Gregory understood that the nonconforming use was at that time "grandfathered in," and that an exception allowed the property to continue to operate as a manufactured home park. Mr. Gregory purchased the Residential Tract also on March 18, 1999. This tract contains a single family manufactured home and is a conforming use. The Residential Tract was purchased on March 18, 1999 for \$5,000. In addition to the purchase price, Mr. Gregory has made improvements in the approximate amount of \$22,400 as indicated in Interrogatory No. 4 below.

- 4. Identify and describe all of your capital investments in structures, fixed equipment, and other assets on the property before the time the use became non-conforming. Do not include inventory and other assets that may be feasibly transferred to another site. Please include the following:
 - a. a description of each item,
 - b. the date of purchase or lease,
 - c. the purchase price or lease payment,
 - d. whether you own or lease the item,
 - e. the balance owed on any lien, security interest, or mortgage on the item, and
 - f. the current value of the item less depreciation.

ANSWER: The Manufactured Home Park was nonconforming at the time of purchase by Mr. Gregory. Since the date Mr. Gregory acquired the Manufactured Home Park, he has made the following investments in improvements:

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- A. (a) Electrical services updated to each of the homes, including panels, poles, outside lines
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- (b) Various dates over the years since purchase
- (c) \$7,100
- (d) Own, became part of homes
- (e) No balance owed
- (f) \$3,550
- B. (a) HVAC units on Home #3 and Home #5
 - (b) Home #3 in June 2007; Home #5 in July 2003
 - (c) \$5,300
 - (d) Own, became part of homes
 - (e) No balance owed
 - (f) \$2,650
- C. (a) Plywood for flooring and siding for exteriors for all four homes
 - (b) Various dates over the years since purchase
 - (c) \$10,000
 - (d) Own, became of part of homes
 - (e) No balance owed
 - (f) \$5,000
- 5. Identify and describe in detail any costs that are directly attributable to the establishment of a compliance date, including, if any, demolition costs relocation expenses, termination of leases, or discharge of mortgages. This includes any estimated costs to terminate the nonconforming use and/or to relocate the nonconforming use. Please separately describe each cost, the estimated dollar amount, and the source of the estimate.

ANSWER: If each of Home #2, Home #3, Home #4, and Home #5 are easily moveable (which is not the case), the cost would be approximately \$2,500 each if moved to a property close to the current location, for an approximate total of \$10,000. However, there will be difficulties in removal of any of these homes that creates additional expenses.

Home #2, Home #3, and Home #5 were originally placed in the Manufactured Home Park in the 1960's. Because of the age of these homes, removal will likely result in a total loss of each. In addition, when these three homes were originally placed in the park, each was pulled in, not backed in. The tow truck was able at that time to then pull out over an empty field adjoining the Manufactured Home Park. That field now holds a brick residence, so removal is completely blocked. To make the homes movable, new tongues would need to be welded to the opposite sides of each home in order to even attempt the removal, a cost that may be totally lost if the home comes apart upon removal due to age. Mr. Gregory estimates the cost to weld new tongues to the homes would be \$400 each, for a total of \$1,200. If removal is not possible, these homes may require demolition,

again resulting in a total loss. If the homes are destroyed by the attempt to move, the total loss, including demolition and removal, and replacement with a comparable home will result in a cost of \$20,000 each for a total of \$60,000.

There is an additional expense of removal relating to Home #5. This home is not leased out but was sold by Mr. Gregory to his tenant Donald Dowdy with Mr. Dowdy giving to Mr. Gregory a promise to pay \$15,000. Mr. Dowdy has been paying on that promise in increments by work performed around the Manufactured Home Park and with Mr. Gregory's moving company for a total of \$6,000 paid to date on the promissory note. Records of the incremental payments were lost in the office fire, but attempts are being made to recreate those records. As mentioned above, Home #5 cannot likely be moved without destroying it because of its age and location. If Home #5 is destroyed, Mr. Gregory will lose the remainder of that \$15,000 promise to pay by Mr. Dowdy, and Mr. Dowdy will lose the \$6,000 that he has paid to date toward the purchase. In addition, Mr. Dowdy leases the lot under Home #5 for \$275 a month.

Home #4 creates an additional problem. The home is now vacant. It was moved to the Manufactured Home Park by its owner in 2010. Thus, unlike the other homes in the Manufactured Home Park, it is moveable. The problem is that the owner of Home #4 cannot be reached. He was harassed without end by complainant Evelyn Braswell, who could be seen often taking pictures of him and his family. He thus vacated Home #4, leaving it behind and moving away, leaving no forwarding address. He is delinquent in his lot rentals and can be foreclosed upon for that reason, but he cannot at this time be reached and service may have to be by publication. Moving Home #4 before this matter has been resolved could create future lawsuit by the owner against Mr. Gregory.

Home #2 and its lot are under lease at \$350 per month on a month-to-month basis. The original lease was lost in the fire mentioned in Objection No. 2 above, but Mr. Gregory is attempting to recreate this document and will make every attempt to provide it on the amended responses to be provided on or before April 8, 2011. If the home survives the move, it may be that the tenant will also continue this lease, but it cannot be guaranteed at this time. If this tenant is lost, Mr. Gregory will lose the monthly rental. Also, this tenant has been planning to purchase the home, so any possible sale income will possibly be lost.

Home #3 is vacant, so there is no lease or mortgage for that home at this time.

Removal of the homes would create damage to the ground. Concrete drives will need breaking up and removal and the ground will need to be regraded and replanted in order to avoid flooding and soil loss. The cost of concrete removal, and regrading and replanting of the ground will be approximately \$10,000.

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Mr. Gregory will have to acquire new land for placing the homes, and he will need to install on that site utilities, pavement and drives, all of which will cost approximately \$15,000 for each of the homes, for a total cost of \$60,000.

Mr. Gregory has also incurred, and continues to incur, attorney and accountant fees that are directly attributable to the establishment of a compliance date. Mr. Gregory has not yet received those statements but will make every attempt to provide those with the amended version of these responses on or before April 8, 2011.

6. Identify and describe your return on the investment in the use since the inception of the use until the present date. Please include annual net income and depreciation.

ANSWER: Mr. Gregory has not depreciated the homes yet, because he has never had all rented, was waiting until the most beneficial time. The Manufactured Home Park has provided only enough income to keep it operating. Mr. Gregory earns additional income through his moving business. Mr. Gregory has been improving the Manufactured Home Park throughout the years in hopes that it would eventually provide income for his retirement years.

7. Identify and describe your anticipated annual recovery of investment in the use, including net income and depreciation.

ANSWER: Mr. Gregory has not depreciated the homes yet, because he has never had all rented, was waiting until the most beneficial time. The Manufactured Home Park has provided only enough income to keep it operating. Mr. Gregory earns additional income through his moving business. Mr. Gregory has been improving the Manufactured Home Park throughout the years in hopes that it would eventually provide income for his retirement years.

8. State the name of the nonconforming business, including any other names by which the business is now or has been known or conducted business.

<u>ANSWER</u>: The Manufactured Home Park does not operate under a fictitious name, and no assumed name certificates for use of such a name have been filed either in Dallas County or with the Texas Secretary of State.

9. Describe the form of the nonconforming business (corporation, partnership, limited liability company, etc.)

ANSWER: Mr. Gregory operates the Manufactured Home Park as a sole proprietorship.

10. On what date did this nonconforming business begin operating?

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ANSWER: This Manufactured Home Park began operating sometime in the 1960's. Mr. Gregory purchased the Manufactured Home Park on March 18, 1999.

- 11. Identify your ownership interest in the property and/or the business operating the nonconforming use. Please include the following:
 - a. the date you acquired an ownership interest;
 - b. the cost;
 - c. the nature of the interest (e.g. owns shares, owns the building, leases space, etc.);
 - d. any changes in the ownership interest.

ANSWER:

- a. Acquired Manufactured Home Park on March 18, 1999
- b. Purchase price \$40,000
- c. Fee simple estate in land; owns Home #2 and Home #3; has sold Home #5 to tenant Don Dowdy under promissory note currently being paid on by Mr. Dowdy; Home #4 currently belongs to previous tenant who vacated and cannot currently be located, is past due on lot rental such that Mr. Gregory can soon initiate foreclosure proceedings
- d. No changes other than as stated above
- 12. Identify all persons, whether employed by you, the nonconforming use business, or by another person, who operate the nonconforming business, exercise management functions or provide management services, including each person's:
 - a. full name;
 - b. other names by which such person has been known or done business;
 - c. job title;
 - d. duties;
 - e. contact information; and
 - f. if not employed by you, the identity of the person who employs each such person.

ANSWER: No person exercises management functions of the Manufactured Home Park other than Mr. Gregory.

13. Describe the form of the all entities which operate, manage or provide management services to the nonconforming business (corporation, partnership, etc.).

<u>ANSWER</u>: No persons other than Mr. Gregory operate, manage or provide management services to the Manufactured Home Park.

14. Identify all persons having an ownership or security interest in or any lien against the nonconforming use; the real property where the nonconforming use is located; or any fixture, whether owned or leased, located on the premises used by the nonconforming use. Please include a description of the nature of ownership, security interest, or lien held by each person identified.

ANSWER: Home #5 was sold by Mr. Gregory to his tenant Donald Dowdy with Mr. Dowdy giving to Mr. Gregory a promise to pay \$15,000. Mr. Dowdy has been paying on that promise in increments by work performed around the Manufactured Home Park and with Mr. Gregory's moving company for a total of \$6,000 paid to date. Records of the incremental payments were lost in the office fire, but attempts are being made to recreate those records. Mr. Dowdy leases the lot under Home #5 for \$275 per month.

Home #4 belongs to past tenant who vacated the premises after being harassed by complainant Evelyn Braswell, who could be seen often taking pictures of him and his family. He left no forwarding address, and Mr. Gregory has not been able to determine his whereabouts. He is delinquent in his lot rentals and can be foreclosed upon for that reason, but he cannot at this time be reached and service may have to be by publication.

15. Identify all of your actions you believe will be necessary to remove or relocate the nonconforming use.

<u>ANSWER</u>: Mr. Gregory will have to first acquire new land for placing the homes, if they are moveable, and install on that site utilities, pavement and drives.

Mr. Gregory will then need to takes steps to remove the homes. In order to attempt removal of Home #2, Home #3 and Home #5, Mr. Gregory will need to have new towing tongues welded on the opposite sides, because of issues mentioned previously above, and attempt to move those homes that have been in the Manufactured Home Park since the 1960's. To the extent that these homes are damaged or destroyed by attempting to move them, additional demolition and removal may be required.

Home #4 can be moved after Mr. Gregory is able to foreclose upon it for reasons of past due lot rentals, since the owner/tenant vacated a few months ago and cannot be located.

Removal of the homes would create damage to the ground. Concrete drives will need breaking up and removal and the ground will need to be regraded and replanted in order to avoid flooding and soil loss.

16. Identify all of your actions you believe will be necessary to make the use of the Property a conforming use.

ANSWER: If the Board will agree to give Mr. Gregory time to attempt to do so, he can make application to the City of Dallas for an exemption from his nonconforming use. Mr. Gregory does not know how difficult or expensive this will be to obtain, especially because he understood that it was "grandfathered in" with the City of Dallas annexation of the City of Kleberg on April 3, 1978. However, he knows to operate a manufactured home park, he will need an exemption from the requirement of an entrance and exit, since there is room only for the current easement providing ingress and egress, and must have waivers on the position of the trailers as they are now located.

17. What was your initial cost to purchase or establish the nonconforming use?

ANSWER: Purchase price was \$40,000.

- 18. Identify each lease concerning the property or the nonconforming use. For each lease, please include the following information:
 - a. date the lease was created;
 - b. date the lease terminates:
 - c. annual or monthly cost of lease;
 - d. describe, if any, the provision for early termination;
 - e. describe, if any, the penalties for early termination of the lease; and
 - f. describe, if any, the provisions for renewal of the lease.

ANSWER:

Home #2 and its lot are leased to a tenant for \$350 per month. The lease on Home #2 is month-to-month, but the tenant was possibly also planning to buy the home. The purchaser of Home #5 leases the lot under Home #5 for \$275 per month on a month-to-month basis.

19. State the your net annual income for each year that the nonconforming use has been in operation.

ANSWER: The Manufactured Home Park provides approximately \$5,000 in gross income annually, but expenses annually for payment of utilities, property taxes and repairs equate to approximately \$6,000. Thus, the Manufactured Home Park has been operating at a loss each year since Mr. Gregory's purchase of same. Mr. Gregory's plans have been to continue to improve the Manufactured Home Park so that it would create income in his retirement years. He has had difficulty keeping tenants due to harassment of them over the years by complainant Evelyn Braswell and her various tenants.

20. What is your anticipated annual net income from the nonconforming use for the number of years, which you contend will be necessary to remain in operation to recoup your investment in the nonconforming use?

ANSWER: Mr. Gregory believes that he can get the Manufactured Home Park producing enough income in order to recover his investment in approximately twelve years.

21. Identify any fixtures, improvements or enhancements to the structure (s)/building(s), or other items on the Property that cannot be reasonably moved and cannot be used with any conforming use of the Property. Please include the date and cost that each fixture, improvement, enhancement, or other item that was added to the Property.

ANSWER: It is first questionable whether Home #2, Home #3 and Home #5 can be reasonably moved without total loss of those homes due to their age and placement on the property. If those homes do not survive the move, the cost to replace same with comparable homes will be approximately \$20,000 each, for a total of \$60,000. It could be that the City of Dallas will allow one of the homes to remain on Tract 2 as a single-family residential unit.

22. Identify the total value of the fixtures, improvements, structures, and/or building on the Property without regard to their use.

ANSWER: The City of Dallas Central Appraisal District places a market value on the fixtures, improvements, structures, and/or buildings in the Manufactured Home Park at \$62,960 (See Exhibit H attached hereto).

23. Provide any other information that you contend the Board of Adjustment should consider in determining the amount of time needed for you to recoup any actual investment in the nonconforming use prior to the time the use became nonconforming. In response to this Interrogatory, please state in detail the reason/s that you contend that the information provided merits consideration by the Board of Adjustment in determining a compliance date for your nonconforming use.

ANSWER: The Manufactured Home Park became nonconforming when the City of Kleberg became annexed into the City of Dallas on April 3, 1978. Mr. Gregory acquired the property March 18, 1999. Therefore, the Manufactured Home Park was nonconforming at the time it was acquired by Mr. Gregory. He understood at that time that the nonconforming use was "grandfathered in" as an exception by the City of Dallas. Mr. Gregory has been constantly improving the Manufactured Home Park but has had difficulty keeping tenants due to harassment by complainant Evelyn Braswell. A prior lawsuit actually initiated by Ms. Braswell resulted in a mediation agreement that she would in the future discuss her complaints privately with Mr. Gregory and with a spirit of cooperation so that he could continue to operate his business. If the Board sets a compliance date giving Mr. Gregory adequate time to recover his investment, perhaps Ms. Braswell will be content that she has finally seen the ultimate end to his livelihood and will stop

harassing Mr. Gregory's tenants, so that he can have rental income enough to make a profit for his remaining years of operation.

24. If you have denied any of the requests for admission, please explain the reason(s) for the denial.

ANSWER: Please see explanation alongside denials below.

III. REQUESTS FOR ADMISSIONS

1. You are the owner of the real property and improvements located at the Property.

RESPONSE: Deny

Mr. Gregory owns a fee simple interest in the real property that is Tract 2 and defined as the Manufactured Home Park, but two of the manufactured homes are owned by other persons. Home #4 still belongs to an owner/tenant who has vacated and left no forwarding address. Home #5 has been sold to its current tenant, who is paying off a promissory note to Mr. Gregory for the purchase of Home #5. Mr. Gregory owns a fee simple interest in the real property and improvements on Tract 1 that is defined as the Residential Tract and which is a conforming use and not subject to the inquiry here.

2. Your ownership interest in the real property and improvements at the Property is not subject to a mortgage, lien or perfected security interest.

RESPONSE: Deny

There is a mortgage relating to Home #5. Mr. Gregory sold Home #5 to his tenant Donald Dowdy with Mr. Dowdy giving to Mr. Gregory a promise to pay \$15,000. Mr. Dowdy has been paying on that promise in increments by work performed around the Manufactured Home Park and with Mr. Gregory's moving company for a total of \$6,000 paid to date.

Home #4 is owned by a prior tenant who vacated a few months ago. Mr. Gregory has been unable to locate this tenant. The owner is delinquent in his lot rental payments and can be foreclosed upon for that reason, except that Mr. Gregory does not currently know his whereabouts and may have to have him served by publication.

3. You operated a manufactured home park at the Property.

RESPONSE: Admit that Mr. Gregory operates a manufactured home park on Tract 2. His own personal residence is on Tract 1. Both Tracts operate under the same address.

4. You have made no other investment in the Property other than the initial cost to purchase the real property and improvements.

RESPONSE: Deny

Since the date Mr. Gregory acquired the Manufactured Home Park, he has made the following investments in improvements:

- A. (a) Electrical services updated to each of the homes, including panels, poles, outside lines
 - (b) Various dates over the years since purchase
 - (c) \$7,100
 - (d) Own, became part of homes
 - (e) No balance owed
 - (f) \$3,550
- B. (a) HVAC units on Home #3 and Home #5
 - (b) Home # 3 in June 2007; Home #5 in July 2003
 - (c) \$5,300
 - (d) Own, became part of homes
 - (e) No balance owed
 - (f) \$2,650
- C. (a) Plywood for flooring and siding for exteriors for all four homes
 - (b) Various dates over the years since purchase
 - (c) \$10,000
 - (d) Own, became of part of homes
 - (e) No balance owed
 - (f) \$5,000
- 5. You do not need to demolish any structure at the Property to utilize it as a conforming use.

RESPONSE: Deny

Home #2, Home #3, and Home #5 were originally placed in the Manufactured Home Park in the 1960's. Because of the age of these homes, removal will likely result in a total loss of each. In addition, when these three homes were originally placed in the park, each was pulled in, not backed in. The tow truck was able at that time to then pull out over an empty field adjoining the Manufactured Home Park. That field now holds a brick residence, so removal is completely blocked. To make the homes movable, new tongues would need to be welded to the

opposite sides of each home in order to even attempt the removal, a cost that may be totally for naught if the homes come apart upon removal due to age. If removal is not possible, these homes may require demolition and removal.

In addition, the pavements and concrete drive will require demolition and removal.

You will not incur any relocate expenses by restoring the Property as a 6. conforming use.

RESPONSE: Deny

Mr. Gregory will incur relocation expenses in acquiring new land for placing the homes and installing on that site utilities, pavement and drives. He will also have to incur the cost of installing new tongues on the opposite ends of Home #2, Home #3 and Home #5. As previously mentioned, these homes have been on the property since the 1960's and were originally pulled in instead of backed into the space, the tow truck being able at that time to exit over a previously vacant field. Even after the new tongues are installed, there is no guarantee that the homes will not be a total loss upon attempting to move, since they have been in the same location for so many years. Home #4 is moveable. The cost for moving all four homes, not including the installation of new tongues on three of the homes, will be at least \$2,500 if moved to a location nearby, for a total cost of approximately \$10,000. Additionally, the Manufactured Home Park will require removal of concrete pavements and drives and regarding and replanting of the ground.

7. You will not incur any expenses related to the termination of any lease by restoring the Property as a conforming use.

RESPONSE: Deny

Home #2 is under a month-to-month lease agreement at \$350 per month. The lot under Home #5 is leased by the tenant for \$275 per month. If these homes do not survive the relocation due to age and current location, Mr. Gregory will lose this rental income.

8. You will not incur any expenses in discharging any mortgage by restoring the Property as a conforming use.

RESPONSE: Deny

Home #5 is currently being sold to the tenant on a promissory note payable to Mr. Gregory for \$15,000. If the home does not survive the relocation due to its age and current location, Mr. Gregory will lose the value of that promissory note and future rental or sale of Home #5. In addition, the purchaser will lose the \$6,000 that he has paid to date on the promissory note.

BDA 090-105 Attach D

9. You will not incur any relocation expenses in restoring the Property rented as a conforming use.

RESPONSE: Deny

Mr. Gregory does not rent this property. He owns a fee simple interest in the Manufactured Home Park. See also response to Request for Admission No. 6 above.

10. You have already recovered your actual investment in the use before the time that the use became nonconforming.

RESPONSE: Deny

The Manufactured Home Park was already a nonconforming use when purchased by Mr. Gregory on March 18, 1999. Mr. Gregory has recovered none of his initial and continued investments in the Manufactured Home Park.

[Signature page follows.]

BDA-090-105

Altech D

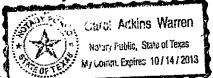
VERIFICATION

Before me, the undersigned authority, on this day personally appeared Rickey Gregory, who, being by me duly sworn on oath deposed and stated that he has read the above answers to interrogatories, and that every statement contained therein is within his personal knowledge and is true and correct.

Rickey Gregory

Subscribed and sworn to before me on this 4 day of March 2011, to certify which

witness my hand and official seal.



Notary Public in and for The State of Texas

My Commission Expires:

EXHIBIT "A"

Tract 2:

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of City Block 8823, part of the Robert Kleberg Survey, Abstract No. 716 and being all of a tract of land conveyed to Bernice Hamilton Fennell by Daed Recorded in Volume 76115, Page 0547, Deed Records, Dallas County, Texas and being more particularly described as follows:

SEGINNING at a 1/2 inch iron rod found for corner at the East corner of said Fennell tract and being the North corner of the Edwards Place Addition, an Addition to the City of Kleberg (now Dallas), as recorded in Volume 33, Page 123, Map Records, Dallas

THENCE South 45 degrees 00 minutes West along the Southeasterly line of said Fennell tract and the Northwesterly line of said Edwards Place Addition, a distance of 1263.11 feet to the South corner of said Fennell tract and being the East corner of a tract conveyed to Norma Maupin by deed recorded in Volume 78123. Page 2730, Deed Records, Dallas County, Texas, a set 1/2 inch lron rod for corner;

THENCE North 44 degrees 23 minutes 27 ugconds West along the Southwesterly line of said Fennell tract and the Northeasterly line of and Maupin tract, a distance of 100.00 feet to the North corner of said Saupin tract and being the West corner of said Fennell tract, a set 1/2 inch iron rod for corner;

THENCE North 45 degrees 00 minutes East along the Northwesterly line of said Pennell tract, a distance of 1264.57 feet to the North corner of said Pennell tract, a set 1/2

THENCE south 43 degrees 33 minutes la seconds East along the Northeasterly line of said Fennell tract, a distance of 100 00 feet to the place of BEGINNING and containing 2.90081 acres of land, more or leds.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE

Many factured Home Park Tract 2

Exhibit "A" - P. 1 of 7

99066 96483

DESCRIPTION

Triance a.

Easement Estates Appurtenant to Tract 2

Being a strip of land 30 feet by 250 feet out of the Bert E. Webb tract conveyed by Katherine S. Capps and husband, Eugene A. Capps, by deed dated March 13, 1970, and recorded in Volume 70057, Page 0485 of the Deed Records of Dallas County, Taxas, and said 30 foot by 250 foot strip being fully described as follows:

BEGINNING in the Northeast line of the Dallas-Seagoville Road said point being North 45 degrees West 100 feet from the most Southerly corner of the Webb tract;

THENCE North 45 degrees Bast 120 feet to the most Westerly corner of the Bernice Hamilton Fennell tract and continuing on along the Northwest line of the Fennell tract a total distance of 250 feet to point for Chiner,

THENCE North 45 degrees West 30 fact to point for corner

THENCE South 45 degrees West 250 feet to a point for corner in the Northeast line of Dallas-Seagoville Road;

THENCE South 45 degrees East, along the Northeast line of pallas-Seagoville Road, 30 feet to the place of beginning.

Tract 4:

Being a strip of land 20 feet of 50 feet out of the Bert E. Webb tract conveyed by Katherine S. Capps and husband, Eugane A. Capps, by Deed dated March 13, 1970, and recorded in Volume 70057, Page 0485 of the Deed Records of Dallas County, Texas, and said 20 foot by 50 foot strip being described as follows:

BEGINNING at the most Easterly corner of that certain right of way easement dated December 20, 1976, executed by Bert B. Webb to Bernice Hamilton Fennell, recorded in Volume 76248, Page 1574, Debd Records of Dallas County, Texas,

THENCE North 45 degrees East, along the Northwest line of the Bernice Hamilton Fennell tract, 50 feet to point for corner;

THENCE North in degrees west 20 feet to point for corner,

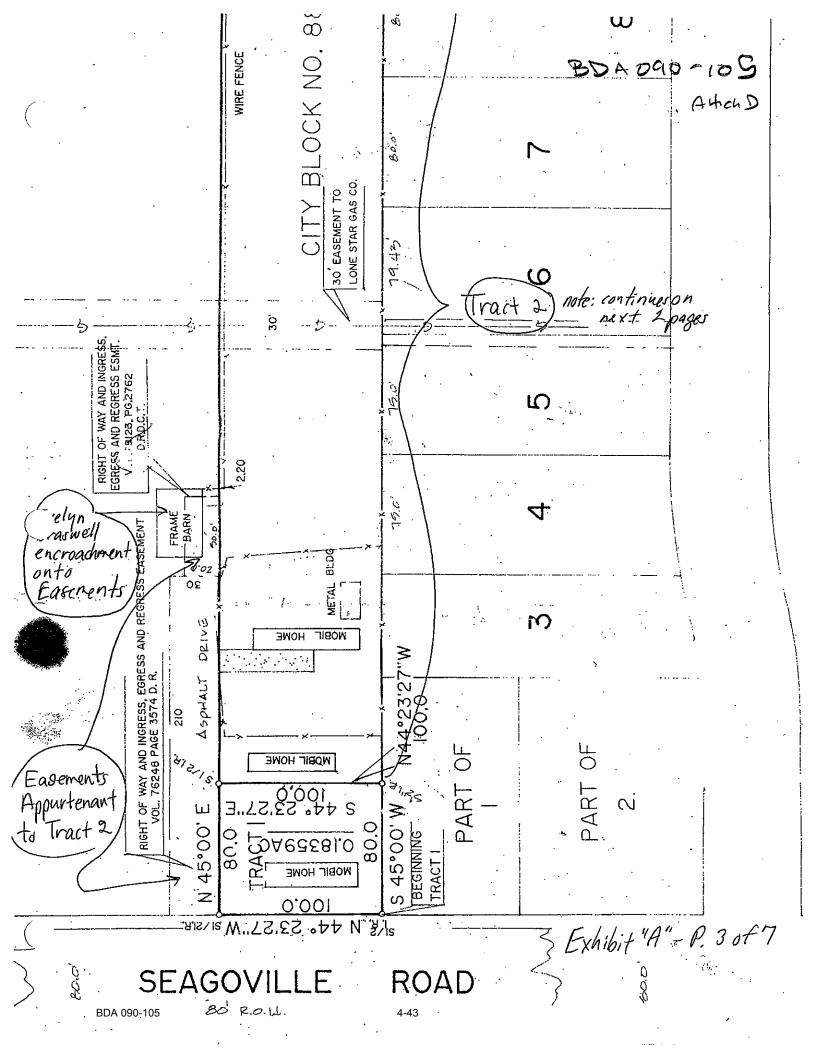
THENCE South 45 degrees West, 50 feet to point for corner,

THENCE South as degrees East 20 feet to the place of beginning.

Easements

Exhibit "A" - P. 2 of 7

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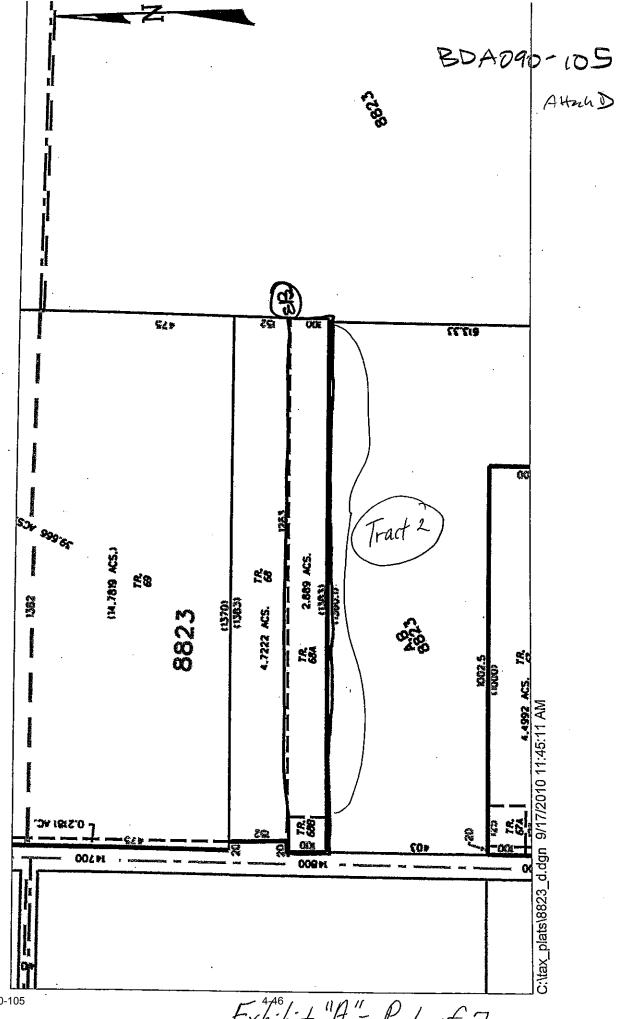


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Exhibit "A"-P.5 of 7



BDA 090-105

Exhibit "A"- P. 6 of 7

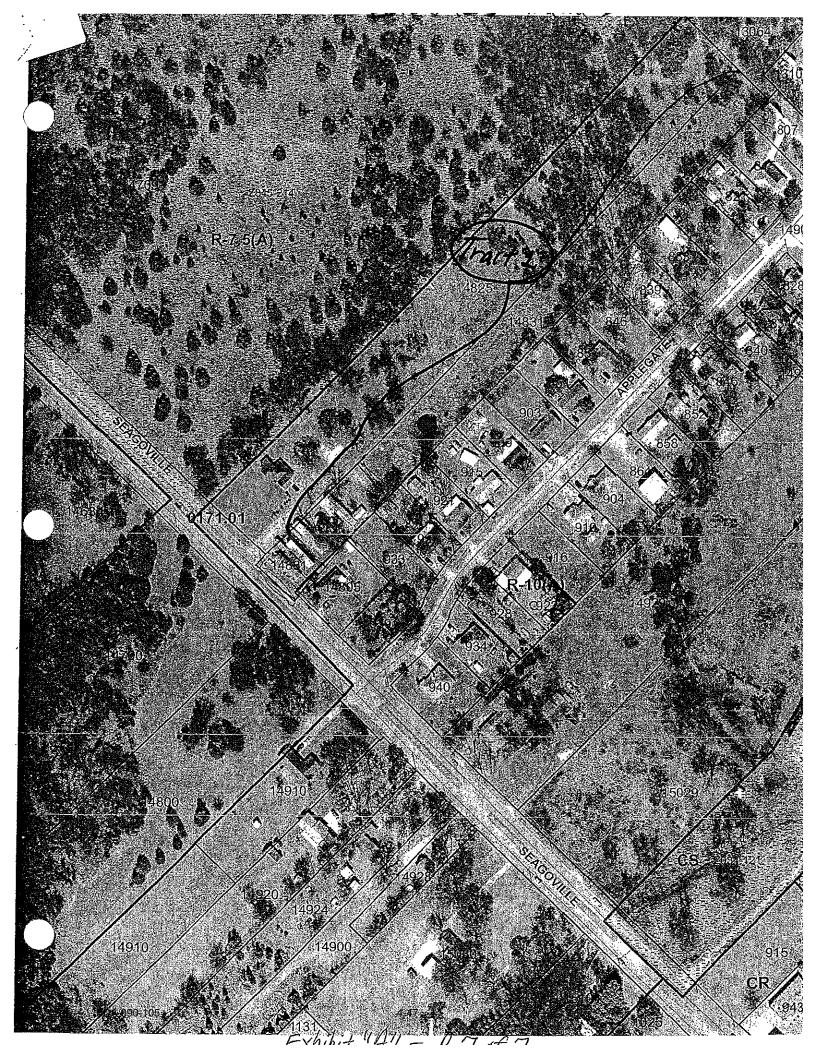


EXHIBIT "A"

DESCRIPTION

Tract 1:

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of City Block 8823, part of the Robert Kleberg Survey, Abstract No. 716 and being part of a tract of land conveyed to Norma Maupin by Deed recorded in Volume 78129, Fage 2758, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod for corner in the Northeasterly R.O.W. line of Seagoville Road (a 80 foot R.O.W.), being in the Southeasterly line of said taunin tract and being in the Northwesterly line of the Edwards Place Addition, an Addition to the City of Kleberg (new Dallas), as recorded in Volume 23, page 123, Map, Records, Dallas County, Texas;

THENCE North 44 degrees 23 minutes 27 seconds West along the Northeasterly line of said Seagoville Road, a distance of 100.00 feet to the Worthwesterly line of Maupin tract, a set 1/2 inch iron rod for corner;

THENCE North 45 degrees 00 minutes East along the Northwesterly rine of said Maupin tract, a distance of 80.00 feet to the North torner of said Maupin tract and being the West corner of a tract of land conveyed to dernice Hamilton Fennell by Deed recorded in Volume 76115, Page 0547, Deed Records, Pallas County, Texas, a set 1/2 inch iron rod for corner;

THENCE South 44 degrees 23 minutes 27 seconds East along the Northeasterly line of said Maupin tract and the Southwesterly line of said Fennell tract, a distance of 100.00 feet to the East corner of said Hangin tract, being the South corner of said Fennell tract and being in the porthwesterly line of said Edwards Place Addition, a set 1/2 inch iron rod for corner;

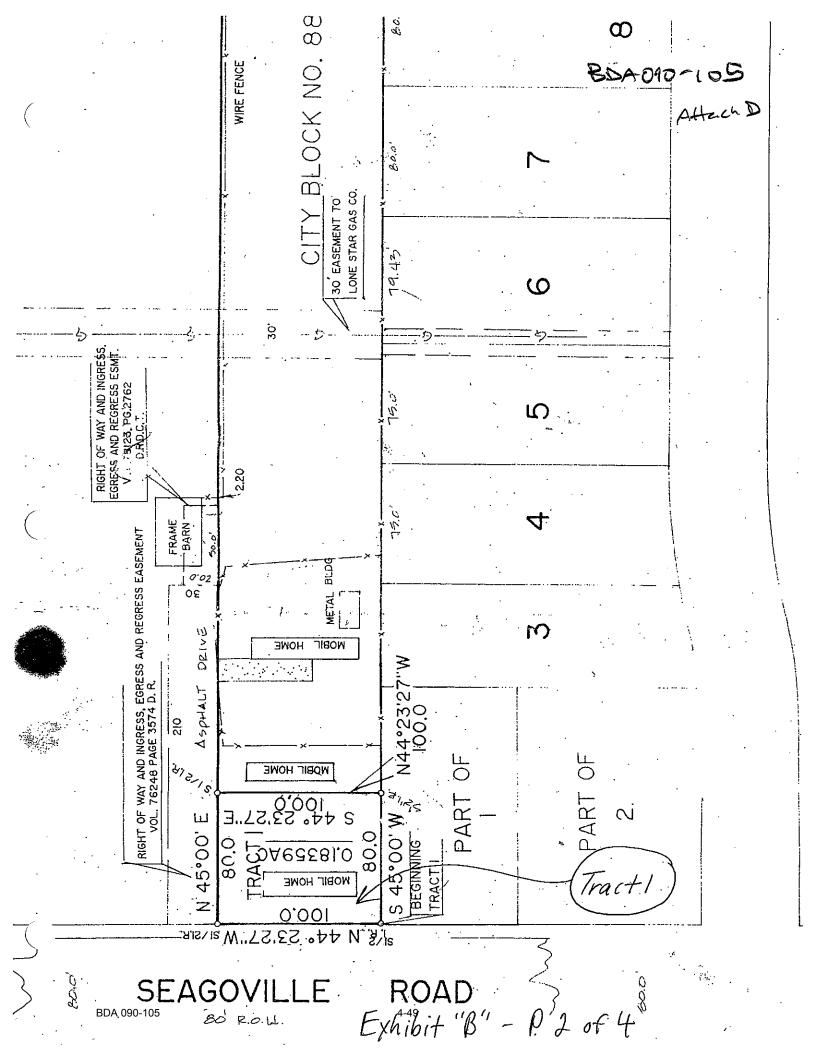
THENCE South 45 degrees 00 minutes west along the Southeasterly line of said Maupin tract and the Northwesterly line of said Edwards Place Addition, a distance of 80.00 feet to the place of SECTIMING and containing 0.18359 acres of land, more or less.

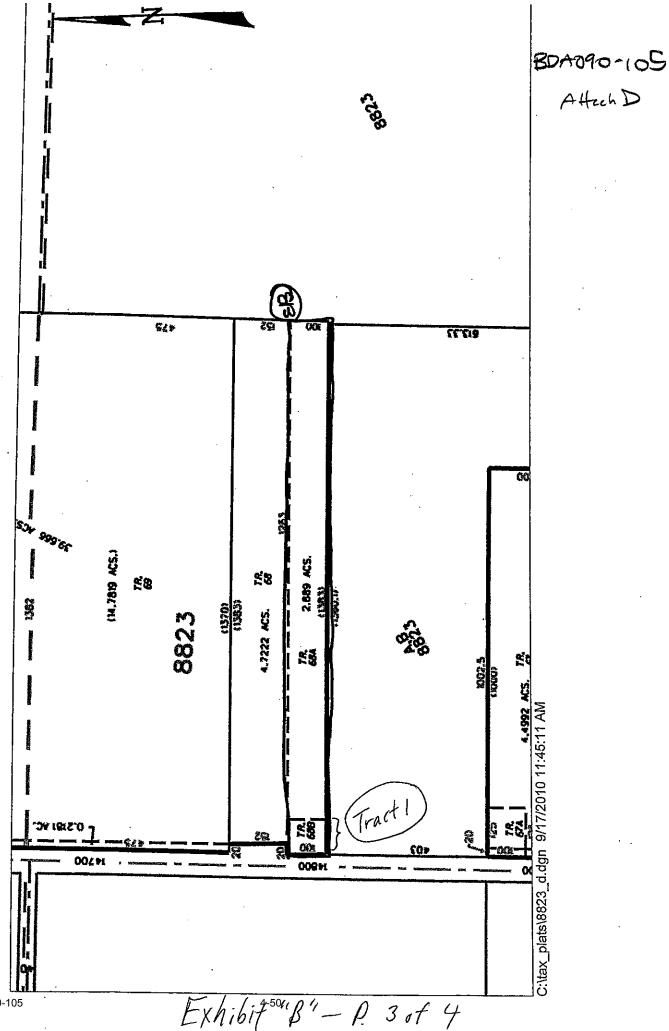
NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Recidential Tract

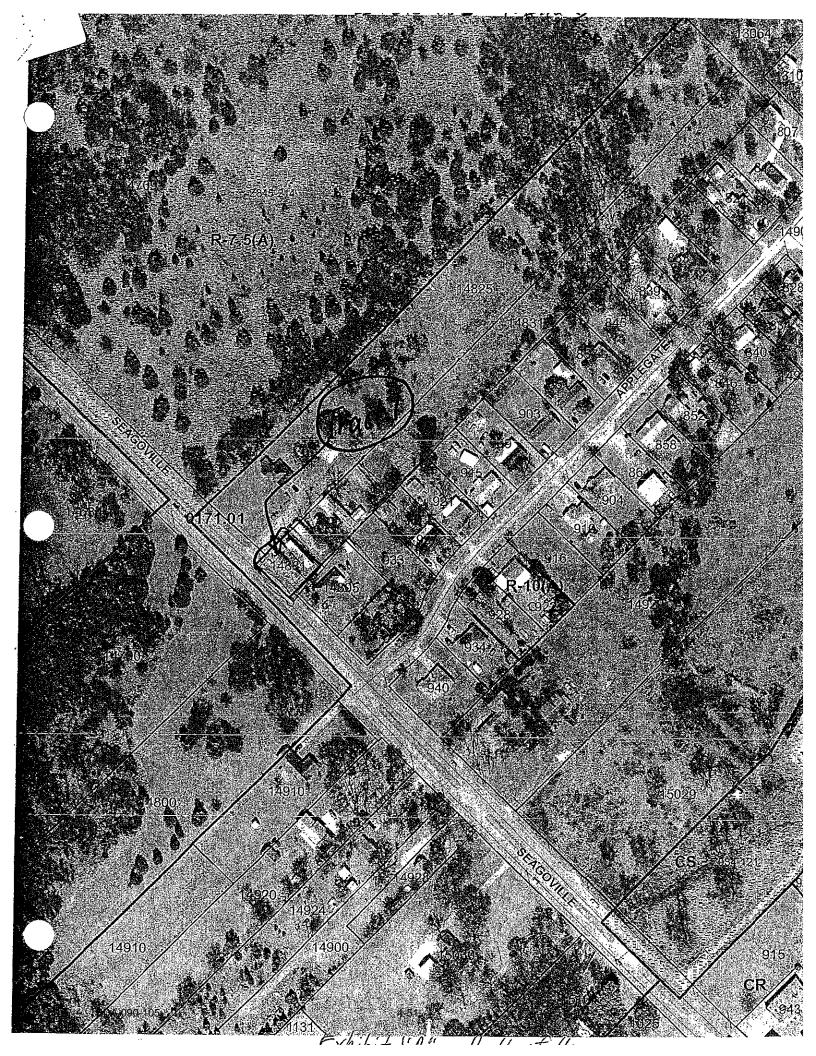
Tract 1 Exhibit "B"- P. 10f4

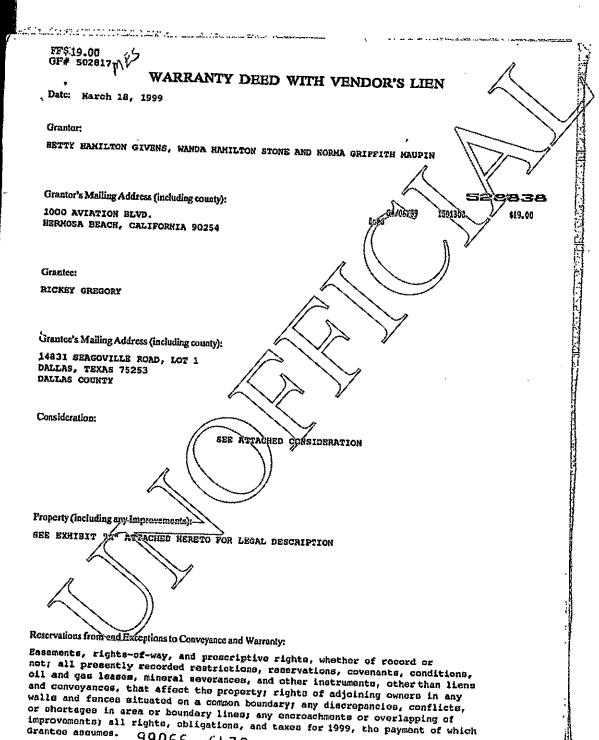
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- Mannfactured Home Park -Exhibit "C" - P. 1 of 7

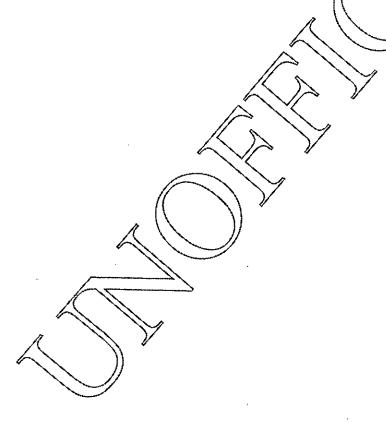
BDA 090-105

GF# 502817 Page 1 of Consideration

CONSIDERATION

A cash consideration paid to the Grantor by Granton and the execution and deflivery by Grantee of a promissory note of even date herewith, in the original principal amount of \$15,000.00, payable to the order of Grantor, as therein provided, and providing for acceleration of maturity upon default and for attorneys febs.

The payment of the note executed by Grantee is secured by a Window's Lion stained in favor of Grantor in this Deed and by a Deed of Trust of even date from Grantee to James T. Watts, Trustee



99066 ..6480

GF# 502817 Warranty Deed with Vendor's Lien - Page 2 Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtonances thereto in any vive belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor kinds Granter and Granter's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomselver lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyage and warranty. The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural. WANDA HAMILTON STONE Morma Griffi STATE OF CALIFORNIA COUNTY OF LA acknowledged before me on the 20 day of March, 1999 by This instrument, was Betty Hamilton Givens OFFICIAL SEAL - 1014032 JENNIFER MACKENZIE Notary's Commission Expires: 1/2/100 STATE OF ARKANSAS This instrument was acknowledged before me on the Runday of March, 1999 by Wanda Hamilton Stone. Motary Puping State of Arkaneas Notary's Printed Name: CINAY J. Archer
Notary's Commission Expires:
MY COMMISSION EXPIRES OCT. 13, 2005 99066 16481

GF# 502817
Page 3
Warranty Deed with Vendor's Lien (continued)

STATE OF ARKANSAS

COUNTY OF Garland

This instrument was acknowledged before me on the cond day of March, 1999 by Norma Griffith Maupin.



Notary Biblic, State of Arkenbas

Notary's Printed Name: Single Printer Notary's Commission Expires:

MY COMMISSION EXPIRES OCT. 13, 2005

99066 06482

EXHIBIT "A"
DESCRIPTION

Tract 2:

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of City Block 8823, part of the Robert Kleberg Survey, Abstract No. 716 and being all of a tract of land conveyed to Bernice Hamilton Fennell by Deed recorded in Volume 76115, Follows:

BEGINNING at a 1/2 inch iron rod found for corner at the East corner of said Fennell tract and being the North corner of the Edwards Place Addition, an Addition to the City of Kleberg (now Dallas), as recorded in Volume 31, Page 123, Map Records, Dallas

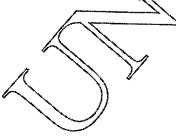
THENCE South 45 degrees 00 minutes West along the Southeasterly line of said Fennell tract and the Northwesterly line of said Edwards Place Addition, a distance of 1263.11 feet to the South corner of said Fennell tract and being the East corner of a tract conveyed to Norma Haupin by deed recorded in Volume 78123. Page 2730, Deed Records, Dallas County, Texas, a set 1/2 inch iron tood for corner;

THENCE North 44 degrees 23 minutes 27 accords West along the Southwesterly line of said Fennell tract and the Northeasterly line of baid Maupin tract, a distance of 100.00 feet to the North corner of said Maupin tract and being the West corner of said Fennell tract, a set 1/2 inch iron rod for corner;

THENCE North 45 degrees 00 minutes East along the Northwesterly line of said Fennell tract, a distance of 1264.57 fuet to the North corner of said Fennell tract, a set 1/2

THENCE South 43 degrees 13 minutes 18 seconds East along the Northeasterly line of said Fennell tract, a distance of 100 00 feet to the place of BEGINNING and containing 2.90081 acres of land, more or leds.

NOTE: COMPANY DOES NOT REPRESENT DWAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE



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BDA 090-105

Exhibit 4-56 4 - P. 5 of 7

DESCRIPTION

Tract 3:

Being a strip of land 30 feet by 250 feet out of the Bert E. Webb tract conveyed by Katherine S. Capps and husband, Eugene A. Capps, by deed dated Harch 13, 1970, and recorded in Volume 70057, Page 0485 of the Deed Records of Dallas County, Taxas, and said 30 foot by 250 foot strip being fully described as follows

BEGINNING in the Northeast line of the Dallas-Seagoville Road said point being North 45 degrees West 100 feet from the most Southerly corner of the Webb thact;

THENCE North 45 degrees Bast 120 feet to the most Westerly corner of the Sernice Hamilton Fennell tract and continuing on along the Northwest line of the Fennell tract a total distance of 250 feet to point for the service of the Fennell tract

THENCE North 45 degrees West 30 fact to point for corner,

THENCE South 45 degrees West 250 feet to a point for corner in the Northeast line of Dallas-Seagoville Road; المسلانة

THENCE South 45 degrees East, along the partheast line of pallas-Seagoville Road, 30

Tract 4:

Being a strip of land 20 feet by 50 feet out of the Bert E. Webb tract conveyed by Katherine S. Capps and husband, Eugene a. Capps, by Deed dated March 13, 1970, and recorded in Volume 70057, Page 0485 of the Deed Records of Dallas County, Texas, and said 20 foot by 50 foot strip heing described as follows:

BEGINNING at the most Easterly corner of that certain right of way easement dated December 20, 1976, executed by Sert B. Webb to Bernice Hamilton Fennell, recorded in Volume 7624B, Page 1574, Deed Records of Dallas County, Texas;

THENCE North 45 degrees East, along the Northwest line of the Bernice Hamilton Fennell tract, 50 feet to point for corner;

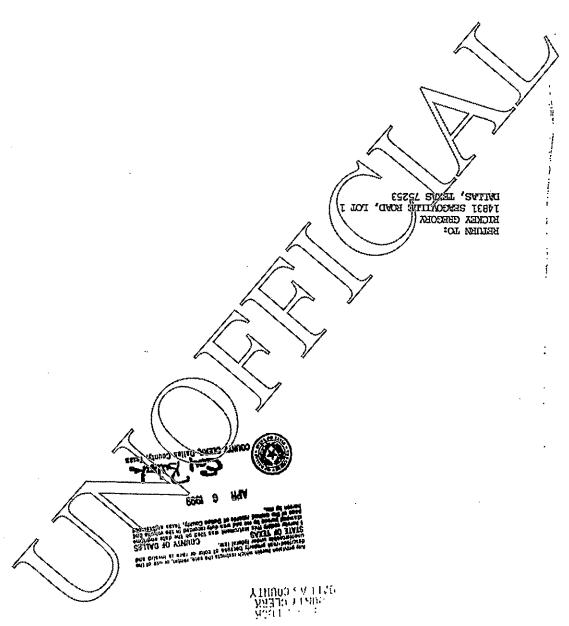
THENCE North in degrees west 20 feet to point for corner,

THENCE South 45 destages West, 50 feet to point for corner,

THERECE South as degrees East 20 feet to the place of beginning.

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Exhibit #57" - P. 6 of 7

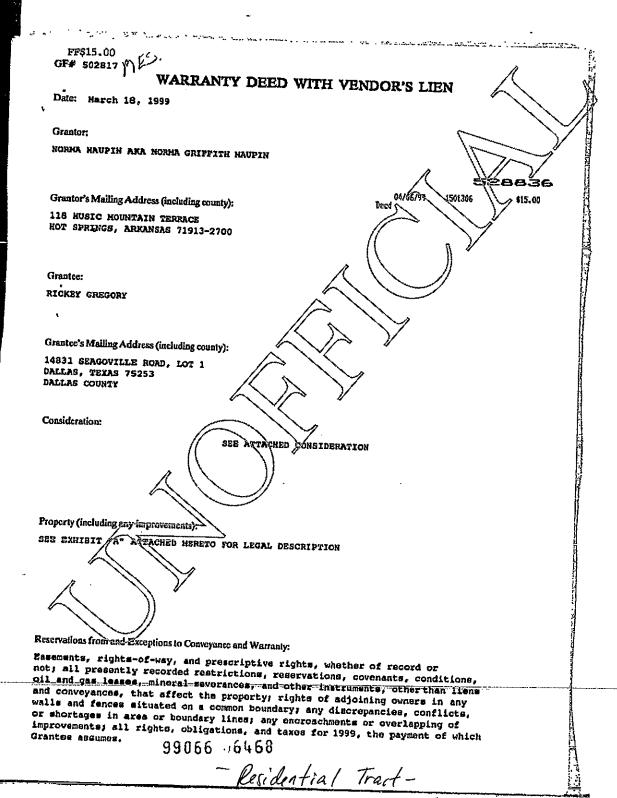


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BDA 090-105

Exhibit "April P. 1 of 5

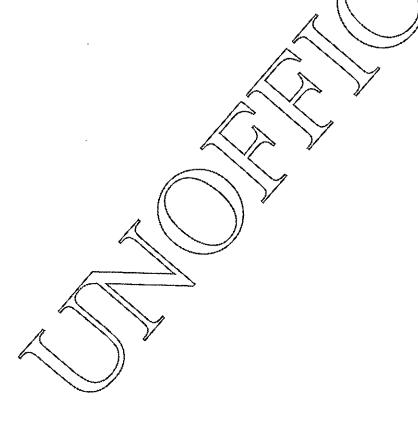
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GF# 502817 Page 1 of Consideration

CONSIDERATION

A cash consideration paid to the Grantor by Grantee and the execution and delivery by Grantee of a promissory note of even data herewith, in the original principal amount of \$15,000.00, payable to the order of Grantor, as therein provided, and prividing for acceleration of maturity upon default and for attorneys feel

The payment of the note executed by Grantee is secured by a Vandor's tien rotained in favor of Grantor in this Deed and by a Deed of Trust of even date from Grantee to



99066 96469

BDA 090-105

Exhibit "D"- P. 2 of 5

managara y malang militara (alah da datarah adaptah da GF# 502817 Warranty Deed with Vendor's Lien - Page 2 Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any was belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Granter brids Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural. EXECUTED this 18th day of March, 1999. STATE OF ARKANSAS COUNTY OF Garland acknowledged before me on the 22Nd day of March, 1999 by This instrument was/ Norma Griffith Maupin. State of Arkaneas Notary's Printed Name: Cindy J. Archer
Notary's Commission Expires MY Commission To Commission Expires MY Commission To Commissi

99066 06470

DA 090-105

Exhibit "D"- P. 3 of 5

EXHIBIT "A"

DESCRIPTION

Tract 1:

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of City Block 8823, part of the Robert Kleberg Survey, Abstract No. 716 and being part of a tract of land conveyed to Norma Maupin by Deed recorded in Volume 78123, Tage 2738, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod for corner in the Northeasterly R.O.W. line of Seagoville Road (a 80 foot R.O.W.), being in the Southeasterly line of said Maunin tract and being in the Northwesterly line of the Edwards Place Addition, an Addition to the City of Kleberg (now Dallas), as recorded in Volume 23, Page 123, Map Records, Dallas County, Texas;

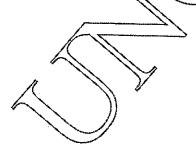
THENCE North 44 degrees 23 minutes 27 seconds West along the Northeaderly line of said Seagoville Road, a distance of 100.00 feet to the Northwesterly lineof said Haupin tract, a set 1/2 inch iron rod for corner;

THENCE North 45 degrees 00 minutes East along the Northwesterly-rine of said Maupin tract, a distance of 80.00 feet to the North terms of said Maupin tract and being the West corner of a tract of land conveyed to Merrice Hamilton Fennell by Deed recorded in Volume 76115, Page 0547, Deed Records, Pallad County, Texas, a set 1/2 inch iron rod for corner;

THENCE South 44 degrees 23 minutes 27 records East along the Northeasterly line of said Haupin tract and the Southwesterly line of said Pannell tract, a distance of 100.00 feet to the East corner of hald Halpin tract, being the South corner of said Fennell tract and being in the Forthwesterly line of said Edwards Place Addition, a set 1/2 inch iron rod for corner;

THENCE south 45 degrees 00 sinutes test along the Southeasterly line of said Maupin tract and the Northwesterly line of said Edwards Place Addition, a distance of 80.00 feet to the place of SECTIMING and containing 0.18359 acres of land, more or less.

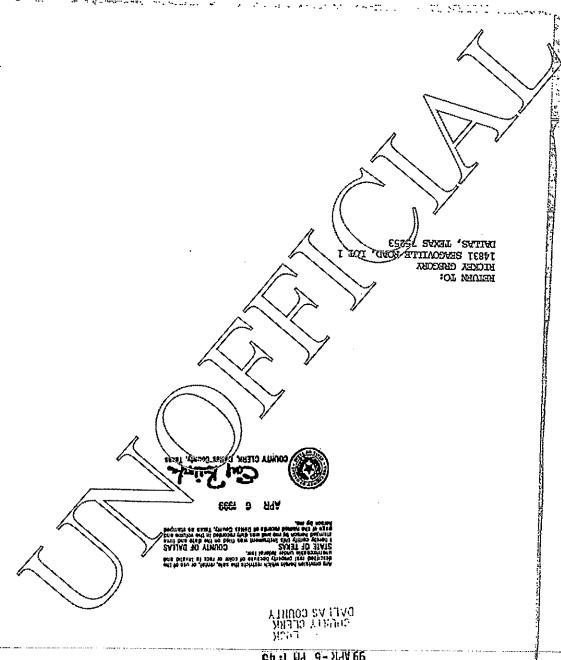
NOTE: COMPANY DOES NOT REPRESENT. THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



99066 06471

Exhibit "D 462- P. 4 of 5

BOA090-105 Attach D



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Exhibit "40" - P. 5 of 5

Attach D

City of Dal

Certificate of Occupancy

14831 SEAGOVILLE RD 75253

Issued Date:

11/18/2009

1483 SEAGOVILLE RD. RICK GREGORY

RICK GREGGORY

(1400) MANUFACTURED HOME PARK

0910221047

Req Park: Lot Area: Alcohol: PDD: R-10(A) 82 Occ Code: Occ Load: Pro Park: Zoning: 8823 Consv Dist: Sprinkler: Stories: Block: Type Const: VB 89 Historic Dist: Owlg Units: Lot:

Park Agrmt: N Total Area: 420

Dance Floor:N

o Z

TR 68, 2.899 ACRES, NON CONFORMING MOBILE HOME PARK, 5 SPACES ONLY. Remarks:

Zaida Basora, Building Official

Development Services Department | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

BDA090-105



PERMIT O CO

TYPE APPLICATION

CITY OF DALLAS RITH DING INSPECTION APPL

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DEVELOPMENT SERVICES DEPARTMENT/BUILDING INSPECTION DIVISION
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD #118, DALLAS, TEXAS 75203 TELEPHONE 214/948-4480

REV 11-10-05

CONTRACTOR CONTRACTOR OF THE BUSINESS WITHOUT TO THE TRACTOR CONTRACTOR FF\$19.00 GF# 502817 DEED OF TRUST Date: March 18, 1999 Grantor: RICKEY GREGORY 04/06/99 Deed of Table Grantor's Mailing Address (including county): 14831 SEAGOVILLE ROAD, LOT 1 DALLAS, TEXAS 75253 DALLAS COUNTY Trustce: JAMES T. WATTS Trustec's Mailing Address (including county): 210 WEST DAVIS MESQUITE, TEXAS 75149 DALLAS COUNTY Beneficiary: BETTY HAMILTON GIVENS, WANDA HAMILTON STONE AND HORMA GRIFFITH MAUPIN Beneficiary's Mailing Address (including course): 1000 AVIATION BLVD. HERMOSA BEACH, CALIFORNIA 90254 Note(s) Date: March 18, 1999 Amount: \$15,000.00 Maker: RECKEY GREGORY BETTY HABILTON GIVENS, WANDA HAMILTON STONE AND NORMA GRIFFITH MAUPIN Final Maturity Date: MARCH 78, 2002 Terms of Payment (optional) As Therein Specified Property (including any improvements):
SEB EXHIBIT *** ATTACHED HERETO FOR LEGAL DESCRIPTION

> - Manutactured Home Park-Exhibit F 466 P. 1 of 7

99066 06486

BDA 090-105

GF# 502817 Deed of Trust - Page 2

Prior Lien(s) (including recording information):

Other Exceptions to Conveyance and Warranty: This conveyance is made subject to all restrictive covenants, reservations) of and easements of record affecting the property described herein.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in-trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the coverants and pays the note according to its terms, this deed of trust shall have no further effect, and Heneficiary shall release it at Grantor's expense.

Grantor's Obligations

Grantor agrees to:

keep the property in good repair and condition;

pay all taxes and assessments on the property when they preserve the lien's priority as it is established in this deed of trust;
maintain, in a form acceptable to Beneficiary an insubance policy light.

a. covers all improvements for their full insubable valuous determined when the policy is issued and renewed, unless Beneficiary approves a smaller absolution; writing;

contains an 80% coinsurance clause;

c. provides fire and extended exercises, including windstorm coverage;
d. provides fire and extended exercises, including windstorm coverage;
d. provides flood insurance at any time the property igen a flood hazard area; and
f. contains such other coverage as Beneficiary and reasonably require;
comply at all times with the requirements of the 80% coinsurance clause;
deliver the insurance relieve to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
keep any buildings occurred as required by the insurance policy; and
if this is not a first lies, pabull neighbor to the Country is regregative lights to now and abide by all prior lies.

if this is not a first lien, pay all prior lies motes that Grantor is personally liable to pay and abide by all prior lien

Beneficiary's Pohts

Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of

If the proceeds of the note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.

Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace damaged or destroyed improvements covered by the policy.

If Granitz fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust.

If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may:

declare the unpaid principal balance and carned interest on the note immediately due;

request Trustee to foreclose this lien, in which case Beneficiary or Buneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and

purchase the property at any foreclosure safe by offering the highest hid and then have the hid credited on the note.

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GF# 502817 Deed of Trust - Page 3

Trustee's Duties

If requested by Beneficiary to foreclose this lien, Trustee shall:

either personally or by agent give notice of the foreclosure sale as required by the Texas Prop

sell and convey all or part of the property to the highest bidder for cash with a general warranty binding Grants subject to prior liens and to other exceptions to conveyance and warranty; and

from the proceeds of the sale, pay, in this order:

expenses of foreclosure, including a commission to Trustee of 5% of the bid;

to Beneficiary, the full amount of principal, interest, attorney's fees, gad other charges due and

any amounts required by law to be paid before payment to Grantiff, and

to Grantor, any balance,

General Provisions

1. If any of the property is sold under this deed of trust, Grantor shell immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufference of the purchaser, subject to an action for

Recitals in any Trustee's deed conveying the property will be presumed to be true.

Proceedings under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

4. This lieu shall remain superior to lieus later quated even if the time of payment of all or part of the note is extended or part of the property is released.

If any portion of the note cannot be lawfully secured by this decit of pust, payments shall be applied first to discharge that portion.

6. Grantor assigns to Beneficiary all sugns payable to erreceived by Grantor from condemuation of all or part of the property, from private sale in lieu of condemnation, and flore damages caused by public works or construction on or near the property. After deducting any expenses incurred, including alterneys fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the rate. Beneficiary shall now be liable for failure to collect or to exercise diligence in collecting any such sums.

7. Grantor assigns to Heneficiary absolutely not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rest and other income and receipts to payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in paying at of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and hereign because the transfer assumed any obligations as lessor or landlord with respect to any occupant of the property.

Beneficiary may exercise Beneficiary's rights and remedica under this paragraph without taking possession of the property.

Beneficiary shall apply all local and other income and receipts collected under this paragraph first to expenses incurred in determined by Beneficiary. Beneficiary is not remedies and then to Grantor's obligations under the note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing priroof of claim in hankruptcy will be tantamount to the appointment of a receiver under Texas law.

Interest on the west secured by this deed of trust shall no exceed the maximum amount of nonusurious interest that may be contracted for, sken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the precipal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

When the context requires, singular nouns and pronouns include the plural,

10. The term note includes all sums secured by this deed of trust.

This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

12. If Grantor and Maker are not the same person, the term Grantor shall include Maker.

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Exhibit "F" - 4-68 3 of 7

BDA 090-105

remaining to an electronic particles and the property of the p

GF# 502817 Deed of Trust - Page 4

13. Grantor represents that this deed of trust and the note are given for the following purposes:

The indebtedness, the payment of which is hereby secured, is in part payment of the purchase price of the real property described, and is also secured by a Vendor's lien thereon retained in Deed of even date therewith to the undersigned, and this Deed of Trust is given as additional security for the payment of said indebts dness.

Note herein may be prepaid in whole or in part at any time without

If all or any part of the Property is sold, conveyed, leased for a ported longer than 3 years, leased with an option to purchase, or otherwise sold (including any contract for deed), without the prior written consent of the Payer, then the Payer may at his option declare the outstanding principal blacks of the Note, plus accrued interest, to be immediately due and payable. The creation of a subordinate lien, any sale thersunder, any deed under phreat or order of condemnation, any conveyance solely between makers, the passage of title by reason of the death of a maker or by operation of law shall not by construed as a role or conveyance of the Property.

Maker shall furnish to Payco annually before the taxes become delinquent, copies of tax receipts showing that all taxes on the property have been paid.

Maker shall furnish to Payee ennually evidence of current paid-up insurance naming Payee as an insured. Payes as an insured.

EXECUTED this 18th day of March.

STATE C

This instrument was acknowledged before me on the diff day of March, 1999 by Rickey Gregory

Notary Public, State of

Notary's Printed Name:

DIANE WRIGHT

Notary's Commission Expires:

Notary Public, State of Texas My Commission Expires July 08, 2001

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Ethibit "F"-P 4 of 7

EXHIBIT "A"
DESCRIPTION

Tract 2:

BEING a tract of land cituated in the City of Callas, Dallas County, Texas, port of City Block 8B23, part of the Robert Kleberg Survey, Abstract No. (716 and being all of a tract of land conveyed to Bernice Hamilton Fennell by Deed recorded in Volume 76115, follows:

REGINNING at a 1/2 inch iron rod found for corner at the East corner of said Fennell tract and being the North corner of the Edwards Place Eddition, an Addition to the City of Kleberg (now Dallas), as recorded in Volume 33, Page 123, Map Records, Dallas

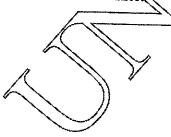
THENCE South 45 degrees 00 minutes West along the Southeasterly line of said Fennell tract and the Northwesterly line of said Edwards Place Addition, a distance of 1263.11 feet to the South corner of said Fennell tract and being the East corner of a tract conveyed to Norma Maupin by deed recorded in Volume 78123, Page 2730, Deed Records, Dallas County, Texas, a set 1/2 inch iron rod for corner;

THENCE North 44 degrees 23 minutes 27 Seconds West along the Southwesterly line of said Fonnell tract and the Northeasterly line of said Maupin tract, a distance of 100.00 feet to the North corner of said Maupin tract and being the West corner of said Fennell tract, a set 1/2 inch iron rod for Lorner;

THENCE North 45 degrees 00 minutes East along the Northwesterly line of said Fennell tract, a distance of 1264.57 feet to the North corner of said Fennell tract, a set 1/2

THENCE South 43 degrees 33 minutes 18 seconds East along the Northeasterly line of said Fannell tract, a distance of 100.00 feet to the place of BEGINNING and containing 2.90081 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE



99066 06490

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Exhibit "F"- P. 5 of 7

DESCRIPTION

Tract 3:

Being a strip of land 30 feet by 250 feet out of the Bert E. Webb tract conveyed by Katherine S. Capps and husband, Eugene A. Capps, by deed dated March 13, recorded in Volume 70057, Pago 0485 of the Deed Records of Dallas County, Terds, and said 30 foot by 250 foot strip being fully described as follows:

BEGINNING in the Northeast line of the Dallas-Seagoville Road said point being North 45 degrees West 100 feet from the most Southerly corner of the Webb tract;

THENCE North 45 degrees East 120 feet to the most Westerly corner of the Bernice Hamilton Fennell tract and continuing on along the Morthwest line of the Fennell tract a total distance of 250 feet to point for corner; ...

THENCE North 45 degrees West 30 feet to point for cornery

THENCE South 45 degrees West 250 feet to a point for corner in the Northeast line of Dallas-Seagoville Road;

THENCE South 45 degrees East, along the North earthine of hallas-Seagoville Road, 30 feet to the place of beginning.

Tract 4:

Being a strip of land 20 feet by 50 feet out of the Bert E. Webb tract conveyed by Katherine S. Capps and husband, Eugene M. Capps, by Deed dated March 13, 1970, and recorded in Volume 70057, Page 0485 of the Deed Records of Dallas County, Texas, and said 20 foot by 50 foot strip being described as follows:

BEGINNING at the most Pascerly corner of that certain right of way easement dated December 20, 1976, executed by Bert E. Webb to Bernice Hamilton Fennell, recorded in Volume 76248, Page 3574, Deed Records of Dallas County, Texas;

THENCE North 45 degrees East, ground the Northwest line of the Bernice Hamilton Fennell tract, 50 feet to point for corner;

THENCE Horth 45 degram wast 20 feet to point for corner,

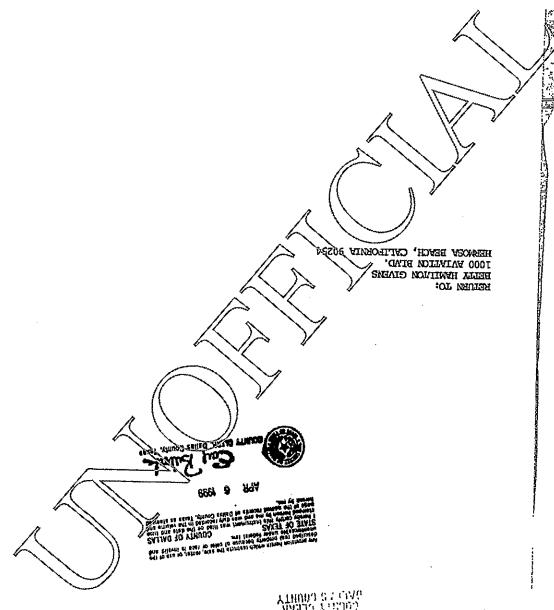
THENCE South 45 degrees West, 50 feet to point for corner,

THENCE South 45 dogreed East 20 feet to the place of beginning.

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Exhibit "F"- P. 6 of

BOA 090-105 Athen D



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Exhibit "F" - 7 of 7

FF\$17.00 GF# 502817 MES DEED OF TRUST Date: Harch 18, 1999 Grantor: RICKEY GREGORY 5**288**37 Grantor's Mailing Address (including county); 14831 SEAGOVILLE ROAD, LOT 1 1501307 \$17.00 DALLAS, TEXAS 75253 DALLAS COUNTY Trustee: JAMES T. WATTS Trustee's Mailing Address (including county): 210 WEST DAVIS MESQUITE, TEXAS 75149 DALLAS COUNTY Beneficiary: NORMA GRIFFITH MAUPIN Beneficiary's Mailing Address (including county): 118 MUSIC HOUNTAIN TERRACE HOT SPRINGS, ARKANSAS 71913 Note(s) Harch 18./1992 Amount: \$15,000.00 Maker: RESKEY-GREGORY Payee: MORHA GRIZETH MAUPIN Final Maturity Date: MARCH 18, 2002 Terms of Payment (optional) As Therein Specified Property (Indicating any improvements):
SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION 99066 08473 - Residential Tract-

BDA 090-105

Exhibit "6" - P. 1076

GF# 502817 Deed of Trust - Page 2

Prior Lien(s) (including recording information):

Other Exceptions to Conveyance and Warranty: This conveyance is made subject to all restrictive covenants, reservations and essements of record affecting the property described herein.

For value received and to secure payment of the note, Grantor conveyable property in Trustee in Itsust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall releases is at Grantor sexpense.

Grantor's Obligations

Grantor agrees to:

keep the property in good repair and condition;

pay all taxes and assessments on the property when due;
preserve the lien's priority as it is established in this deed of trust;
preserve the lien's priority as it is established in this deed of trust;
maintain, in a form acceptable to Beneficiary an insulance policy that:
a. covers all improvements for their full-insulable with as determined when the policy is issued and renewed,
unless Beneficiary approves a smaller amount in writing;

unless Beneficiary approves a smaller amount in writing;

b. contains an 80% coinsurance clause;

c. provides fire and extended overage, including windsterin coverage;

d. protects Beneficiary with standard hortgage clause;

e. provides flood insurance at any time the property is in a flood hazard area; and

f. contains such other coverage as Beneficiary reasonably require;

comply at all times with the requirements of the \$0% coinsurance clause;

deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;

keep any buildings excluded as required by the insurance policy; and

if this is not a first lien, pay all prior lier notes that Grantor is personally liable to pay and abide by all prior lien

instruments.

Beneficiary's Rights

Beneficially may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of

If the proceeds of the note or used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the fights and liens of the holders of any debt so paid.

Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace demaged or destroyed improvements covered by the policy.

If Grantos falls to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the note is payable for any sums so paid, including attornoy's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust,

If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Heneficiary may:

declare the unpaid principal balance and carned interest on the note immediately due; request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and

purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

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Exhibit "6"-474 P. 2 of 6

BDA 090-105

GP# 502817 Deed of Trust - Page 3

Trustee's Duties

If requested by Beneficiary to foreclose this lien, Trustee shall:

either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code

sell and convey all or part of the property to the highest hidder for cash with a general warranty hindles Grantos subject to prior liens and to other exceptions to conveyance and warrants; and

from the proceeds of the sale, pay, in this order:

expenses of foreclosure, including a commission to Trustee of 5% of the bid

to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due had any amounts required by law to be paid before payment to Grantoff and b.

to Grantor, any balance,

General Provisions

I. If any of the property is sold under this deed of trust, Granto shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at, sufferance of the purchaser, subject to an action for

le detainer.

2. Recitals in any Trustee's deed conveying the property will be presumed to be true.

3. Proceedings under this deed of trust, filing suit for fereclosure, or pursuing any other remedy will not constitute any of remedies. election of remedies.

4. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.

If any portion of the note cannot be lawfully secured by this steed of this, payments shall be applied first to discharge that portion.

6. Grantor assigns to Beneficiary all suppopositie to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorneys fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the sinte. Beneficiary shall not be liable for failure to collect or to exercise diligence in

7. Grantor assigns to Benefittary absolutely, not only a collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect reat and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all reat and other income and receipts to payment of the note and performance of this deed of trust. trust, but if the rent and other througe and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's egent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary recition has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Summittiary's rights and remedies under this paragraph without taking possession of the property. Beneficiary shall apply all soil and other income and receipts collected under this paragraph first to expenses incurred in determined by Beneficiary. Beneficiary is not required to act under this paragraph arist to expenses meurica in determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary so their rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's

filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law,

All claims and the debt secured by this deed of trust shall no exceed the maximum amount of nonusurious interest
that may be contracted for, taken, reserved, charged, or received under law, any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in

this and all other instruments concerning the debt.

When the context requires, singular nouns and pronouns include the plural.

The term note includes all sums secured by this deed of trust. 10.

11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

12. If Grantor and Maker are not the same person, the term Grantor shall include Maker.

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Exhibit "6"-19 3 of 6

GF# 502817 Deed of Trust - Page 4

13. Grantor represents that this deed of trust and the note are given for the following purposes:

The indebtedness, the payment of which is hereby secured, is in part payment of the purchase price of the real property described, and is also secured by a vandor's lien thereon retained in Deed of even date therewith to the undersigned, and this Deed of Trust is given as additional security for the payment of said indebtedness.

Note herein may be prepaid in whole or in part at any pine without penalty

If all or any part of the Property is sold, conveyed leased for a period longer than 3 years, leased with an option to purchase, or otherwise sold (including any contract for deed), without the prior written consent of the Payer, then the Payer may at his option declars the outstanding principal balance of the Note, plus accrued interest, to be immediately due and rayable. The creation of a subordinate lien, any sale thereunder, any deed under threat or order of condemnation, any conveyance solely between makers, the payers of title by reason of the death of a maker or by operation of law shall not be construed as a cale or conveyance of the Property.

Haker shall furnish to Payse annuarly before the taxos become delinquent, copies of tax receipts showing that all taxos on the property have been paid.

Haker shall furnish to Fayee annually evidence of current paid-up insurance naming Fayee as an insured.

EXECUTED this 18th day of March, 1999

RICKEY GREGORY

COUNTY OF Deller

This instrument was acknowledged before me on the 250 day of March, 1999 by kickey Gregory.

Notary Public, State of

Notary's Printed Name: OIANE WRIGHT Notary's Commission Expires: 7-601

DIANE WRIGHT
Notery Public, Keare of Texas
My Commission Expires
July 28, 2001

. 99066 46476

-105 Exhibit "6" A-76 P. 4 of 6

Ехнивит "А"

DESCRIPTION

Tract 1:

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of City Block 8823, part of the Robert Kleberg Survey, Abstract No. 716 and being part of a tract of land conveyed to Norma Maupin by Deed recorded in Volume 78123, Figg 2753, Deed Records, Dallas County, Texas and being more particularly described by follows:

BEGINNING at a set 1/2 inch iron rod for corner in the Northeasterly R.O.W. line of Seagoville Road (a 80 foot R.O.W.), being in the Southeasterly Time of said Maupin tract and being in the Northwesterly line of the Edwards Place Addition, an Addition to the City of Kleberg (now Dallas), as recorded in Volume 13, Rage 123, Map Records, Dallas County, Texas;

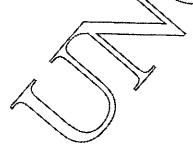
THEMCE North 44 degrees 23 minutes 27 seconds west along the Northeasterly line of said Seagoville Road, a distance of 100.00 feet to the Northeasterly line of Maupin tract, a set 1/2 inch iron rod for corner;

THENCE North 45 degrees 00 minutes East along the Northwesterly line of said Maupin tract, a distance of 80.00 feet to the North column of said Maupin tract and being the West corner of a tract of land conveyed to permise Hamilton Fernell by Deed recorded in Volume 76115, Page 0547, Deed Records, Mallas County, Toxad, a set 1/2 inch iron rod for corner;

THENCE South 44 degrees 23 minutes 27 seconds East along the Northeasterly line of said Maupin tract and the Southwesterly line of said Pennell tract, a distance of 100.00 feet to the East corner of said Maupin tract, being the South corner of said Fennell tract and being in the Northwesterly line of said Edwards Place Addition, a set 1/2 inch iron rod for corner;

THENCE South 45 degrees 00 minutes west along the Southeasterly line of said Maupin tract and the Northwesterly line of said Edyards Place Addition, a distance of 80.00 feet to the place of BEGINNING and containing 0.18359 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT. THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CONJECT.

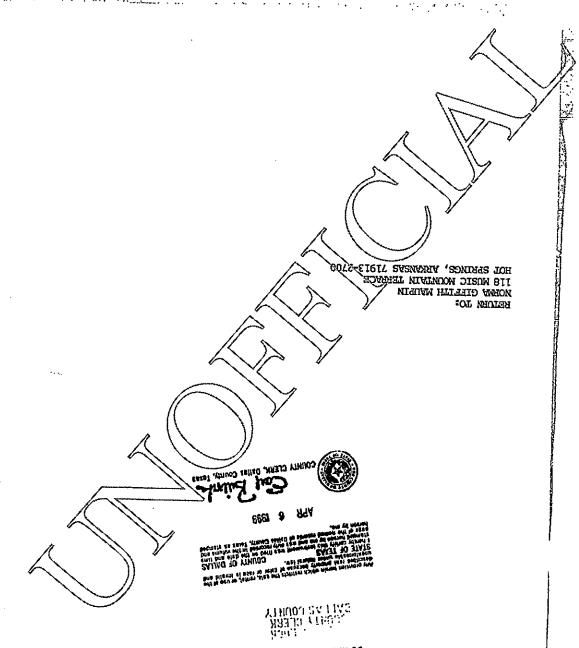


99066 06477

BDA 090-105

Exhibit "6"- P. 5 of 6

BDA 390-105 Affect D



S1:1 HA 9-84466

Ozia.

99066 U6478



Home | Find Property | Contact Us

BDA-090-105 Attich D

Residential Account #00000899840950000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2011)

Address: 14831 SEAGOVILLE RD

Neighborhood: 4DSA08 Mapsco: 70-E (DALLAS)

DCAD Property Map

File Homestead Exemption Online



Print Homestead Exemption Form

YAROO! Maps

Owner (Current 2011)

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 **DALLAS, TEXAS 752533197**

Multi-Owner (Current 2011)

Not Applicable (N/A)

Legal Desc (Current 2011)

1: BLK 8823

2: TR 68 ACS 2.899

3: 14X72 72 MH (BLUE) S#77147021239

4: VOL99066/6479 DD031899 CO-DALLAS

5: 8823 000 068 3008823 000

Deed Transfer Date: 4/6/1999

Value

2010 Certified Values				
Improvement:				
	+ \$43,490			
Market Value:	=\$62,960			
Revaluation Year:	2009			
Previous Revaluation Year:	2008			

Main Improvement (Current 2011)

Building Class	MOBILE HOME	Construction Type		# Baths (Full/Half)	0/ 0
Year Built	1972	Foundation	UNASSIGNED	# Kitchens	О
Effective Year Built	0	Roof Type		# Bedrooms	2
Actual Age	39 years	Roof Material		# Wet Bars	0
CDU (Condition / Desirability / Utility)	MANUALLY ENTER DEPRECIATION	Fence Type	UNASSIGNED	# Fireplaces	0
Living Area	0 sqft	Ext. Wall Material		Sprinkler (Y/N)	N
Total Area	0 sqft	Basement	UNASSIGNED	Deck (Y/N)	N
% Complete	100%	Heating	UNASSIGNED	Spa (Y/N)	N
# Stories	UNASSIGNED	Air Condition	UNASSIGNED	Pool (Y/N)	N
Depreciation	0%				N

obile Home Serial# 77147021239 |Size (LxW)| 72ft x 14ft **Mobile Home Mfgr** NA Space #

Manufactured Home Park Fxhibit "H" - P. 1 of 64

20A090-10S

Additional Improvements (Current 2011)

Attech ?

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	2ND MH (14X52 '80-EST)	UNASSIGNED	UNASSIGNED	FRAME	0
2	3RD MH (14X68 '98-EST)	UNASSIGNED	UNASSIGNED	ALUMINIUM	0
3	4TH MH (14X72) 80 EST)	UNASSIGNED	UNASSIGNED	FRAME	0

Land (Certified 2010)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	
1	MOBILE HOME ON OWNERS LAND	AGRICULTURE	0	0	2.8990 ACRE		\$15,000.00		\$43,485	N

^{*} All Exemption information reflect Certified 2010, *

Exemptions (Certified 2010)

No Exemptions

Estimated Taxes (Certified 2010)

Estimated Taxes (Certified 2010)									
	City	School	County and School Equalization	College	Hospital	Special District			
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED			
fax Rate per \$100	\$0.797	\$1.237811	\$0.2531	\$0.09923	\$0.271	N/A			
Taxable Value	\$62,960	\$62,960	\$62,960	\$62,960	\$62,960	\$0			
Estimated Taxes	\$501.79	\$779.33	\$159.35	\$62.48	\$170.62	N/A			
Tax Ceiling					N/A	N/A			
	Total Estimated Taxes:								

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History



Property Tax Balance

All tax information refers to the 2010 Tax Year, unless otherwise noted, i.e. "Prior Year Amount Due" include penalty, interest, and collection fees if applicable.

Account Number: 00000899840950000

Address:

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Property Site Address: 14831 SEAGOVILLE RD , DA

Legal Description:

BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Current Tax Levy: \$1,673.58

Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes: \$1,673.58

Last Payer for Current Year Taxes:

GREGORY RICKEY

Last Payment Date for Current Year Taxes: 11/10/2010

Market Value: \$62,960

Land Value: \$43,490

Improvement Value: \$19,470

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

Taxes Due Detail by Year and Jurisdiction

Payment Information

Current Tax Statement

Duplicate Receipt

Account History Report

Payment History Report by Year

Payment History Report

Payment History Report (current year on

Click Here to see your estimated amount due for a future date. You can see this information by year and by both year

4-81

Begin a New Search Go to Your Portfolio Exhibit "14" - P. 3 of 64

http://216.110.79.98/act_webdev/dallas/showdetail2.jsp?can=00000899840950000&ownerno=0

3/23/2011



Taxes Due Detail by Year

Account No.: 00000899840950000

* Additional Collection Costs

	March		Apr	April		May	
'Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	T
			No ta.	xes due.	<u> </u>		<u> </u>

Begin a New Search Tax Office Home Page

Return to the Previous Page

Taxes Due by Jurisdiction

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DALLAS COUNTY TAX OFFICE 500 ELM STREET **DALLAS, TEXAS 75202-3304** 214-653-7811

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Exhibit "H"- P. 4 of 64

Payment Information

Year 1996 to Present

Account No.: 00000899840950000

Exhibit "H"- P.5 of 64

Receipt Date	Payment Amount	Tax Year Paid	Payer	BDA-000-105 AHA-h D
2010-11- 10	\$1,673.58	2010	GREGORY RICKEY	A Hack D
2010-01- 26	\$1,650.47	2009	GREGORY RICKEY	
2009-10- 08	\$469.12	2008	GREGORY RICKEY	
2009-01- 27	\$1,000.00	2008	GREGORY RICKEY	
2008-01- 31	\$1,364.52	2007	GREGORY RICKEY	
2007-02- 28	\$840.34	2006	GREGORY RICKEY	
2007-01- 31	\$700.00	2006	GREGORY RICKEY	
2006-07- 25	\$451.37	2005	GREGORY RICKEY	
2006-04- 12	\$350.00	2005	GREGORY RICKEY	
2006-02- 28	\$500.00	2005	UNKNOWN	
2006-01- 26	\$500.00	2005	GREGORY RICKEY	
2005-01- 25	\$293.42	2004	GREGORY RICK	
2005-01- 25	\$1,280.00	2004	GREGORY RICK	
2004-07- 26	\$468.10	2002	GREGORY RICKEY	·
2004-07- 26	\$480.00	2002	GREGORY RICKEY	

				3
2004-07- 26	\$280.00	2002	GREGORY RICKEY	ed Atomor LOS Attack D
2004-07- 26	\$200.00	2002	GREGORY RICKEY	Attach D
2004-07- 06	\$400.00	2002	GREGORY RICKEY	
2004-05- 13	\$215.75	2002	GREGORY RICKEY	
2004-04- 26	\$317.71	2002	GREGORY RICKEY	
2004-02- 17	\$1,667.12	2003	GREGORY RICKEY	
2003-02- 24	\$1,684.63	2001	GREGORY RICKEY	
2001-05-	\$1,529.49	1999	GREGORY RICKEY	
2001-05- 29 2001-05-	\$419.90 \$1,000.00	2000	GREGORY RICK	
1999-03-	\$1,000.00	1998	GREGORY RICK UNKNOWN	
1999-03-	\$205.97	1998		ANCE CO
30	φ20 3. 37	1990	CHICAGO TITLE INSUR	ANCE CO.

Begin a New Search
Tax Office Home Page

Return to the Previous Page

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Exhibit "H"- P. 7 of 64



DALLAS COUNTY TAX OFFICE JOHN R. AMES, CTA

Tax Assessor/Collector

500 Elm Street Dallas, Texas 75202-3304 214-653-7811 www.dallascounty.org A H. . L email: propertytax@dallascounty.org

2010 TAX STATEMENT

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Account: 00000899840950000

Property Description:

14831 SEAGOVILLE RD, DA

 Land Value
 43,490

 Improvement Value
 19,470

 Agriculture Value
 0

 Market Value
 62,960

 Limited Value
 0

Blk 8823 Tr 68 Acs 2.899 14x72 72 Mh (Blue) S#77147021239 Vol99066/6479 Dd031899 Co-Dallas

Date Printed: March 23, 2011

Jurisdiction	Taxable	Tax Rate	Tax Due
The second secon	Value		
DAL CNTY	62,960	.243100	\$153,06
HOSP DIST	62,960	.271000	\$170.62
COLL DIST	62,960	.099230	\$62.48
SCH EQUAL	62,960	.010000	\$6.30
DALLAS ISD	62,960	1.237811	\$779.33
DALLAS CTY	62,960	.797000	\$501.79
			ļ

Total Taxes for Account:

\$1,673.58

Previous Payment on Account:

P&I

\$1,673.58

IF PAIL	<u>) [</u>
A	
Apr	
Mav	,

TOTAL DUE

\$0.00 \$0.00 Pay Taxes online at www.dallascounty.org

Pay By March 31, 2011 \$0.00



Your check may be converted to electronic funds transfer

Return This Portion With Your Payment

Account: 00000899840950000

5.

0000000008090908040009050000000110000000000

Pay By March 31, 2011 \$0.00

Amount Paid: \$___

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Remit To: JOHN R. AMES, CTA P O Box 139066 Dallas, Texas 75313-9066

Exhibit "H"-P.8 of 64



BDA7970-105

JOHN R. AMES DALLAS COUNTY TAX ASSESSOR - COLLECTOR 500 ELM STREET, FIRST FLOOR RECORDS BLDG **DALLAS, TEXAS 75202-3304** 214-653-7811, 214-653-7824, 214-653-7811

Certified Owner:

Deposit No:

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 TX, DALLAS 75253-3197

K10111056280

Legal Description:

BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Parcel Address:

14831 SEAGOVILLE RD, DA

Legal Acres:

2.8990

Deposit No: Validation No: Account No: Operator Code:	K.10111056280 900002014399415 00000899840950000 INTR				Remit : Receipt Deposit Print D	Date:	11/10 11/10	474192 0/2010 0/2010 3/2011
Year Tax Unit Nan	me	Tax Value	Tax Rate	Levy Paid	Discount	P&I	Atty Paid	Total
2010 Dallas County	,	62,960	0.243100	153.06	0.00	0.00	0.00	153.06
2010 Parkland Hosp	pital	62,960	0.271000	170.62	0.00	0.00	0.00	170.62
2010 Dallas County	Community Coll	62,960	0.099230	62.48	0.00	0.00	0.00	62.48
2010 School Equali	zation	62,960	0.010000	6.30	0.00	0.00	0.00	6.30
2010 Dallas Isd		62,960	1.237811	779.33	0.00	0.00	0.00	779.33
20' ^ City Of Dallas	·	62,960	0.797000	501.79	0.00	0.00	0.00	501.79
			-	1,673.58	0.00	0.00	0.00	1,673.58

PAYMENT TYPE:

Credit Card

\$1,673.58

Total Applied:

\$1,673.58

Change Paid:

\$0.00

ACCOUNT PAID IN FULL

PAYER:

Exemptions on this property:

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Exhibit "H" P. 9 of 64

BDA090-105 Africa D

Account His Jory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) 5#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300

Account No.: 000-008-998-40950000

BDA 090-105

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 02:59:14 1 of 48

Page #: 3008823 000

1 Total Fiduciary Number Operator Code 153.06 153.06 153.06 Paid Date of Change Levy Change Variance 0.00 0.00 Current Levy for Jurisdiction 1002: 0.00 0.00 Refund Levy 153.06 Fees 0.00 0.00 Attorney 62,960 Value Taxable Interest 0.0 0.00 0.00 0.00 Penalty Amount Exemption Discount 0.00 0.00 153.06 153.06 Paid Levy Homestead Revision HOVDFAER o Deposit Receipt 11/10/10 11/10/10 Date CERT Code Payment Total for Year 2010 and Tax Unit 1002: 62,960 153.06 153.06 153.06 00.0 Total Date 2010474192 DALLAS COUNTY Sequence Number Remit 62,960 Receivable Current Levy: Value Certified Levy: Total Levy Paid: Balance: Gross TL K10111056280 900002014399415 Validation Year: 2010 Tax Unit: 1002 Number TL 200407037360 Receipt Rec Deposit Type Number Туре Rec

Yea	Year: 2010	· inches										
Tax Uni	Tax Unit: 1021 P	PARKLAND HOSPITAL	TAL									
Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Receipt Date Date	Paid Levy	Pen Discount	Penalty	Att Interest	Attorney Fees R	Va: Refund	Variance d	Total Paíd	Fiduciary Number
TL K10111056280	TL K10111056280 900002014399415	2010474192	11/10/10 11/10/10	0 170.62	0.00	0.00	0.00	00.00	0.00 0.00	0.00	170.62	0
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Rec Receipt Type TL 200407037364	9 9	0	Homestead Revision Total Code 62,960 CERT	n HOVDFAER 0	Exemption Amount	혁 뉴 O	Taxable Value 62,960	Levy 170,62		Levy Change	Date of Change	Operator Code
Recei	Certified Levy: Receivable Current Levy: Total Levy Paid;	vy: vy: id;	170.62 170.62 170.62			Cm	Current Levy for Jurisdiction 1021:	Jurisdictio	n 1021:			170.62
	Balance	:00:	0.00									2

Exhibit "H" - P. 10 of 64

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Account Hir Jory Report

Account No.: 000-008-998-40950000

BDA 090-105

Certified Owner: GREGORY RICKEY

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Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Run Date: 03/23/2011 Run Time: 02:59:14

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

2 of 48 Page #:

Total Fiduciary Number Operator Code 0 62.48 62.48 Paid Date of Change Levy Change Variance 0.00 0.00 Current Levy for Jurisdiction 1031: 0.00 0.00 Refund 62.48 Levy 9.0 0.00 Attorney 62,960 Value Taxable Interest 0.00 0.00 0.00 0.00 Penal ty Amount Exemption Discount 0.00 00.0 62.48 62.48 Paid Levy Homestead Revision HOVDFAER 0 Deposit Receipt 2010474192 11/10/10 11/10/10 DALLAS COUNTY COMMUNITY COLL Date 62,960 CERT Code Payment Total for Year 2010 and Tax Unit 1031: 62.48 62.48 62.48 Total Date Sequence Number Remit 62,960 Certified Levy: Receivable Current Levy: Total Levy Paid: Value Gross Balance TL K10111056280 900002014399415 Validation Number Year: 2010 Tax Unit: 1031 TL 200407037365 Receipt Rec Deposit Type Number Type Rec

		Total Fiduciary Paid Number	0		Operator Code	6.30
		Total Paid	6.30	6.30	Date of Change	
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		Attorney Fees	0.00	00.0	Le. 6.	or Jurisdict
		Interest	0.00	00.0	Taxable Value 62,960	Current Levy for Jurisdiction 1041:
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ватапсе:		Validation Number	0002014399415	Payment Total for Year 2010 and Tax Unit 1041:	Gross Value 62,96	Certified Levy: Receivable Current Levy: Total Levy Paid:
	Year: 2010 Tax Unit: 1041	n	TL K10111056280 900002014399415	Payment To	Receipt 200407037361	Receivab]
	4-89	Rec Deposi	TL K1(Rec Type	

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3/2011	02:59:14 3 of 48		Fiduciary Number	33 0	8	Operator Code	779.33	İ
Run Date: 03/23/2011	Time: 02:5		Total Paid	779.33	779.33	Date of Change		
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JALLAS, TX 75253-	BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068		At Interest	0.00	0.00	Taxable Value 62,960	Current Levy for Jurisdiction 1102:	
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SOVILLE R	68 ACS 3479 DD0;		I Discount	0.00	00.00	Exemption Amount 0		
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Legal Address; BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066f6479 DD031899 CO-DALLAS 8823 000 068 300		Paid Levy	779.33	779.33	HOVDFAER 0		
mer Addı	egal Add		Deposit Receipt Date Date	11/10/10	3			
Õ	н		Deposit Date	11/10/10	. Unit 110	Homestead Revision Total Code 62,960 CERT	779.33 779.33 779.33	00.0
ΕΥ	0000560	DALLAS ISD	Remit Sequence Number	2010474192	2010 and Tax	0	.4: .d:	:0:
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Number	900002014399415	Payment Total for Year 2010 and Tax Unit 1102:	Gross Value 62,96	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
ified Owner	Account No.	Year: 2010 Tax Unit: 1102	Rec Deposit Va Type Number N	TL K10111056280 90	Payment 1	ed Redeipt YPe TL 200407037363	Receivab	
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		Fiduciary Number	0		Operator Code	501.79	
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		Attorney Fees	0.00	0.00	90 F	r Jurisdio	•
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		P. Discount	0.00	0.00 0.00	Exemption Amount		
		Paid Levy Di	501.79	501.79	HOVDFAER 0		
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		Deposit Receipt Date Date	11/10/10	Unit 1208	Homestead Revision Total Code 62,960 CERI	501.79	00.0
	CITY OF DALLAS	Remit Sequence Number	2010474192	2010 and Tax	0	. 4: . 4:	
Year: 2010		Validation Numbe <i>r</i>	TL K10111056280 900002014399415	Payment Total for Year 2010 and Tax Unit 1208;	9 5	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
Year	Tax Unit: 1208	Rec Deposit Type Number	10111056280	Payment	Receipt 200407037362	Receive	
4	-90	Rec Type 1	T K		Rec Type	. ^	
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Exhibit "H"- P. 12 of 64

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BDA 090-105

Run Date: 03/23/2011

Run Time: 02:59:14

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Page #:

Change Variance 0.00 0.00 0.00 0.00 Refund Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000 Fees 0.00 Attorney Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 62,960 Value Taxable Interest 0.00 0.00 0.00 Penalty 0.0 Exemption Amount Discount 0.00 0.00 143.61 Paid Levy 143.61 Homestead Revision HOVDFAER Deposit Receipt 2009918393 01/26/10 01/26/10 Date CERT Code Payment Total for Year 2009 and Tax Unit 1002; 62,960 Total Date DALLAS COUNTY Sequence Number Remit Account No.: 000-008-998-40950000 62,960 Value Certified Owner: GREGORY RICKEY Gross 900002010627536 Validation Tax Unit: 1002 Number Year: 2009 TL 200559464155 Receipt Rec Deposit TL P0018038 Type Number Rec

Total Fiduciary

Number

Paid

143.61

143.61

Operator Code

Date of Change

Levy

143.61

Current Levy for Jurisdiction 1002:

143.61 143.61 143.61

Certified Levy: Receivable Current Levy: Total Levy Paid:

		,	Total Fiduciary Paid Number	172.51 0	172.51	Date of Operator Change Code	172.51	BOA090-105 A41ehD
			Variance d	0.00	0.00	Levy Dat Change Cha	ī:	
			Refun	0.00	00.0	Levy 172.51	diction 102	•
			Attorney Fees	0.00	00.0	.ue 360	y for Juriso	
			Interest	0.00	00.0	Taxable Value 62,960	Current Levy for Jurisdiction 1021:	
			Penalty :	0.00	00.00	mption Amount 0	·	
			I Discount	00'0	0.00	Exemption Amount		
			Paid Levy	172.51	172.51	HOVDFAER 0		
			Deposit Receipt Date Date	01/26/10] : 1	code Cede CERT		
00.0		PITAL	Deposit Date	01/26/10 01/26/10	x Unit 102	Homestead Revision Total Code 62,960 CERT	172.51 172.51 172.51	00.0
ice:	3	PARKLAND HOSPITAL	Remit Seguence Number	2009918393	2009 and Ta	0	vy: vy: id:	: •
Balance:	Year: 2009		Validation Number	900002010627536	Payment Total for Year 2009 and Tax Unit 1021:	0 1	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
	Year	Tax Unit: 1021	Rec Deposit Type Number	TL P0018038	Payment	Rec Recaipt Type TL 200559464163	Receiv	•
	ا 2	1-91	r Ty	·	, ,	щ H	(//	- 0 12 of 64

Exhibit "H" - P. 13 of 64

Account His ory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

5 of 48

Run Time: 02:59:14 Page #: 3008823 000 Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300 Account No.: 000-008-998-40950000

Total Fiduciary Number Operator Code 59.75 59.75 Paid Date of Change Change Levy Variance 0.00 0.00 Current Levy for Jurisdiction 1031; 0,00 0.00 Refund Levy 59.75 Fees 0.0 Attorney 62,960 Value Taxable Interest 0.00 0.00 0.00 Penalty 0.00 Exemption Amount Discount 0.00 0.00 59.75 Paid Levy Homestead Revision HOVDFAER 0 Deposit Receipt 01/26/10 01/26/10 DALLAS COUNTY COMMUNITY COLL Date CERT Code Payment Total for Year 2009 and Tax Unit 1031: 62,960 59.75 59.75 59.75 00.0 Total Date 2009918393 Sequence Number Remit 62,960 Certified Levy: Receivable Current Levy: Total Levy Paid: Value Gross Balance: 900002010627536 Validation Year: 2009 Tax Unit: 1031 Number TL 200559464165 Receipt Red Deposit TL P0018038 Type Number Type Rec

		7		0		Operator Code		3.28	BDAD90-109 Attreh D
ŀ			Paid	3.28	3.28	Date of Change			PSATE
		o reject		0.00	00.0	Levy Change			
		Δ	Refund	0.00	0.00	Levy	3.28	ction 1041:	
		Attorney	Fees	0.00	00.0			r Jurisdi	
		*	Interest	0.00	00.00	Taxable Value	62,960	Current Levy for Jurisdiction 1041:	<i>,</i>
		Penalty	•	0.00	00.0	on	0	Ü	
		Ã	Discount	00.00	00.00	Exemption Amount			
		Levy	Ωį	3.28	3.28				
		Paid Levy		:		HOVDFAER	0		
		Deposit Receipt	Date	01/26/10]; 	code	CERT		
	ZATION	Deposit	Date	01/26/10 01/26/10	Unit 104	Homestead Revision Total Code	62,960	3.28	0000
	SCHOOL EQUALIZATION	Remit	Number	2009918393	2009 and Tax		960	å:::	.
Year: 2009		Validation	Number	900002010627536	Payment Total for Year 2009 and Tax Unit 1041;	Gross	62,960	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
	6 Tax Unit: 1041	Rec Deposit V		TL P0018038 9	Payment '	Rec Receipt Type	IL 200559464157	Receival	

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Fiduciary Number Operator Code Run Date: 03/23/2011 800.44 Run Time: 02:59:14 6 of 48 800.44 Total Paid Date of Change Page #: Levy Change Variance 0.0 0.00 Current Levy for Jurisdiction 1102; 0.00 Refund 0.00 3008823 000 800,44 Levy Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300 Fees 0.00 Attorney Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Value 62,960 Taxable Interest 0.00 0.00 0.00 Penalty 0.00 Exemption Amount Discount 0.00 0.00 800.44 800.44 Paid Levy Homestead Revision HOVDFAER 0 Deposit Receipt 01/26/10 01/26/10 Date CERT Payment Total for Year 2009 and Tax Unit 1102: 62,960 800.44 800.44 800.44 00.0 Total Date 2009918393 Seguence Number DALLAS ISD Remit Account No.: 000-008-998-40950000 62,960 Receivable Current Levy: Total Levy Paid: Value Certified Levy: Balance: Gross Certified Owner: GREGORY RICKEY 900002010627536 Validation Tax Unit: 1102 Year: 2009 Number TL 200559464161 Receipt Rec Deposit TL P0018038 Type Number Type Rec 4-93

		al Fiduciary id Number	470.88 0	88	Operator Code	470.88	BOA 010-105 Attach D
		Total Paid	47(470.88	Date of Change		•
		Variance d	0.00	0.00	Levy Change		
		Va Refund	0.00	00.00	& 88 28 ×4	ion 1208	
		Attorney Fees	00:00	0.00	Levy 470.88	or Jurisdict	
		Interest	0.00	00.0	raxable Value 62,960	Current Levy for Jurisdiction 1208;	
		Penalty :	0.00	0.00	mption Amount 0	Đ	
		P Discount	00.00	00.0	Exemption Amount		
		Paid Levy Di	470.88	470.88	HOVDFAER 0		
		Receipt Date	01/26/10				
		Deposit Receipt Date Date	01/26/10 01/26/10	Unit 1208	Homestead Revision Total Code 62,960 CERI	470.88 470.88 470.88	0.00
	CITY OF DALLAS	Remit Sequence Number	2009918393	2009 and Tax	0		
0000		Validation Number	900002010627536	Payment Total for Year 2009 and Tax Unit 1208;	Gross Value 9 62,960	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
	2003 rear: 2009 60 Tax Unit: 1208	Rec Deposit Type Number	TL P0018038	Payment	Red Receipt Type TL 200559464159	Receiv	•

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Exhibit "H" - P. 15 of 64

Report
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Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

Fiduciary Total Fiduciary Number Number Operator Code GU_DOWDY Operator Code 0 0 10.00 0 Run Time: 02:59:14 48 7 of 10.00 Total 10.00 90.96 Paid 42.67 Paid 133.63 Date of Date of Change 09/14/10 Change Page #: Levy Change Levy 10.00 Change Variance 0.00 Variance 0.00 0.00 0.00 0.00 Current Levy for Jurisdiction 9500: 0.00 0.00 0.00 Refund 0.00 00.0 Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL9906666479 DD031899 CO-DALLAS 8823 000 068 3008823 000 Refund Levy 0.00 10.00 Levy 120,35 Fees 0.00 0.00 Fees 0.00 7.11 Attorney Attorney 7.11 00 Value Taxable Taxable Value Interest Interest 0.0 00.0 2.64 0.00 2.64 0.00 Penalty 0.00 0.00 Penalty 3.53 3.53 00 Exemption Amount Exemption Amount Discount Discount 00.0 0.00 0.00 0.00 0,00 10.00 29.39 96.06 10.00 Paid Levy Paid Levy 120.35 Homestead Revision HOVDFAER Homestead Revision HOVDFAER 00 Deposit Receipt Deposit Receipt 09/14/10 09/14/10 10/08/09 10/08/09 01/27/09 01/27/09 Date Date Code Payment Total for Year 2008 and Tax Unit 1002: Payment Total for Year 2009 and Tax Unit 9500: 0.00 10.00 00 00.0 Total Total Date Date TAX CERTIFICATES 2010364064 DALLAS COUNTY 2009302801 2008640314 Seguence Sequence Number Number Remit Remit Account No.: 000-008-998-40950000 00 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance: Value Gross Gross Value 900002013926201 900002009507275 900002008249944 Validation Validation Tax Unit: 9500 Year: 2009 Number Tax Unit: 1002 Number Year: 2008 819828 819828 Receipt Receipt Rec Deposit TL X0025376 Rec Deposit TL P0005900 TL P0014084 Type Number Type Number Type Type ≓≓ Rec Rec 4-94 BDA 090-105

Exhibit "H"- P. 16 of 64

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120.35

Current Levy for Jurisdiction 1002:

52,760

52,760

52,760

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Certified Levy:

Receivable Current Levy: Total Levy Paid:

Balance:

120.35

120.35

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Balance:

Account Hibwory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

1 1		Fiduciary Number	0 0	ļ	Operator Code	0.1		Fiduciary Number	0 0		Operator Code	.t1
02:59:14 8 of 48		Total Fi	47.51 101.29	148.80	Оре	134.01		Total Fid Paid N	16.73 35.65	52.38	O D D	47.17
ime: 0 #:		O Pt	· -	14	Date of Change			ę G	,	io.	Date of Change	
Run T Page		Variance 1	0.00	0.00	Levy			Variance d	0.00	0.00	Levy] Change	
239 3008823 000		Var. Refund	0.00	0.00		n 1021:		Var: Refund	0.00	00.0	J	n 1031:
77147021239 068 30088		Attorney Fees R	7.92	7.92	Levy 134.01	Jurisdictio		Attorney Fees R	2.79	2.79	Levy 47.17	Jurisdictio
Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3000		At Interest	2.94	2.94	Taxable Value 52,760	Current Levy for Jurisdiction 1021:		At Interest	1.04	1.04	Taxable Value 52,760	Current Levy for Jurisdiction 1031:
899 14X72 899 CO-E		Penalty	3,93	3.93	on 0	C	•	Penalty	1.38	1.38	6 t 3	Cur
58 ACS 2. 179 DD031		Pe Discount	0.00	0.00	Exemption Amount			Pe Discount	0,00	0.00	Exemption Amount	
(8823 TR (Levy	32.72	134.01				Levy Di	11.52 35.65	47.17	•	
ress: BLE VC		Paid		F	HOVDFAER 0			Paid			HOVDFAER 0	
egal Add		Receipt Date	10/08/09				Y COLL	Receipt Date	10/08/09	**		
н	<u>J</u>	Deposit Date	10/08/09 01/27/09	Unit 102:	Homestead Revision Total Code \$2,760	134.01 134.01 134.01 0.00	COMMUNI	Deposit Date	10/08/09	Unit 1031	Homestead Revision Total Code 52,760	47.17
0000560	PARKLAND HOSPITAL	Remit Seguence Number	2009302801 2008640314	Payment Total for Year 2008 and Tax Unit 1021:	_	γ: d: e:	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2009302801 2008640314	Payment Total for Year 2008 and Tax Unit 1031:	0	7.: 4::
000-008-998-4(2008 1021 P/	Validation Number	900002009507275 900002008249944	al for Year	Gross Value 52,760	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:		Validation Numbe <i>r</i>	900002009507275 900002008249944	al for Year	Gross Value 52,760	Certified Levy: Receivable Current Levy: Total Levy Paid:
Account No.: 000-008-998-40950000	Year: 20 Tax Unit: 10	נו		Payment Tot	Receipt 235601079	Receivable	Year: 2008 Tax Unit: 1031	ند		Payment Tot	Receipt 235601080	c Receivable To
BDA 090		Rec Deposi Type Number	TL P0014084 TL P0005900		Rec Type TL	4-	95	Rec Deposi	TL P0014084	,	Rec Type	0

Exhibit "H"- P. 17 of 64

ALLen D 624.36

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Balance:

Account History Report

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13/2011	02:59:14 9 of 48		l Fiduciary d Number	0.91 0 1.97 0	88	Operator Code	2.60		
Run Date: 03/23/2011	Time: 02:5		Total Paid	0.91 1.97	2.88	Date of Change			
Run Da	Run Ti Page #		Variance d	0.00	00.0	Levy Da			
	239 3008823 000		Var. Refund	0.00	0.00		ion 1041:		
-3197	177147021239 068 300		Attorney Fees	0.15	0.15	Levy 2.60	. Jurisdict		
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		At Interest	0.05	0.05	Taxable Value 52,760	Current Levy for Jurisdiction 1041:		
O TRLR 1 D	2.899 14X7 11899 CO-	2.899 14X7 1899 CO-	2.899 14X7 31899 CO-		Penalty ;	0.08	0.08	ion unt 0	ស៊
OVILLE RE	68 ACS 2 479 DD03		P Discount	0.00	00.00	Exemption Amount			
831 SEAG	K 8823 TR 0L99066/6		Levy Di	0.63	2.60				
ress: 14	iress:BL		Paid			HOVDFAER 0			
mer Addı	egal Add		Deposit Receipt Date Date	10/08/09 10/08/09 01/27/09 01/27/09	ļ F				
Ó	н	ZATION	Deposit Date	10/08/09 01/27/09	Unit 104	Homestead Revision Total Code 52,760	2.60		
	0000560	SCHOOL EQUALIZATION	Remit Seguence Number	2009302801 2008640314	2008 and Tax	ç	ά: ά:		
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Numbe <i>r</i>	900002009507275 900002008249944	Payment Total for Year 2008 and Tax Unit 1041:	Gross Value 52,760	Certified Levy: Receivable Current Levy: Total Levy Paid:		
fied Owner	.ccount No.	Year: 2008 Tax Unit: 1041		TL P0014084 91 TL P0005900 91	Payment 1	Receipt 235601081	Receival		
Certi	BDA 090) -105	Rec Deposit Type Number	7L POC TL POC		Rec Type TL			

			≿ .						₹
			Fiduciary Number	0	0		Operator	Code	624.36
			rotal Paid	221,38	471.90	693.28	0.		62
			ŭ	. 2	4	69	Date of	Change	
			Variance d	0.00	0.00	00.0 00.0	Levy	Change	.,
			Vē Refund	0.00	0.00	00.0		vy .36	:ion 1102
			Attorney Fees	36.90	00.0	36.90		Levy 624.36	or Jurisdict
			; 4 1 6 1	13.72	0.00	13.72	Taxable	Value 52,760	Current Levy for Jurisdiction 1102:
	1		Penalty	18.30	00.00	0.00 18.30	ion	Amount 0	õ
			E Discount	0.00	0.00	00.00	Exemption	Amo	
			Levy	152,46	471.90	624.36			
			Paid			9	HOVDFAER	0	
			Receipt Date	10/08/09	01/27/09	.,		Code	
00.00			Deposit Receipt Date Date	10/08/09	01/27/09 01/27/09	. Unit 110;	Homestead Revision	Total 52,760	624.36 624.36 624.36
 •		DALLAS ISD	Remit Sequence Number	2009302801	2008640314	2008 and Tax		.e 760	y: a:
Balance:	800		Validation Number	900002009507275	900002008249944	Payment Total for Year 2008 and Tax Unit 1.102:	Gross	Value 52,760	Certified Levy: Receivable Current Levy: Total Levy Paid:
	Year: 2008	Tax Unit: 1102				Payment To	Receipt	235601082	Receivable
4-	96	H	Rec Deposit Type Number	TL P0014084	TL P0005900		Rec	Type T.	
4.	50		=-		,	10	1.	1100	4

Fxhibit "H"- P. 18 of 64

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Report
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Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Run Date: 03/23/2011

Total Fiduciary Number Operator Code 0 394.59 Run Time: 02:59:14 10 of 48 139.92 298.23 Paid 438.15 Date of Change Page #: Levy Change Variance 0.00 0,00 0.00 Current Levy for Jurisdiction 1208: 0.00 0.00 0.00 Refund 3008823 000 394.59 Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300 0.00 Fees 23.32 23.32 Attorney 52,760 Value Taxable Interest 0.00 8.68 8,68 0.00 11.56 11.56 Penalty Exemption Amount Discount 0.00 0.00 00.0 298.23 96.36 Paid Levy 394,59 Homestead Revision HOVDFAER Deposit Receipt 10/08/09 10/08/09 01/27/09 01/27/09 Date Code Payment Total for Year 2008 and Tax Unit 1208: 52,760 394.59 394.59 394.59 0.00 Total Date CITY OF DALLAS 2008640314 2009302801 Sequence Number Remit Account No.: 000-008-998-40950000 52,760 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance: Gross Value 900002009507275 900002008249944 Validation Year: 2008 Tax Unit: 1208 Number 235601078 Receipt Rec Deposit TL P0005900 TL P0014084 Type Number Type

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		⊁					8	35
		Total Fiduciary Paid Number	0		Operator	Code	123.77	
		Total Paid	123.77	123.77	Date of	Change	Н	
		Variance d	0.00	0.00	Levy	Change		
		Van Refund	0.00 0.00	0.00 0.00		Levy 123.77	tion 1002:	
!		Attorney Fees	00'0	0.00	3	123	or Jurisdic	
		Interest	0.00	00.0	Taxable	54,260	Current Levy for Jurisdiction 1002:	
		Penalty :	0.00	00.0	ion	0	Ð	
		P Discount	00'00	0.00 0.00	Exemption			
		Paid Levy Di	123.77	123.77	HOVDFAER	0		
		Deposit Receipt Date Date	02/05/08 01/31/08	Unit 1002:	Homestead Revision H	54,260	123.77 123.77 123.77	0.00
	DALLAS COUNTY	Remit Sequence Number		2007 and Tax		54,260		
Year: 2007		Validation Number	TL 000200054538 0000002007748941 2007748941	Payment Total for Year 2007 and Tax Unit 1002:	Gross	•	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
Year	Tax Unit: 1002	Rec Deposit Type Number	100200054538	Payment	Receipt	231069426	Receiva	
97		Rec	٥ ۲		Rec	; ≓	0	

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Certified Owner: GREGORY RICKEY

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Account History Report

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,2011	:14 48		Fiduciary Number	0		Operator Code	137.82
Run Date: 03/23/2011	. 02:59:14 11 of 48		Total Paid	137.82	137.82		₽.
n Date:	Run Time: Page #:					Date of Change	
Ru	Run Page		Variance d	0.00	0.00	Levy	••
	1239 3008823 000		V. Refund	00'0	00.00	Levy 137.82	liction 1021
253-3197	.) S#77147021 000 068		Attorney Fees	0.00	00.00		for Jurisd
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066f6479 DD031899 CO-DALLAS 8823 000 068 300		Interest	0.00	00.0	Taxable Value 54,260	Current Levy for Jurisdiction 1021:
D TRLR 1	2.899 14X 11899 CO		Penalty	0.00	00.0	mption Amount 0	U
SOVILLE RI	68 ACS 3		P Discount	0.00	00.00	Exemption Amount	
831 SEAG	K 8823 TR Jl99066/6		Levy	137.82	137.82		
ess: 14	ress:BL V		Paid			HOVDFAER 0	
wner Addr	Legal Add		Deposit Receipt Date Date	02/05/08 01/31/08	71:		1
ō		ITAL	Deposit Date	02/05/08	Unit 103	Homestead Revision Total Code 54,260	137.82 137.82 137.82
ξλ	0000560	PARKLAND HOSPITAL	Remit Sequence Number	2007748941	2007 and Tax	0	77: 74: 6:
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Number	TL 000200054538 0000002007748941 2007748941	Payment Total for Year 2007 and Tax Unit 1021:	Gross Value 54,26	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
ied Owner:	count No.:	Year: 2007 Tax Unit: 1021		00054538 000	Payment To	Receipt 231069428	Receivabl. T
Certif	BDA 090		Rec Deposit Type Number	TL 0002		Rec Type TL	

		Fiduciary Number	0		Operator Code	43.63 B
		Total Paid	43.63	43.63	Date of Change	
		Variance d	0.00 0.00	00.0	Levy	
		Va: Refund	0.00	0.00 0.00	Levy 43.63	tion 1031:
		Attorney Fees	0.00	00.00	1 &	r Jurisdio
ì		Interest	0.00	00.0	Taxable Value 54,260	Current Levy for Jurisdiction 1031:
		Penalty :	0.00	00.0	lon int 0	රි
		P. Discount	0.00	43.63 0.00 0.00	Exemption Amount	
		Paid Levy Di	43.63	43.63		
		Paid			HOVDFAER 0	
	ITY COLL	Deposit Receipt Date Date	01/31/08	 - -		<i>"</i>
	COMMUN	Deposit Date	02/05/08	. Unit 103	Homestead Revision Total Code 54,260	43.63 43.63 43.63 0.00
	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2007748941	2007 and Tax	0	7
Year: 2007		Validation Number	TL 000200054538 0000002007748941 2007748941	Payment Total for Year 2007 and Tax Unit 1031:	Gross Value 54,260	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
Year:	Tax Unit: 1031	ע	200054538 (Payment	Receipt 231069429	Receiva
4	-98	Rec Deposit Type Number	TL 000		Rec Type TL	

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Account History Report

	011	4i 60 .		Fiduciary Number	0		Operator Code	2.56		
	Run Date: 03/23/2011	02:59:14 12 of 48		Total F Paid	2.56	2.56		N		
	Date:	lime: #:		•			Date of Change			
	Run	Run 1 Page		Variance d	00.00	0.00	Levy			
		239 3008823 000		Van Refund	0.00	0.00	Levy 2.56	iction 1041:		
	3-3197	S#77147021 30 068		Attorney Fees	0.00	0.00		or Jurisd		
ort	Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300	1,000	Interest	00'0	00.0	Taxable Value 54,260	Current Levy for Jurisdiction 1041:		
/ Rep	D TRLR 1	2.899 14X		Penalty	0.00	00.0	mption Amount 0	Ü		
- 0 - 4	OVILLER	68 ACS 479 DD00		E Discount	000	0.00	Exemption Amount			
r Hi,	331 SEAG	(8823 TR 199066/6		Levy	2.56	2.56				
Account His ory Report	ess: 14	ress:BL		Paid			HOVDFAER 0			
AC	mer Addr	egal Add		Deposit Receipt Date Date	01/31/08	1;				
	ð	н	ZATION	Deposit Date	02/05/08	: Unit 104	Homestead Revision Total Code 54,260	2.56 2.56 2.56	00.0	
	жет	-40950000	SCHOOL EQUALIZATION	Remit Sequence Number	TL 000200054538 0000002007748941 2007748941	Payment Total for Year 2007 and Tax Unit 1041:	Gross Ho Value 54,260	evy: evy: aid:	Balance:	DALLAS ISD
accountreport.rdf DV.1.2)	Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000	Year: 2007 Unit: 1041	Validation Number	00000020077489	Total for Yea	Gr Va 5	Certified Levy: Receivable Current Levy: Total Levy Paid:	Bala	<pre>xear: 2007 unit: 1102</pre>
untrepo	ified Owner	Account No.	Year: 2007 Tax Unit: 1041	ų	0200054538	Payment	Receipt 231069430	Receiva		Year: 2007 Tax Unit: 1102
accc	Cert	BDA 090	0-105	Rec Deposi Type Number	TL 00		Rec Type TL			4-99

		,	٠					4	Z
		Fiduciary	Number	0	:	Operator	Code	650.93	
		Total	Paid	650.93	650.93			vo	
		Ĥ		_	19	Levy Date of	Change		
		Variance		00'0 00'0	0.00 00.00	Levy	Change	_	
		Va	Refund	00'0	00.0		33 7	ion 1102	
		Attorney	Fees	0.00	0.00		Levy 650.93	. Jurisdict	
		Ą	Interest	0.00	00.0	Taxable	Value 54,260	Current Levy for Jurisdiction 1102:	
		Penalty		0.00	00.0	ion	un t 0	ក	
		£ι	Discount	0.00	00.0	Exemption	Amount 0		
		Paid Levy	А	650.93	650.93				
		Paid			9	HOVDFAER	0		
		Deposit Receipt	Date	01/31/08	2:		Code		
		Deposit	Date	02/05/08 01/31/08	onit 110	Homestead Revision	Total Code 54,260	650.93 650.93 650.93	00.0
	DALLAS ISD	Remit Sequence	Number	2007748941	2007 and Tax		e0	: : : : : : : : : : : : : : : : : : :	
		Validation	oer	TL 000200054538 0000002007748941 2007748941	Payment Total for Year 2007 and Tax Unit 1102;	Gross	Value 54,260	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
Year: 2007	Tax Unit: 1102	Vali	Number	38 0000	lent Tota	ipt	9431	C. :eivable: To1	
	Tax 1	Deposit	Number	00200054	Раул	Receipt	231069431	Rec	
		Rec	ľype	¶ 0		Red	Type IL		

Exhibit "H" - P. 21 of 64

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Account Hillory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

BDA 090-105

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Run Date: 03/23/2011

Total Fiduciary Number Operator Code 405.81 Run Time: 02:59:14 13 of 48 405.81 Paid 405.8I Date of Change Page #: Levy Change Variance 0.00 0.00 Current Levy for Jurisdiction 1208: 0.00 0.00 Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000 Refund 0.00 Fees Attorney 54,260 Value Taxable Interest 0.00 0.00 0.00 0.00 Penalty Amount Exemption Discount 0.00 0.00 405.81 Paid Levy 405.81 Homestead Revision HOVDFAER 0 Deposit Receipt 02/05/08 01/31/08 Date Payment Total for Year 2007 and Tax Unit 1208: 54,260 405.81 405.81 405.81 00.0 Total Date TL 000200054538 0000002007748941 2007748941 CITY OF DALLAS Sequence Number Remit Account No.: 000-008-998-40950000 54,260 Certified Levy: Total Levy Paid: Gross Value Receivable Current Levy: Balance: Validation Tax Unit: 1208 Number Year: 2007 231069427 Receipt Rec Deposit Type Number Type Rec ≓

	Fiduciary			Operator Code
	Total	64.52 53.75	118.27	Date of C Change
	Variance d	0.00	0.00	Levy
	Vai	0.00	0.00 0.00	Levy
	Attorney Rees	0.00	0.00	Ā
		00.0	00.0	Taxable Value
	Penalty	4.22	4.22	on Int
	P. Discount	0.00	0.00 4.22	Exemption Amount
	Paid Levy Di	60.30	114.05	HOVDFAER
	Deposit Receipt Date Date	02/28/07	2:	
		02/28/07 02/28/07 01/31/07 01/31/07	Unit 1003	Homestead Revision Total Code
	DALLAS COUNIY Remit Sequence Number	2006745635 2006614309	006 and Tax	
	clon	TL 000200046103 0000002006745635 2006745635 TL 000200045314 0000002006614309 2006614309	Payment Total for Year 2006 and Tax Unit 1002:	Gross
Year	Tax Unit: 10UZ Rec Deposit Valida(Type Number Number	00200046103 00200045314	Payment	Receipt
4-1	Rec 177pe	7 70	1 .	T'/1 Rec
		a= ,		· / I

Current Levy for Jurisdiction 1002; 114.05 0 114.05 114.05 114.05 53,320 0.00 53,320 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance: 226634895 귿

Exhibit "H" - P. 22 of 69

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43.19

Current Levy for Jurisdiction 1031:

43.19 43.19 0.00

Certified Levy: Receivable Current Levy: Total Levy Paid;

Balance:

Account His Jry Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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_	Certified Owne	Certified Owner: GREGORY MCKEY	(EY	ð	mer Addı	Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	GOVILLE RE	TRLR 1 D	ALLAS, TX 75253-	-3197		Run Dat	Run Date: 03/23/2011	/2011	
BDA 09	Account M	Account No.: 000-008-998-40950000	40950000	н	egal Add	Legal Address; BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300	R 68 ACS 2 /6479 DD03	.899 14X72 1899 CO-E	BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068	77147021239 068 30	239 3008823 000	Run Tim Page #:	Run Time: 02:59:14 Page #: 14 of 48	1:14 : 48	
ļ 10-1	Year	Year: 2006													
05	Tax Unit: 1021		PARKLAND HOSPITAL	ITAL											
R.	Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Date	Deposit Receipt Date Date	Paid Levy	Pe Discount	Penalty	At Interest	Attorney Fees	Va Refund	Variance d	Total Paid	Fiduciary Number	
•	TL 000200046103 TL 000200045314	TL 000200046103 0000002006745635 2006745635 TL 000200045314 0000002006614309 2006614309	5 2006745635 9 2006614309	02/28/07	02/28/07	71.60	0.00	5.01	0.00	0.00	0.00	0.00	76.61	1196348	
	Payment	Payment Total for Year 2006 and Tax Unit 1021:	2006 and Tax	Unit 102	ii ii	135,43	0.00	5.01	0.00	0.00	0.00	0.00	140.44		
H4 144	Rec Receipt Type TL 226634897	0 >	0	Homestead Revision Total Code 53,320		HOVDFAER 0	Exemption Amount	on nt	Taxable Value 53,320	Levy 135,43	۲. 43	Levy Dat Change Ch	Date of Change	Operator Code	
	Receiv	Certified Levy: Receivable Current Levy: Total Levy Paid:	vy: vy: id:	135.43 135.43 135.43				Cur	Current Levy for Jurisdiction 1021:	Jurisdict	ion 1021:			135.43	
4-		Balance	Ge:	0.00											
 -101	Year: 2006 Tax Unit: 1031		DALLAS COUNTY COMMUNITY COLL	COMMUNI	IY COLL										

	Fiduciary Number	1196348 1188310		Operato <i>r</i> Code
	Total Paid	24.44	44.79	
	Variance d	0.00	0.00	Levy Date of Change Change
	Va: Refund	0.00 0.00	0.00 0.00	Levy 43.10
	Attorney Fees	00.00	0.00	L L
	A	0.00	00.0	Taxable Value
	Penalty :	0.00	1.60	on O
	Pe	0.00	43.19 0.00 1.60	Exemption Amount
	Paid Levy Di	22.84	43.19	
	Paid			HOVDFAER 0
TY COLL	Deposit Receipt Date Date	02/28/07	17	
COMMUNI	Deposit Date	02/28/07 01/31/07	Unit 103;	Homestead Revision Total Code 53,320
DALLAS COUNTY COMMUNITY COLI	Remit Sequence Number	2006745635 2006614309	006 and Tax	0
_	Validation Numbe <i>x</i>	TL 000200046103 0000002006745635 2006745635 02/28/07 02/28/0 TL 000200045314 0000002006614309 2006614309 01/31/07 01/31/0	Payment Total for Year 2006 and Tax Unit 1031:	Gross Value ·53,320
rear: 2000 Tax Unit: 1031	Deposit Number	0200046103 (0200045314 (Payment	Receipt 226634898
0.4	Rec D Type N	7f. 00 7L 00		Rec Type TL

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Account History Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Account No.: 000-008-998-40950000

BDA 090-105

Certified Owner: GREGORY RICKEY

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Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 Run Time: 02:59:14 15 of 48 Page #:

1 0-10	Year	Year: 2006														
)5	Tax Unit: 1041		SCHOOL EQUALIZATION	ATION												
H A	Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Date	Deposit Receipt Date Date	Paid Levy	Levy	Per Discount	Penalty	At Interest	Attorney Fees	Va Refund	Variance d	Total Paid	otal Fiduciary Paid Number	iary ber
	TL 000200046103 TL 000200045314	TL 000200046103 0000002006745635 2006745635 TL 000200045314 0000002006614309 2006614309	5 2006745635 3 2006614309	02/28/07 01/31/07	02/28/07 02/28/07 01/31/07 01/31/07		1.42	0.00	0.00	0.00	0.00	0.00	0.00	. ,	1.52 1196348 1.26 1188310	348 310
	Payment	Payment Total for Year 2006 and Tax Unit 1041:	2006 and Tax	Unit 104]; 		2.68	0.00	0.10	0.00	0.00	0.00 0.00	00.0	2	2.78	1
•••	Rec Receipt Type 71 226634899	9 A	0	Homestead Revision Total Code 53,320		HOVDFAER 0		Exemption Amount	ដ ដ ០	Taxable Value 53,320	Le 2	Levy 2.68	Levy	Date of Change	Operator Code	n N
	Receir	Certified Levy: Receivable Current Levy: Total Levy Paid:	vy: id:	2.68 2.68 68					Cur	Current Levy for Jurisdiction 1041:	Jurisdic	tion 1041:			2.68	
4-		Balance:	: 00	00.0												
l 102	Year: 2006		DALLAS ISD													

	Fiduciary Number	453.28 1196348 377.58 1188310		Operator Code
	Total Paid	453.28 377.58	830.86	Date of Change
	Variance d	0.00	00.00	Levy
	Var Refund	0.00	0.00 0.00	Levy 801.21
	Attorney Fees	0.00	00.0	
	Interest	0.00	00.0	Taxable Value 53,320
	Penalty :	29.65	29.65	ion unt 0
	P Discount	0.00	0.00	Exemption Amount
	Paid Levy Di	423.63 377.58	801.21 0.00 29.65	HOVDFAER 0
	Deposit Receipt Date Date	02/28/07 01/31/07	- - -	
	Deposit Date	02/28/07 02/28/07 01/31/07 01/31/07	Unit 110	Homestead Revision Total Code 53,320
DALLAS ISD	Remit Sequence Number	2006745635 2006614309	006 and Tax	
	Validation Number	TL 000200046103 0000002006745635 2006745635 TL 000200045314 0000002006614309 2006614309	Payment Total for Year 2006 and Tax Unit 1102:	Gross Value) 53,320
Year: 2006 Tax Unit: 1102	Deposit Wumber)200046103)200045314	Payment	Receipt 226634900
0 2	Rec Deposit Type Number	71, 000		Rec Type IL

Current Levy for Jurisdiction 1102:

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801.21

00.0

Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:

Exhibit "H" -P. 24 of 64

			, ,							1	ζ.							BOA	201-070
/2011	114 48		Fiduciary Number	1196348 1188310		Operator	Code	388.81			Fiduciary	Number	1141860	1122383	0 1095291		Operator Code	114.76	090-105 Attach D
ate: 03/23/2011	lime: 02:59:14 #: 16 of 48		Total Paid	219.97 183.23	403.20	Date of		m			Total	Paid	32.35	25.08	35.83	129.09	Date of O	7	
Run Date:	Run Time: Page #:		Variance d	0.00	00.0	Levy D				}	Variance		0.00	0.00	0.00	0.00	Levy Da		
) 38823 000		Var Refund	0.00	0.00			ion 1208:			Vari	Refund	00'0	0.00	0.00	00.00		ton 1002:	
.3197	77147021239 068 300		Attorney Fees	0.00	0.00		Levy 388.81	Jurisdict			Attorney	Fees	5.39	0.00	0.00	5.39	Levy	Jurisdict	
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	ddress; BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000		At Interest	0.00	0.00	Taxable	Value 53,320	Current Levy for Jurisdiction 1208			At	Interest	0.00	0.00	0.00	0.00	Taxable Value	Current Levy for Jurisdiction 1002:	
RD TRLR 1	2.899 14X7 131899 CO		Penalty	14.39	14.39	tion	Amount 0	ű			Penalty		4.11	2.49	2,34	8.94	mption Amount		
AGOVILLE F	TR 68 ACS 5/6479 DD0		Discount	0.00	00.00	Exemption	Am				r.	Discount			0.00	0.00	Exemption Amount		
ress: 14831 SEA	iress: BLK 8823 [°] VOL99066		Paid Levy	205.58	388.81	HOVDFAER	0		į		Paid Levy		22,85	22.59	33,49 35,83	114.76	HOVDFAER	,	
wner Addı	Legal Add		Receipt Date	02/28/07 01/31/07	: :8		Code					Date	07/25/06	04/12/06	07/26/06	;			
Õ			Deposit Date	02/28/07 01/31/07	c Unit 120	Homestead Revision	Total 53,320	388.81 388.81 388.81	00.0		Deposit	Date	07/25/06	04/12/06	01/26/06	Unit 100	Homestead Revision Total Code 53 650	114.76	00.00
ځ	0950000	CITY OF DALLAS	Sequence Number	2006745635 2006614309	2006 and Ta		te 320	 6.7.4	. 0	DALLAS COUNTY	Remit Sequence	Number	2005777983	2005620827	2005180643	2005 and Tax	Q	2 : 1 3 : 2	
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Number	0000002006745635 0000002006614309	Payment Total for Year 2006 and Tax Unit 1208;	Gross	Value 5 53,320	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:		Validation	Number	0000002005777983	0000002005620827	0000002005180643	Payment Total for Year 2005 and Tax Unit 1002:	Gross Value 53.650	Certified Levy: Receivable Current Levy: Total Levy Paid:	. Balance:
Certified Owne		Таж	Rec Deposit Type Number	TL 000200046103 TL 000200045314	Payment	Rec Receipt	Type TL 226634896	Receiv		Year: 2005 Tax Unit: 1002	Deposit	Type Number		TI 000200038506			Rec Receipt Type 222292107		,
	BDA 09	0-105	<u>-</u>						4-	103	,	••	Ex	hi	bit	4	+ "- ·	P. 2.	s of 64

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Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Account No.: 000-008-998-40950000 Certified Owner: GREGORY RICKEY

Run Date: 03/23/2011 17 of 48 Run Time: 02:59:14 Page #:

BDA 09	Account M	Account No.: 000-008-998-40950000	0000360	д	egal Addre	ss: BLK 8	3823 TR 68 99066/647	4 ACS 2.0 9 DD031	899 14X72 899 CO-L	Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300	#77147021239 0 068 300	239 3008823 000	Run T Page	Run Time: 02:59:14 Page #: 17 of 48	9:14 £ 48	
0-105	Year: 2005 Tax Unit: 1021		PARKLAND HOSPITAL	[AL												
Re TYF	Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Date	Deposit Receipt Date Date	Paid	Levy Disc	Per Discount	Penalty	A Interest	Attorney Fees	Va Refund	Variance d	Total Paid	Fiduciary Number	iary
,	TL 000200040496		2005777983	07/25/06	07/25/06	,,	27.13	0.00	4.88	0.00	6.40	0.00	0.00	38.41	1 1141860	960
_	TL 000200038506			04/12/06	04/12/06		26,82	0.00	2.95	0.00	0.00	0.00	00'0	71.62	7 1122383	383
_	TL 000200037502			02/28/06	02/28/06	••	39.77	0.00	2.78	00.00	0.00	00.00	00.00	42.55	5	
_	TL 000200036297	0000002005180643	2005180643	01/26/06	01/26/06	,	42.55	00.00	0.00	0.00	0.00	0.00	0.00	42.55	5 1095291	29.1
	Fayment	Payment Total for Year 2005 and Tax Unit 1021:	2005 and Tax	Unit 102:	1:	13	136.27	00.00	10.61	00.0	6.40	0.00	00.00	153.28		ı
K H	Rec Receipt Type Tl 222292109	Gross Value 9 53,650	. 0	Homestead Revision Total Code 53,650		HOVDFAER 0	M	Exemption Amount	o t n	Taxable Value 53,650	Levy 136.27	7.7 2.7	Levy	Date of Change	Operator Code	n e
4-104	Receiv	Certified Levy: Receivable Current Levy: Total Levy Pald:	4: 4:	136.27 136.27 136.27					C)	Current Lavy for Jurisdiction 1021;	r Jurisdict	ion 1021;			136.27	
		Balance:		0.00					:							
	Year	Year: 2005														

1		5.							Ą.	Ø.	<u> </u>	. (רייב	C) - L'	20	ò
		Fiduciary	Number	1141860	1122383	0	1095291		Operator (43.78		AHe		
		Total	Paid	12.34	9.57	13.67	13.67	49.25					T				
		F							Date of	Change	•						
		Variance		0.00	0.00	0.00	0.00	0.00	Levy	Change	•						
		Va	Refund	0.00	0.00	0.00	0.00	00.0			_	,	on 1031:				
		Attorney	Fees	2.06	0.00	0.00	0.00	2.06		Levy	43.78		r Jurisdicti				
		ĸ	Interest	0.00	0.00	0.00	0.00	00.0	Taxable	Value	53,650		current hevy for Jurisdiction 1031;				
		Penalty		1.57	0.95	0.89	0.00	3.41	lon	nt	0	è	5				
		Ď.	Discount	0.00	0.00	0.00	0.00	0.00	Exemption	Amount							
		Levy	ä	8.71	8.62	12.78	13.67	43.78									
		Paid							OVDFAER		0						
	IIY COLL	Deposit Receipt	Date	07/25/06	04/12/06	02/28/06	01/26/06	 	Homestead Revision HOVDFAER	Code							
	COMMUN	Deposit	Date	07/25/06	04/12/06	02/28/06	01/26/06	Unit 103	estead R	Total	53,650	43.78	43.78	43.78	00.00		
	DALLAS COUNTY COMMUNITY COLL	Remit Sequence	Number	2005777983	2005620827	2005426152	2005180643	005 and Tax			20				•••		
Year: 2005		Validation	Mulliper	TL 000200040496 0000002005777983	TL 000200038506 0000002005620827	0000002005426152	0000002005180643	Payment Total for Year 2005 and Tax Unit 1031:	Gross	Value	53,650	Certified Levy:	Receivable Current Levy:	Total Levy Paid:	Balance:		
Year:	Tax Unit: 1031	44		200040496 0	1200038506 0	TL 000200037502 0	TL 000200036297 0	Payment 1	Receipt		222292110		Receival				
		Rec De	туре мишоет	TL 000	TL 000	TI, 000	71, 000		Rec	Туре	귿						

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03/23/2011	02:59:14 18 of 48		1 Fiduciary	-			0.89 1095291	3.19	Operator	Code	2.84				ıl Fiduciary	d Number	.32 1141860	.98 1122383	.82 0	1095291		Į.	Code	905.81	Heen D
Date:	іле: #:		Total Paid			0	0	3.	Date of	Change					Total	Paid	255,32	197.98	282.82	282.82	1,018.94	Date of	Change		
Run	Run I Page		Variance d	0.00	0.00	0.00	0.00	0.00	Levy	Change					Variance		0.00	00'0	0.00	0.00	00.0	Levy	Change		
	239 3008823 000		Va Refund	0.00	0.00	0.00	00'0	00.00		Levy 2.84	iction 1041;				Va	Refund	0.00	0.00	0.00	0.00	00.0	Ī	ле ч у 905.81	ction 1102:	
253-3197	Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		Attorney Fees	0.13	0.00	00'0	0.00	0.13	a)		Current Levy for Jurisdiction 1041:				Attorney	ក្រ ១ ន	42.55	00.00	00'0	00.00	42.55			Current Levy for Jurisdiction 1102	
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	72 72 MH (BLUE -DALLAS 8823		Tnterest	0.00	00'0	0.00	0.00	00.0	Taxable	Value 53,650	urrent Levy					Interest	0.00	0.00	0.00	0.00	00.0	Taxable	va.tue 53,650	rrent Levy	
O TRLR 1	2.899 14X7 1899 CO	,	Penalty :	0.10	90'0	90'0	0.00	0.22	ion	unt 0	ū				Penalty		32.46	19.62	18.50	0.00	70.58	lon	io	ថ .	
OVILLE RE	68 ACS 2 479 DD03		P Discount	0.00	00'0	00.00	0.00	0.00	Exemption	Amount 0					Ā	Discount	0.00	0.00	0.00	0.00	00.0	Exemption	Amount		
831 SEAG	K 8823 TR JL99066/6		Levy	0.56	0.56	0.83	0.89	2.84							Levy	Ä	180.31	178.36	264.32	282.82	905.81				
ress: 14	iress: BL V(Paid						HOVDFAER	o					Paid						51	HOVDFAER	0		
mer Add	Legal Ad		Receipt Date	07/25/06	04/12/06	02/28/06	01/26/06	l ä		Code					Receipt	Date	07/25/06	04/12/06	02/28/06	01/26/06	.,		anon		
ð	н	IZATION	Deposit Date	07/25/06	04/12/06	02/28/06	01/26/06	k Unit 104	Homestead Revision	Total 53,650	2 2 2 2 3 8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	00.00			Deposit	Date	07/25/06	04/12/06	02/28/06	01/26/06	. Unit 1102	Homestead Revision	53,650	905.81 905.81	00.00
_	950000	SCHOOL EQUALIZATION	Remit Seguence Number	2005777983	2005620827	2005426152	2005180643	005 and Ta		50	223	::		DALLAS ISD	Remit Sequence	Number	2005777983	2005620827	2005426152	2005180643	005 and Tax		0	es 11 18	ь
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Number	0000002005777983	0000002005620827	0000002005426152	0000002005180643	Payment Total for Year 2005 and Tax Unit 1041:	Groß	Value 53,650	Certified Levy: Receivable Current Levy: Total Levy Raid:	Balance	Year: 2005	1102	Validation	Number	0000002005777983	0000002005620827	0000002005426152	0000002005180643	Payment Total for Year 2005 and Tax Unit 1102	Gross		Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
rtified Owne	Account No	Year: 2005 Tax Unit: 1041	Deposit Number	TL 000200040496	TL 000200038506		TL 000200036297	Payment	c Receipt	pe L 222292111	Receiva		Year	Tax Unit:	. د	Type Number	TL 000200040496 (TL 000200036297 (Payment	Receipt	222292112	Receiva	
	BDA 09	 0-105	Rec Type	11	TI.	1	11		Rec	Type	4-105				Rec	Type	= €x	≓ hi	≓ bi	≓ '}	H ª) Rec	P.	27	of 64

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Total Fiduciary Number 1141860 1122383 124,24 1095291 Operator Code 0 Run Date: 03/23/2011 397.92 Run Time: 02:59:14 19 of 48 112.16 86.98 124,24 Paid 447.62 Date of Change Page #: Change Levy Variance 0.00 0.00 0.00 0.00 Current Levy for Jurisdiction 1208: Legal Address:BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000 0.00 0.00 0.00 0.00 Refund 0.00 397.92 0.00 00'0 Fees 00'0 18.69 Attorney Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 53,650 Value Taxable Interest 0.00 0.00 0.00 0.00 0.00 8.13 0,00 Penalty 8.62 31.01 Exemption Amount Discount 0.00 0.00 0.00 0.00 0.00 78,36 116,11 124.24 79.21 Paid Levy 397.92 Homestead Revision HOVDFAER Deposit Receipt 07/25/06 04/12/06 02/28/06 01/26/06 Payment Total for Year 2005 and Tax Unit 1208; 53,650 397.92 397.92 397.92 04/12/06 01/26/06 02/28/06 0.00 07/25/06 Date CITY OF DALLAS 2005777983 2005620827 2005426152 2005180643 Sequence Number Remit Account No.: 000-008-998-40950000 53,650 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance: Value Certified Owner: GREGORY RICKEY Gross 0000002005426152 0000002005180643 0000002005777983 0000002005620827 Validation Xear: 2005 Tax Unit: 1208 Number 222292108 TL 000200038506 TL 000200036297 TL 000200040496 Receipt TL 000200037502 Rec Deposit Type Number Type Red ᆮ 4-106 BDA 09d-105

01/25/05 20.40 0.00 0.00 0.00 0.00 0.00 20.40 99279 01/25/05 88.99 0.00 0.00 0.00 0.00 0.00 0.00 88.99 99277 22: 109.39 0.00 0.00 0.00 0.00 0.00 0.00 0.00		Paid Levy Di	Penalty Discount		Att	Attorney Fees	Val Refund	Variance d	Total	Fiduciary
109.39 0.00 0.00 0.00 0.00 109.39 ision HOVDFAER Exemption Taxable Levy Change Change Code 0 53,650 109.39 Current Levy for Jurisdiction 1002:		20.40			0.00	0.00			20,40	
Homestead Revision HovDFAER Exemption Taxable Levy Date of Operator	04 and Tax Unit 1002:	109.39		00.	0.00	0.00		0.00	109.39	
53,650 0 53,650 109.39 109.39 109.39 109.39 109.39 0.00	Homestead Revision H Total Code	HOVDFAER	Exemption Amount		Taxable Value	T.	ħ	Levy	Date of	
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0.00				Curr	ent Levy for	Jurisdict:	ion 1002:		n	09.39
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Account History Report

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	72 72 MH (BLUE) \$#77147021239 DALLAS 8823 000 068 3008823 000 Page #: 20 of 48	The state of the s		Attorney Variance Total Fiduciary Interest Fees Refund Paid Number	0.00 0.00 0.00 25.41 992793 0.00 0.00 0.00 0.00 110.86 992778	0.00 0.00 0.00 136.27	Taxable Levy Date of Operator Value Levy Change Change Code 53,650 136.27	Current Levy for Jurisdiction 1021:	
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197)000 Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300	The state of the s	PARKLAND HOSPITAL		01/25/05 01/25/05 25.41 0.00 0.00 0.00 0.00 01/25/05 01/25/05 01/25/05 0.00 0.00	136.27 0.00 0.00 0.00	Homestead Revision HOVDFAER Exemption Taxable Total Code Amount Value 53,650 0 53,650	136.27 136.27	00.0
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000	Year: 2004	Tax Unit: 1021	Rec Deposit Validation Sec Type Number Number Nu	TL 000200026843 0000002003980013 2003980013 TL 000200026843 0000002003979994 2003979994	Payment Total for Year 2004 and Tax Unit 1021:	Rec Receipt Gross Type Value TL 213846308 53,650	Certified Levy: Receivable Current Levy: Total Levy Paid:	Palance:

		Fiduciary Number	992793		Operator	Code	43.08
		Total Paid	8.03	43.08	Date of	Change	·
		Variance d	0.00	0.00	Levy	Change	
		Vaı Refund	0.00	0.00 0.00		Levy 43.08	tion 1031:
		Attorney Fees	0.00	0.00		å V	or Jurisdic
) Interest	0.00	00.0	Taxable	Value 53,650	Current Levy for Jurisdiction 1031:
		Penalty :	0.00	0.00	ion	int 0	ថ
		P. Discount	0.00	0.00	Exemption	Amount 0	
		Levy Di	8.03	43.08			
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	VITY COLL	Deposit Receipt Date Date	01/25/05	31:	Homestead Revision E	Code	
	COMMU	Deposi Date	01/25/05	Unit 10	mestead]	Total 53,650	43.08 43.08 43.08
	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2003980013	.004 and Tax		. Q	2:3
Year: 2004		Validation Number	TL 000200026843 0000002003980013 2003980013 TL 000200026843 000002003979994 2003979994	Payment Total for Year 2004 and Tax Unit 1031:	Gross	Value 9 53,650	Certified Levy: Receivable Current Levy: Total Levy Paid:
Year	Tax Unit: 1031	Deposit Number	000200026843 000200026843	Payment	Receipt	e 213846309	Receiv
107		Rec Type	 H		Red	Type	4

Exhibit "H"- 1.29 of 64

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895,63

Current Levy for Jurisdiction 1102:

895.63 895.63 895.63

Certified Levy: Receivable Current Levy: Total Levy Paid:

00.0

Balance:

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Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Run Date: 03/23/2011

Run Time: 02:59:14 21 of 48 Page #: Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000 Account No.: 000-008-998-40950000

	Fiduciary Number	992793 992778		Operator Code	2.93		
	Total Paid	0.55	2.93	Date of Change			
	Variance d	0.00	0.00	Levy			
	Var Refund	0.00 0.00	0.00 0.00	Levy 2.93	tion 1041:		
	Attorney Fees	0.00	0.00	д.,	r Jurisdic		
	A Interest	0.00	00.0	Taxable Value 53,650	Current Levy for Jurisdiction 1041;		
	Penalty	0.00	0.00	mption Amount 0	ថ		
	P Discount	0.00	0.00	Exemption Amount 0			
	Paid Levy Dì	2.38	2.93				
	Paid	į		HOVDFAER 0			
	Deposit Receipt Date Date	01/25/05 01/25/05	 				:
ATION	Deposit Date	01/25/05 01/25/05 01/25/05 01/25/05	Unit 104	Homestead Revision Total Code 53,650	2.93	00.0	
SCHOOL EQUALIZATION	Remit Seguence Number	2003980013 2003979994	2004 and Tax	0	: : : :		
	Validation · Number	TL 000200026843 0000002003980013 2003980013 TL 000200026843 0000002003979994 2003979994	Payment Total for Year 2004 and Tax Unit 1041:	Gross Value 53,650	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:	Year: 2004
Year: 2004 Tax Unit: 1041	ע	TL 000200026843 TL 000200026843	Payment	Receipt 213846310	Receive		Year
90-105	Rec Deposi	7L 000		Rec Type TL		4-	 -108

			Fiduciary Number	992793 992778	ĺ	Operator Code
			Total Fi Paíd l	167.02 9 728.61 9	895.63	
	ļ		Ä	, i.e.	88	Date of Change
			Variance đ	0.00	0.00	Levy Date of Change Change
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			Attorney Fees	0.00	00.0	
			Interest	0.00	0.00	Taxable Value 53,650
			Penalty :	00.0	0.00	ion unt 0
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			Paid Levy Di	167.02 728.61	895.63	HOVDFAER 0
			Deposit Receipt Date Date	01/25/05 01/25/05	2.	
00.00			Deposit Date	01/25/05 01/25/05 01/25/05 01/25/05	x Unit 110	Homestead Revision Total Code 53,650
:e:		DALLAS ISD	Remit Sequence Number	2003980013 2003979994	2004 and Ta:	0
Balance:	Year: 2004		Validation Number	TL 000200026843 0000002003980013 2003980013 TL 000200026843 0000002003979994 2003979994	Payment Total for Year 2004 and Tax Unit 1102:	Gross Value 53,650
	Year:	Tax Unit: 1102	ų	00200026843 (0200026843 C	Payment '	Receipt 213846311
4-	108	3	Rec Deposi	5 5 2 2 ./.	, 11)	Rec Type

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Gertified Owner: GREGORY RICKEY

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Exhibit "H"- P. 30 of 64

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Fiduciary Number Operator 992793 992778 Code Run Date: 03/23/2011 386.12 Run Time: 02:59:14 22 of 314.11 72.01 Total 386.12 Paid Date of Change Page #: Levy Change Variance 0.00 0,00 0.00 Current Levy for Jurisdiction 1208: 0.00 0.00 0.00 Refund Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000 386.12 Fees 90.0 0.00 0.00 Attorney Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 53,650 Value Taxable Interest 0.00 0.00 0.00 0.00 Penal ty 0.00 0.00 Amount Exemption Discount 0.0 0.00 0.00 314.11 72.01 Paid Levy 386.12 Homestead Revision HOVDFAER 0 Deposit Receipt 01/25/05 01/25/05 01/25/05 01/25/05 Date Code Payment Total for Year 2004 and Tax Unit 1208: 53,650 386.12 386.12 386.12 0.00 Total Date CITY OF DALLAS TL 000200026843 0000002003980013 2003980013 TL 000200026843 0000002003979994 2003979994 Sequence Number Remit Account No.: 000-008-998-40950000 53,650 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Value Balance: Certified Owner: GREGORY RICKEY Validation Number Tax Unit: 1208 Year: 2004 213846307 Receipt Rec Deposit Type Number Type Rec 4-109 BDA 090-105

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		Fiduciary Number	118.01 894443		Operator Code	110.29	
		Total Paid	118.01	118.01	Date of Change	н	
		Variance d	0.00	00.0	Levy		
		Var Refund	0.00	0.00 0.00	ار ای خ	ion 1002;	
		Attorney Fees	0.00	00.0	Levy 110.29	r Jurisdict	
		A Interest	0.00	00.0	Taxable Value 54,090	Current Levy for Jurisdiction 1002:	
		Penalty :	7.72	7.72	ion unt 0	ชื	
		P. Discount	0.00	00.0	Exemption Amount		
		Paid Levy Di	110.29	110.29	HOVDFAER 0		
		Receipt Date	02/17/04	;;			
	٠	Deposit Receipt Date Date	02/17/04 02/17/04	Unit 1003	Homestead Revision Total Code 54,090	110.29 110.29	00.0
	DALLAS COUNTY	Remit Seguence Number	2003068207	2003 and Tax	0	νγ: [ά:	
Year: 2003		Validation Numbe <i>r</i>	L 000200019740 0000002003068207 2003068207	Payment Total for Year 2003 and Tax Unit 1002:	Gross Value 54,09	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
Year	Tax Unit: 1002	c Deposit	0200019740 (Payment	Receipt 209710587	Receiva	
		н A р ф	100		rec Ype		

Exhibit "H"- P.31 of 64

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Account His ory Report

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BDA 090-105

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Account No.: 000-008-998-40950000 Certified Owner: GREGORY RICKEY

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 Run Time: 02:59:14 23 of 48 Page #:

Total Fiduciary Number 894443 Operator 147.01 Paid 147.01 Date of Change Levy Change Variance 0.00 Current Levy for Jurisdiction 1021: 0.00 Refund 0.00 Levy 137.39 Fees 0.00 Attorney 54,090 Taxable Interest 0.00 0.00 9.62 Penalty 9.62 Exemption Amount Discount 0.00 00.0 137.39 Paid Levy 137.39 Homestead Revision HOVDFAER 0 Deposit Receipt 02/17/04 02/17/04 Date Code Payment Total for Year 2003 and Tax Unit 1021: 137.39 137.39 137.39 54,090 00.0 Total Date PARKLAND HOSPITAL TL 000200019740 0000002003068207 2003068207 Seguence Number Remit 54,090 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Balance: Value Validation Tax Unit: 1021 Number Year: 2003 209710589 Receipt Rec Deposit Type Number Type Rec

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		Fiduciary Number	894443		Operator Code	42.08
		rotal Paid	45.03	45.03	Ū	
		ų, T		4	Date of Change	
		Variance d	0.00 0.00	0.00 00.00	Levy Change	
		Va Refund	0.00	0.00	88 1	ion 1031
		rney Fees	0.00	0.00	Levy 42.08	ırisdict
		Attorney Fees		Ĭ		for J
		Interest	0.00	0.00	Taxable Value 54,090	Current Levy for Jurisdiction 1031:
		Penalty :	0.00 2.95	2.95	ion unt O	ชื
		P. Discount		0.00 2.95	Exemption Amount	
		Paid Levy Di	42.08	42.08		
1		Paid			HOVDFAER 0	
	Y COLL	Receipt Date	02/17/04			
	COMMUNIT	Deposit Receipt Date Date	02/17/04	Unit 1031	Homestead Revision Total Code 54,090	42.08 42.08 42.08
	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2003068207	2003 and Tax	0	: : : : : : : : : : : : : : : : : : :
2003		Validation Number	TL 000200019740 0000002003068207 2003068207	Payment Total for Year 2003 and Tax Unit 1031:	Gross Value 54,090	Certified Levy: Receivable Current Levy: Total Levy Paid:
Year: 2003	Tax Unit: 1031	نډ	1200019740 00	Payment T	Receipt 209710590	Receivab
1	110	Rec Deposit Type Number	TL 000		Rec Type	

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Exhibit "H"- P. 32 of 64

Account His ory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Time: 02:59:14 Page #:

Run Date: 03/23/2011

24 of 48

Total Fiduciary Number 894443 Operator Code 2.95 3,16 Paid Date of Change Levy Change Variance 0.00 Current Levy for Jurisdiction 1041: 0.00 0.00 Refund Levy 2.95 Fees 0.00 0.00 Attorney Value 54,090 Taxable Interest 0.00 0.00 Penalty 0.21 0.21 Exemption Amount Discount 0.00 0.00 2.95 Paid Levy 2.95 Homestead Revision HOVDFAER 0 Deposit Receipt TL 000200019740 0000002003068207 2003068207 02/17/04 02/17/04 Code Payment Total for Year 2003 and Tax Unit 1041: 54,090 2.95 2.95 0.00 Total Date SCHOOL EQUALIZATION Sequence Number Remit 54,090 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Value Balance: Validation Year: 2003 Tax Unit: 1041 Number 209710591 Receipt Rec Deposit Type Number Type Rec

Fiduciary	894443		Operator Code	886.81
Total	948.89	948.89	Date of Change	ω
Variance	0.00	0.00	Levy	
Van Refund	0.00 0.00	0.00 0.00	Levy 886.81	tion 1102:
Attorney	00'0	00.0	, 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. Jurisdio
AtInterest	0.00	00.0	Taxable Value 54,090	Current Levy for Jurisdiction 1102:
Penalty	62.08	0.00 62.08	mption Amount 0	ថ
Biscount	886.81 0.00 62.08	00.0	Exemption Amount	
Paid Levy	886.81	886.81	HOVDFAER 0	
Deposit Receipt Date Date	02/17/04	2:		
Deposit Date	02/17/04 02/17/04	Unit 110	Homestead Revision Total Code 54,090	886.81 886.81 886.81
DALLAS ISD Remit Sequence Number	2003068207	2003 and Tax	0	γ: .:
ion	TL 000200019740 0000002003068207 2003068207	Payment Total for Year 2003 and Tax Unit 1102:	Gross Value 54,090	Certified Levy: Receivable Current Levy: Total Levy Raid:
Year Unit	1200019740 (Payment	Receipt 209710592	Receiva
Tax Rec Deposit Type Number	TL 000		Rec Type	1110

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Balance:

Account No.: 000-008-998-40950000

Certified Owner: GREGORY RICKEY

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	03/23/2011	02:59:14 25 of 48	l Fiduciary	32 894443 12	Operator Code 378.52	Fiduciary Number	2 944267 7 944266 8 944265 8 944264 7 939825 9 927015 2 922364	Operator Code					
` .	Run Date: 03/2	іте: #:	Total Paid	405.02	Date of Change	Total	32.72 33.57 19.58 13.98 27.97 15.09	165.13 Date of Change					
	Rur	Run I Page	Variance	0.00	Levy Change	Variance	0.00 0.00 0.00 0.00 0.00	0.00 Levy Change					
	-	239 3008823 000	V Refund	0.00	Levy 378.52 diction 1208	Va	0.00	0.00 Levy 106.35					
	3-3197	#7714702123 0 068 30	Attorney Fees	0.00	Lo 376 or Jurisdio	Attorney Fees	5.45 5.59 3.26 2.33 4.66 2.51 3.70	27.50					
ort	14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	2 72 MH (BLUE) 9 DALLAS 8823 00	Interest	0.00	Taxable Value Levy 54,090 378.52 Current Levy for Jurisdiction 1208:	Interest	0.00 0.00 0.00 0.00 0.00 0.00	0.00 Taxable Value 54,260					
y Report	ID TRLR 1 C	2.899 14X7 31899 CO-	Penalty	26.50	•	Penalty	6.29 6.46 3.77 2.69 5.38 2.75 3.94	00 31.28 mption Amount 0					
Hiscory	GOVILLER	R 68 ACS 16479 DD0	Discount	0.00	Exemption Amount 0	Discount	0.00 0.00 0.00 0.00 0.00 0.00	0.00 31 Exemption Amount 0					
acount Hi		ddress; BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3001	Paid Levy	378.52	HOVDFAER 0	Paid Levy	20.98 21.52 12.55 8.96 17.93 9.83	106.35 HOVDFAER 0					
Ac	Owner Address:	Legal Add	. Receipt Date	02/17/04		Receipt	07/26/04 07/26/04 07/26/04 07/26/04 07/06/04 05/13/04						
	0		Deposit Date	02/17/04 Unit 12(Homestead Revision Total Code 54,090 378.52 378.52 378.52	Deposit Date	07/26/04 07/26/04 07/26/04 07/26/04 07/26/04 07/13/04 04/26/04	ax Unit 1002: Homestead Revision Total Code 54,260					
		_					0000560	CITY OF DALLAS Remit Sequence Number	2003068207 2003 and Tax		DALLAS COUNTY Remit Sequence Number	2003400786 2003400785 2003400784 2003392451 2003363177 2003349675	OOz and rax
account_h.~_report.rdf DV.1.2)	z: GREGORY RICKEY	Account No.: 000-008-998-40950000	2003 1208 alidation umber	019740 0000002003068207 2003068207 02/17/04 0 Payment Total for Year 2003 and Tax Unit 1208:	Gross Value 9710588 54,090 Certified Levy: Receivable Current Levy: Total Levy Paid:	2002 1002 alidation umber	0000002003400786 0000002003400785 0000002003400784 0000002003392451 0000002003363177	Feyment Total for Xear 2002 and Tax teceipt Gross Hom Value 05679931 54,260					
ount_hrep	Certified Owner:	Account No	Year: Tax Unit: Deposit V	TL 000200019740 Payment	20 20	Year: Tax Unit: Deposit Vi	TL 000200022910 (TL 000200022910 (TL 000200022910 (TL 000200022910 (TL 000200021612 (TL 000200021235 (TL 000	щ 2					
acc	Cer	BDA 09	Rec	ት ር	Rec Type IL	4-112 H		Rec Type TL					

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Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Run Date: 03/23/2011 Run Time: 02:59:14

3DA 090	Accoun	nt No.	Account No.: 000-008-898-40950000	0000360	н	Legal Addrese	S: BLK 81 VOL9	323 TR 68 9066/6479	ACS 2.89 DD03189	9 14X72 7 9 CO-D/	Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300	7714702123 068 30	239 3008823 000	Run 1 Page	rime: #:	02:59:14 26 of 48	
0-10		Year	Year: 2002						<u> </u> 		ļ						
15	Tax	Tax Unit: 1021		PARKLAND HOSPITAL	ITAL												
•	Rec Deposit	ŕ	Validation	Remit Seguence	Deposit Recei	pt pt	Paid L	Levy	Penalty	lty	Ā	Attorney	Va	Variance	Ę	motal Ri	Richmonary
-	Type Number	A	Number	Number	Date	Date		Discount	ount		Interest	Fees Sees	Refund		Α,		Number
	TL 000200022910		0000002003400786	2003400786	07/26/04	07/26/04	73	27.20	00.00	8.16	0.00	7.07	0.00	0.00	•	42.43	944267
	TL 000200022910		0000002003400785	2003400785	07/26/04	07/26/04	7	27.88 (00.00	8.37	0.00	7.25	0.00	0.00	,		944266
	TL 000200022910		0000002003400784	2003400784	07/26/04	07/26/04	=	16.26 (0.00	4.88	0.00	4,23	00.00	00.0	•••		944265
	TL 000200022910		0000002003400783	2003400783	07/26/04	07/26/04	-	11.63 (00.00	3.49	00.00	3.02	0.00	00.0	•		944264
	TL 000200022590		0000002003392451	2003392451	07/06/04	07/06/04	73	23.23 (00.00	6.97	0.00	6.04	0.00	0.00	.,		939825
	TL 000200021612		0000002003363177	2003363177	05/13/04	05/13/04		12.73 (00.00	3.56	0.00	3.26	0.00	0.00	,-		927015
	TL 000200021235		0000002003349675	2003349675	04/26/04	04/26/04	=	18.89	0.00	5.10	0000	4.80	00'0	0.00	•		922364
	Pay	yment !	Payment Total for Year 2002 and Tax Unit 1021:	2002 and Tax	Unit 102	: 1	137.82		0.00 40	40.53	00.0	35.67	00-0	0.00	21,	214.02	
4-		Receipt	Gross		Homestead Revision	vision HOVDFAER	AER	â	Exemption		Taxable			Levy	Date of	Ope	Operator
113	Type TL 2056	205679933	Value 54,260	.e. 260	Total 54,260	Code			Amount 0		Value 54,260	Le 137	Levy 137.82	Change	Change	, ັ	Code
	Re	eceival	Certified Levy: Receivable Current Levy: Total Levy Pald:	ά:: ά::	137.82 137.82 137.82					Curz	Current Levy for Jurisdiction 1021:	. Jurisdic	:ion 1021:			137.82	.82
			Balance:		00.00												

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Certified Owner: GREGORY RICKEY

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11	س		Fiduciary Number	944267	944266	944265	944264	939825	927015
03/23/20	02:59:14 27 of 48		Total Fi Paid 1	10.03		6.00	•	8.56 9	4.62
Run Date: 03/23/2011	Run Time: 02:59:14 Page #: 27 of 48		ψ	o		0	0	0	0
			Variance d	0.00		00'0	0.00	0.00	0.00
	239 3008823 000		V. Refund	0.00	0.00	00'0	0.00	0.00	0.00
53-3197	S#771470212		Attorney Fees	1.67	1.71	1.00	0.71	1.43	0.77
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		Interest	0.00	0.00	00'0	00'0	0.00	00.0
TRLR 1 D.	899 14X72 899 CO-1	-	Penalty	1.93	1.98	1,15	0.82	1.65	0.84
OVILLE RD	38 ACS 2. 179 DD031		Pe Discount	0.00	00'0	0.00	0.00	0.00	00.00
331 SEAG((8823 TR (Levy Di.	6.43	6.58	3.85	2.75	5,48	3.01
ess: 148	ress: BLk VO		Paid						
mer Addr	iegal Addı	IIY COLL	Deposit Receipt Date Date	07/26/04	07/26/04	07/26/04	07/26/04	07/06/04	05/13/04
ő	н	COMMUN	Deposit Date	07/26/04	07/26/04	07/26/04	07/26/04	07/06/04	05/13/04
_	950000	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2003400786	2003400785	2003400784	2003400783	2003392451	2003363177
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Number	TL 000200022910 0000002003400786 2003400786	TL 000200022910 0000002003400785 2003400785	TL 000200022910 0000002003400784 2003400784	TL 000200022910 0000002003400783 2003400783	Tl. 000200022590 0000002003392451 2003392451	0000002003363177
Certified Owne:	Account No	Year: 2002 Tax Unit: 1031	Rec Deposit Type Number	TL 000200022910	TL 000200022910	TL 000200022910	TL 000200022910	Tl. 000200022590	TL 000200021612
	RDA 09	, 0-105	# H						

Lavy Date of Change Change 0.00 Current Levy for Jurisdiction 1031; 0.00 Levy 32.56 Value 54,260 Taxable 00.0 Exemption Amount 0.00 32.56 Homestead Revision HOVDFAER Code Payment Total for Year 2002 and Tax Unit 1031: 32.56 32.56 32.56 54,260 0.00 Total 54,260 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Value Balance: 205679934 Receipt Туре Т. Rec 4-114

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Cert	ified Own	Certified Owner: GREGORY RICKEY	£	ô	Owner Address:	ress: 148	31 SEAGO	OVILLE RD	TRLR 1 D/	14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	53-3197		Run	Run Date: 0	03/23/2011	011
	Account No	Account No.: 000-008-998-40950000	0000360	Н	egal Add	lress: BLK	8823 TR 6	8 ACS 2.E	899 14X72	72 MH (BILLE)	regal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (RIIIF) \$#77147021239	σ	Run	Time:	02:59:14	4
A 09					1	ΝOΛ	99066/64	79 DD0318	1-00 668	VOL99066/6479 DD031899 CO-DALLAS 8823 000	00 068 30	3008823 000	Page	#	28 of 48	8
0-1	Yea	Year: 2002														
05	Tax Unit: 1041		SCHOOL EQUALIZATION	ZATION												
ъ с	1. p. c.	100 P	Remit													
	umber	Number	Sequence	Date	Deposit Receipt Date Date	Paid	Levy	Per	Penalty		Attorney	Vē	Variance	Ă	Total F	Fiduciary
			Tammer	ł Į) }		7	Count		Interest	Fees	Refund		-	Paid	Number
TL 00	TL 000200022910	0000002003400786	2003400786	07/26/04	07/26/04		0.59	0.00	0.18	0.00	0.15	0	0			1000
T, 00	TL 000200022910	0000002003400785	2003400785	07/26/04	07/26/04		0.60	9	01.0	9		000				34470/
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0 3	020002310			07/26/04	07/26/04		0.35	0.00	0.11	0.00	0.09	0.00	00'0		0.55	944265
Ю Н	1L 000200022910		2003400783	07/26/04	07/26/04		0.25	0.00	0.08	0.00	0.06	00'0	0.00			944264
T, 00	TL 000200022590		2003392451	07/06/04	07/06/04		0.51	0.00	0.15	00.0	0.13	00'0	0.00			939825
TL 90	TL 000200021612	0000002003363177	2003363177	05/13/04	05/13/04		0.27	0.00	0.08	0.00	0.07	0.00	0.00			922023
TL 00(TL 000200021235	0000002003349675	2003349675	04/26/04	04/26/04		0.41	0.00	0.11	0.00	0.10	0.00	0.00			922364
						:								!		10077
	Payment	Payment Total for Year 2002 and Tax Unit 1041:	2002 and Tax	Unit 104.	1: 1:		2.98	0.00	0.89	00.00	0.76	00.00	0.00		4.63	
ນ ອິສ 4	Receipt			Homestead Revision		HOVDFAER		Exemption	ផ្ត	Taxable			Levy	Date of	Ö	Operation
2 2. 115	205679935	Value 5 54,260	.e. :60	Total 54,260	Code	0		Amount 0	# 0	Value 54,260		Levy 2.98	Change	Change	, - ,	Code
	Receiv	Certified Levy: Receivable Current Levy: Total Levy Paid:	ν: α:	2.2.2					Cur	rent Levy f	or Jurisdi	cion 1041.			8	2.98
		Balance:		0.00												

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Exhibit "H"-P.37 of 64

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Run Date: 03/23/2011	Run Time: 02:59:14	Page #: 29 of 48
Owner Address: 14831 SEAGOVILLE RD TRIR 1 DALLAS, TX 75253-3197	ACCEPTABLE OF THE STATE OF STA	MGEST ANGLESS FOR 0223 IN 05 ACS 2,033 IN/X /Z /WIN (BLUE) 3#1/14/021238 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000
Certified Owner: GREGORY RICKEY	100-008-008-000-000	ACCOUNT NO.: 000-000-10000

		Fiduciary Number	944267	944266	944265	944264	939825	927015	922364		Operator Code
		Total Paid	265,14	271.88	158.59	113.28	226.57	122.20	179.95	1,337.61	Date of Op Change
		Variance d	0.00	0.00	00.00	0.00	0.00	0.00	0.00	0.00	Levy Change
		Van Refund	0.00	0.00	0.00	0.00	00.00	0.00	0.00	00.0	<u>ک</u> 85
		Attorney Fees	44.19	45.31	26.43	18,88	37.76	20.37	29.99	222.93	Levy 861,39
		Interest	0.00	00.0	00'0	00'0	00'0	0.00	0.00	00.0	Taxable Value 54,260
		Penalty	50.99	52.29	30.50	21.78	43.57	22.28	31.88	* *	int 0
		Pe Discount	0.00	0.00	0.00	0.00	0.00	00.0	0.00	******	Exemption Amount
		Paid Levy Di	169.96	174.28	101,66	72.62	145.24	79.55	118.08	861.39	HOVDFAER 0
		Receipt Date	07/26/04	07/26/04	07/26/04	07/26/04	07/06/04	05/13/04	04/26/04	<u></u>	
		Deposit Receipt Date Date	07/26/04	07/26/04	07/26/04	07/26/04	07/06/04	05/13/04	04/26/04	Unit 1102	Homestead Revision Total Code 54,260
	DALLAS ISD	Remit Seguence Number	2003400786	2003400785	2003400784	2003400783	2003392451	2003363177	2003349675	002 and Tax	o
Year: 2002		Validation Number	TL 000200022910 0000002003400786 2003400786	0000002003400785	0000002003400784	0000002003400783	Tl. 000200022590 0000002003392451	TL 000200021612 0000002003363177	TL 000200021235 0000002003349675 2003349675	Payment Total for Year 2002 and Tax Unit 1102:	Gross Value 54,260
Year	Tax Unit: 1102	Deposit V Number N	200022910	TL 000200022910 0	TL 000200022910 0	TL 000200022910 0	200022590 (200021612 (200021235 (Payment	Receipt 205679936
		Rec De Type Nu	TL 000	TL 000	TL 000	TL 000	11, 000	11, 000	TL 000		Rec Type TL
0-10)5										4-116

Exhibit "H"- P. 38 of 64

861.39 861.39 861.39

Certified Levy: Receivable Current Levy: Total Levy Raid:

Balance:

861.39

Current Levy for Jurisdiction 1102:

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Xear: 2002

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Certified Owner: GREGORY RICKEY

Run Date: 03/23/2011

Run Time: 02:59:14 30 of 48 rotal Paid Page #: Variance Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000 Refund Fees Attorney Interest Penalty Discount Paid Levy Deposit Receipt Date Date CITY OF DALLAS Sequence Number Remit Account No.: 000-008-998-40950000

Fiduciary Number 944265 939825 944266 944264 Operator 944267 927015 922364 Code 379.71 119,84 69.91 49.93 99.87 53.87 79.33 116.86 589.61 Date of Change Levy Change 0.00 0.00 0.00 0.00 0.00 0.00 0.00 Current Levy for Jurisdiction 1208: 0.00 0.00 0.00 0.00 0.0 0.00 0.00 0.00 11,65 8.32 16.64 8.98 19.97 54,260 Taxable Value 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 23.05 13,44 9.60 9.82 14.05 0.00 ***** 19.21 Exemption Amount 0.00 0.00 0.00 0.0 0.00 0.00 76.82 44.82 64.02 32.01 35.07 379.71 Homestead Revision HOVDFAER 07/26/04 07/26/04 07/26/04 07/26/04 07/06/04 05/13/04 04/26/04 Payment Total for Year 2002 and Tax Unit 1208: 07/26/04 04/26/04 54,260 379.71 379.71 379.71 05/13/04 0.00 07/26/04 07/26/04 07/26/04 07/06/04 Total 2003400786 2003349675 2003400785 2003400784 2003400783 2003392451 2003363177 54,260 Receivable Current Levy: Total Levy Paid: Value Certified Levy: Balance: Gross 0000002003400786 0000002003349675 0000002003400785 0000002003400783 0000002003392451 00000002003363177 0000002003400784 Validation Tax Unit: 1208 Number 205679932 TL 000200022910 Receipt TL 000200022910 TL 000200022590 TL 000200021612 TL 000200021235 TL 000200022910 TL 000200022910 Deposit Type Number 29 67 ≓ 4-117 Rec Rec BDA 090-105

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		Fiduciary Number	120.91 767630		Operator Code	g 19.08	HachD
		Total	120.91	120.91	Date of 0 Change	w	
		Variance 1	00.00	0.00	Levy I		
		Van Refund	0.00 0.00	00.0	بر 10	ion 1002:	
		Attorney Fees	20.15	20.15	Levy 80.61	Jurisdict	,
		At Interest	0.00	000	Taxable Value 41,130	Current Levy for Jurisdiction 1002:	
		Penalty	20.15	20.15	mption Amount 0	Cm	
		P Discount	0.00	00.00	Exemption Amount		
		Paid Levy	80.61	80.61	EOVDFAER 0		
		Receipt Date	2/24/03				
		Deposit Receipt Date Date	02/24/03 02/24/03	Unit 1002:	~	80.61 80.61 80.61	0.00
	DALLAS COUNTY	Remit Sequence Number	2001989791	001 and Tax		·	**
<u></u>		Validation Number	TL 000200012491 0000002001989791 2001989791	Payment Total for Year 2001 and Tax Unit 1002:	Gross Value 41,130	Certiffed Levy: Receivable Current Levy: Total Levy Paid:	Balance:
Year: 2001	Tax Unit: 1002		12491 00000	ayment Tota	Receipt 201697727	Ce. Receivable (Tota	
	Taz	Rec Deposit Type Number	TL 0002000	ρ i	Rec Re Type TL 20	••	
		r F			M P		

Exhibit "H"-1.39 of 64

Attach D

Account Hit ory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Account No.: 000-008-998-40950000

Run Date: 03/23/2011

31 of 48

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Time: 02:59:14 Page #:

	Year	Year: 2001													
05	rax Unit: 1021		PARKLAND HOSPITAL	TAL											
Rec Deposi Type Number	Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Date	Deposit Receipt Date Date	Paid Levy	Levy Dis	Per Discount	Penalty	Att Interest	Attorney Fees Re	Var Refund	Variance d	Total Paid	Fiduciary Number
71 00	00200012491	TL 000200012491 0000002001989791 2001989791	11 2001989791	02/24/03	02/24/03 02/24/03	17	104.47	0.00 26.12	26.12	0.00	26.12	0.00 0.00	0.00	156.7	156.71 767630
	Payment	Payment Total for Year 2001 and Tax Unit 1021:	: 2001 and Tax	Unit 102	11:	10.	104.47	0.00 26.12	16.12	00.00	26.12	0.00 0.00	0.00	156.71	
Rec Type TL	Receipt 201697729	5 >	Gross Hom Value 41,130	Homestead Revision Total Code 41,130		HOVDFAER 0	Г	Exemption Amount	ŭ Ħ O	Taxable Value	Levy 104 47		Levy	Date of Change	Operator Code
	Receiv	Certified Levy: Receivable Current Levy: Total Levy Paid:	evy: avy: aid:	104.47 104.47 104.47					Cm	Current Levy for Jurisdiction 1021:	Jurisdiction	1021:			104.47
		Balance	100:	00.0											
	Year	Year: 2001													
110	Tax Unit: 1031		DALLAS COUNTY COMMUNITY COLL	COMMUNI	TY COLL										

			Fiduciary Number	37.02 767630		Operator Code	24.68
			Total Paid	37.02	37.02	Date of Change	
			Variance d	0.00	0.00	Levy	
			Vai Refund	0.00 0.00	0.00 0.00	Levy 24.68	ction 1031:
			Attorney Fees	6.17	6.17		for Jurisdi
			Interest	0.00	00.0	Taxable Value 41,130	Current Levy for Jurisdiction 1031;
			Penalty :	6.17	6.17	ion unt 0	ű
	i		P Discount	0.00	0.00 6.17	Exemption Amount	
			Paid Levy Di	24.68	24.68	HOVDFAER 0	
20:0		DALLAS COUNTY COMMUNITY COLL	Deposit Receipt Date Date	02/24/03 02/24/03	Unit 1031:	evision Code	24.68 24.68 24.68
		DALLAS COUNTY	Remit Sequence Number	91 2001989791	Payment Total for Year 2001 and Tax Unit 1031;		evy: evy: aid:
	Year: 2001	t: 1031	Validation Number	TL 000200012491 0000002001989791 2001989791	r Total for Yea	6 b	Certified Levy: Receivable Current Levy: Total Levy Paid:
	Yea	Tax Unit: 1031	Rec Deposit Type Number	000200012491	Payment	Receipt e 201697730	Receir
	4	-118	Rec Type	卍	Ľ	Rec ☐ Type	"H"-

BDA 090-105

Certified Owner: GREGORY RICKEY

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Exhibit "H"-P. 40 of 64

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Account Hillory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

		Fiduciary Number	57630		Operator Code	27			
02:59:14 32 of 48			3.41 767630	3.41	Opez	2.27			
ime: #:		Total Paíd	e,	3.	Date of Change				
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71470212 068 3		Attorney Fees	0.57	0.57	н	Jurisdi			
Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		Att Interest	0.00	00.0	Taxable Value 41,130	Current Levy for Jurisdiction 1041:			
2.899 14X		Penalty	0.57	0.57	mption Amount 0	U			
68 ACS 2 479 DD03		P Discount	0.00	00.0	Exemption Amount				
(8823 TR 199066/6		Paid Levy Di	2.27	2.27					
ress: BLF VC		Paid			ноурғае в				
egal Add		Deposit Receipt Date Date	02/24/03	ä					
H	ZATION	Deposit Date	02/24/03 02/24/03	: Unit 104	Homestead Revision Total Code 41,130	2.27 2.27 2.27	00.0		
0000360	SCHOOL EQUALIZATION	Remit Sequence Number	2001989791	2001 and Tax	0	יץ: id:	30:		DALLAS ISD
Account No.: 000-008-998-40950000		Validation Number	TL 000200012491 0000002001989791 2001989791	Payment Total for Year 2001 and Tax Unit 1041:	Gross Value 41,13	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:	Year: 2001	
Account No	Year: 2001 Tax Unit: 1041	Deposit Number	00200012491	Payment	Receipt 201697731	Receive		Year	Tax Unit: 1102
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.76	Operator Code	636.50
954.76	Date of Change	
00.0	Levy D	
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159.13	Levy 636.50	r Jurisdictic
00.0	Taxable Value 41,130	Current Levy for Jurisdiction 1102:
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636.50	HOVDFAER 0	
d Tax Unit 1102:	Homestead Revision Total Code 41,130	636.50 636.50 636.50
Payment Total for Year 2001 and Tax Unit 1102:	Gross Value 41,130	Certified Levy: Receivable Current Levy: Total Levy Paid:
Payment Tota	Receipt 201697732	Cé Receivable Tot
	Rec Type TL	

Total Fiduciary Number

Variance

Refund

Fees

Interest

Attorney

Penalty

Paid Levy

Deposit Receipt

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Validation Number

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Date

Discount

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Exhibit "H"-P. 41 of 64

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Code

Change

Change

Levy 78.71

Value 40,160

Amount

Total Code 40,160

40,160

46367337

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Value

78.71 78.71 78.71

Certified Levy: Receivable Current Levy: Total Levy Paid:

0.00

Balance:

78.71

Current Levy for Jurisdiction 1002:

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	Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 02:59:14

		iary	30	ļ	н				iary	32	i	ň
:14 48		Fiduciary Number	767630		Operator Code	274.54			Fiduciary Number	540192 540191		Operator
02:59:14 33 of 48		Total Paid	411.82	411.82		7			Total Paid	30.27 72.03	102.30	-
Run Time: Page #:					Date of Change				•			Date of
Run I Page		ınce	00'0	0.00	Levy Change				ince	00.00	0.00	Levy
000		Variance nd	00.00	0.00	ច	208:			Variance nd	0.00	0.00	
239 3008823 000		v Refund	0	Ö	Levy 274.54	Current Levy for Jurisdiction 1208:			V Refund	0 0	e e	
4702123 8 30		rney Fees	68.64	68.64	. 177	ırisdic			rney Fees	3.95	13.35	
E) S#771 000 06		Attorney Fees	9	39	0 0 Q	for Ju			Attorney Fees		13	d)
AH (BLUI AS 8823		Interest	0.00	0.00	Taxable Value 41,130	t Levy			rest	0.00	0.00	Taxable
X72 72 N O-DALL		Inte	0	0	٠	Curren			Interest	00	0	
2.899 14) 1899 C(Penalty :	68.64	68.64	ion unt 0				Penalty :	3.03	10.24	ď
Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		P Discount	0.00	00.0	Exemption Amount				P. Discount	0.00	00.0	Exemption
823 TR 6		Levy Di	274.54	274.54					Levy Die	23.29	78.71	
s: BLK 8 VOL9		Paid 1	27	274	FAER	,			Paid I	2 2	7.8	AER
ddres			_		но урғае к 0							HOVDFAER
Legal A		Deposit Receipt Date Date	02/24/03 02/24/03		Homestead Revision Total Code 41,130				Deposit Receipt Date Date	05/29/01	l 	Homestead Revision
Å		Deposit Date	124103	tt 1208	stead Re Total 41,130	274.54		•	Deposit Date	05/29/01 05/29/01	t 1002	ead Re
	AS			fax Uni	Homes (T	666		ΣĮ	De		ax Uni	Homest
0000	CITY OF DALLAS	Remit Sequence Number	0198979	Payment Total for Year 2001 and Tax Unit 1208;				DALLAS COUNTY	Remit Sequence Number	2000090289	Payment Total for Year 2000 and Tax Unit 1002:	
8-40950	CITY (R. Se	791 20	ar 200	Gross Value 41,130	ed Levy: nt Levy: vy Paid:		DALL	Re Se		ar 2000	Gross
66-800-		tion	.001989.	for Ye	0 5	Certified Levy: le Current Levy: Total Levy Paid: Balance:			ion	2060000	for Yea	Ծ ;
Account No.: 000-008-998-40950000	Year: 2001 Tax Unit: 1208	Validation Number	000000	rotal		Certified Levy: Receivable Current Levy: Total Levy Paid: Halance:	Year: 2000	1002	Validation Number	0000002000090289 0000002000090288	Total	
nt No	Year : Unit	ti ti	12491	yment	Redeipt 201697728	Receiva	Year	Tax Unit: 1002			yment	Receipt
Accou	Tax	Deposit Number	TL 000200012491 0000002001989791 2001989791	Ã				Tax	Deposit Number	TL 000200001138 TL 000200001138	Ġ.	Ä
BDA 090) 0-105	Rec	Л 0		Rec Type TL		4	-120	sec Ype	71 0 71 0		Rec
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Exhibit "H" P. 42 of 64

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Levy Date of Change

Change

Levy 20.08

40,160

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40,160

40,160

46367339

Rec Type

20.08 20.08 20.08

Certified Levy: Receivable Current Levy: Total Levy Paid:

0.00

Balance:

Code

20.08

Current Levy for Jurisdiction 1031:

Account Hit ory Report

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/2011	: 14 48			Fiduciary Number	540192 540191		Operator Code	102.01
Run Date: 03/23/2011	Run Time: 02:59:14 Page #: 34 of 48			Total Paid	39.18 93.38	132.56		7.
n Date	n Time ge #:						Date of Change	
Ru	Run T Page			Variance d	0.00	0.00	Levy Change	
	239 3008823 000			Va: Refund	0.00	00.0	Levy 102.01	ction 1021:
53-3197	S#771470212			Attorney Fees	5.11	17.29		or Jurisdi
ALLAS, TX 752	BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068			Interest	0.00	0.00	Taxable Value 40,160	Current Levy for Jurisdiction 1021:
TRLR 1	.899 14X7 1899 CO-			Penalty :	3.92	13.26	o o o	G
OVILLE RC	38 ACS 2 79 DD03			Pe Discount	0.00	0.00 13.26	Exemption Amount	
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300			Paid Levy Di	30.15	102.01	HOVDFAER 0	
wner Addre	Legal Addr			Deposit Receipt Date Date	05/29/01	1:		
ŏ	н		ΙΆΓ	Deposit Date	05/29/01 05/29/01	Unit 102	Homestead Revision Total Code 40,160	102.01 102.01 102.01
(ΕΥ	40950000		PARKLAND HOSPITAL	Remit Sequence Number	9 2000090289 3 2000090288	2000 and Tax	o	vy: 'id:
Certified Owner: GREGORY NCKEY	000-008-998-4	-866-800-		Validation Number	TL 000200001138 0000002000090289 TL 000200001138 0000002000090288	Payment Total for Year 2000 and Tax Unit 1021:	Gross Value 40,16	Certified Levy: Receivable Current Levy: Total Levy Paid:
ified Owner	Account No.	Year: 2000	Tax Unit: 1021	Deposit V Number N	TL 000200001138 0	Payment ?	Receipt 46367338	Receival
Cert	BDA 09	0-1	05	Rec D Type N	7L 00		Rec Type TL	

0.00

Balance:

		. Fiduciary Number	7.73 540192 8.37 540191	0	Operator
		Total Paid	7.73	26.10	Levy Date of
		Variance d	0.00	0.00	Levy Date of Change Change
		Var Refund	0.00 0.00	0.00 0.00	Levy
		Attorney Fees	1.01	3.41	r L
		Interest	0.00	0.00	Taxable Value
		Penalty t	0.77	2.61	on int
		Pe Discount	0.00	20.08 0.00 2.61	Exemption Amount
		Paid Levy Di	5.95 14.13	20.08	
		Paid			HOVDFAER
	TY COLL	Deposit Receipt Date Date	05/29/01	 	
0.00	COMMUNI	Deposit Date	05/29/01 05/29/01	Unit 1033	Homestead Revision Total Code
••	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2000090289)00 and Tax	Ho
parance		Validation Number	TL 000200001138 0000002000090289 2000090289 TL 000200001138 0000002000090288 2000090288	Payment Total for Year 2000 and Tax Unit 1031:	Gross Value
	Year: 2000 Tax Unit: 1031	ц)200001138 (Payment	Receipt
4	-121	Rec Deposit Type Number	TL 000	_	Rec

Exhibit"H" P. 43 of 64

Operator Code

Levy Date of Change

Change

Levy 621.49

40,160

Taxable Value

Exemption Amount

Homestead Revision HOVDFAER

Code

Total

0

40,160

40,160

121236253 Receipt

Rec Type

Gross Value

0.00

Balance:

621.49 621.49 621.49

621.49

Current Levy for Jurisdiction 1102;

-		
	Attern D	1

Account His Jory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

account, reported DV.1.2)

Run Date: 03/23/2011

Run Time: 02:59:14

BDA 09		Account No.: 000-008-998-40950000	0950000		Legal Addı	ress:BL	K 8823 TR	68 ACS 2, 479 DD031	.899 14X7 1899 CO-	<pre>Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300</pre>	S#77147021	1239 3008823 000	Run T Page	ime: #:	02:59:14 35 of 48	
0-105	Тах	Year: 2000 Tax Unit: 1041 SC	SCHOOL EQUALIZATION	ATION						į		;				
7 H	Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Date	. Receipt Date	Paid	Levy Di	Pe Discount	Penalty	Interest	Attorney Fees	Va Refund	Variance i	Total Paid		Fiduciary Number
	TL 000200001138 TL 000200001138	0000002000090289	2000090289	05/29/01 05/29/01	05/29/01		1.61	0.00	0.09	0.00	0.11	0.00	0.00	- 11	0.87 5 2.09 5	540192 540191
	Paymen	Payment Total for Year 2000 and Tax Unit 1041:	2000 and Tax	Unit 104	†1:		2.28	00.0	0.30	0.00	0.38	00.0	0.00	7	2.96	
	Rec Receipt Type 46367340	9 A	0	Homestead Revision Total Code 40,160		HOVDFAER 0		Exemption Amount	lon int 0	Taxable Value 40,160		Levy 2.28	Levy Change	Date of Change	Opes C	Operator Code
2	Recei	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:	77: 1d: ie:	2.28	4		ı		G.	Current Levy for Jurisdiction 1041:	for Jurisd	iction 1041			ĸ	2.28
1-1122	Yea															
₩ Ĥ.	Tax Uni Rec Deposit Type Number	Tax Unit: 1102 D. O.	DALLASISD Remit Sequence Number	Deposit Date	Deposit Receipt Date Date	Paid	Levy	Pei Discount	Penalty	Interest	Attorney Fees	Va Refund	Variance	Total Paid		Fiduciary Number
_	TL 000200001138 TL 000200001138	0000002000090289	2000090289 2000090288	05/29/01 05/29/01	05/29/01 05/29/01	,	183.79	0.00	23.89	0.00	31.15	00.0	0.00	23(238.83 5 ⁴ 568.79 5 ⁴	540192 540191
, ,	Раумеп	Payment Total for Year 2000 and Tax Unit 1102:	2000 and Tax	Unit 110	.2:	9	621.49	00.0	80.79	0.00	105.34	00.00	0.00	807.62	. 62	

Exhibit "H" P. 44 of 64

Certified Levy: Receivable Current Levy: Total Levy Paid:

AHZ	_	1.	
1-1-1-2	¢	~	-

Report
Hiscory
Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 02:59:14

ı		Fiduciary Number	540192 540191		erator Code				Fiduciary Number	540457	l	erator Code	4
02:59:14 36 of 48				و	Operator Code	268.07					6	Operator Code	79.07
ime: #:		Total Paid	103.02 245.34	348.36	Date of Change			į.	Total Paid	116.39	116.39	Date of Change	
Run I Page		Variance d	0.00	0.00	Levy Change				Variance d	0.00	0.00	Levy Change	
239 3008823 000		Vai Refund	0.00	00.0	Levy 268.07	ction 1208:			Vaz Refund	0.00	00.0	Levy 79.07	tion 1002:
S#771470212: 30 068 3		Attorney Fees	13.44	45.44		or Jurisdic			Attorney Fees	15.18	15.18	J 57	or Jurisdic
Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		Interest	0.00	00.0	Taxable Value 40,160	Current Levy for Jurisdiction 1208:			Interest	0.00	00.0	Taxable Value 40,340	Current Levy for Jurisdiction 1002:
.899 14X7 1899 CO-		Penalty	10.31	34.85	lon int 0	ਚੌ			Penalty	22.14	22.14	on 0	ð
38 ACS 2 79 DD03		P. Discount	0.00	0.00	Exemption Amount 0				Pe Discount	0.00	00.00	Exemption Amount	
(8823 TR (1199066/64		Levy	79.27 188.80	268.07					Levy	79.07	79.07		
ldress: BLI		Paid			HOVDFAER 0			:	Paid			HOVDFAER 0	
Legal Ad		Receipt Date	05/29/01	i ii	evision Code				Receipt Date	05/30/01	 	evision Code	
H		Deposit Date	05/29/01 05/29/01	. Unit 120	Homestead Revision Total Code 40,160	268.07 268.07 268.07	00.00		Deposit Date	05/30/01	. Unit 100;	Homestead Revision Total Code 40,340	79.07 79.07 79.07
1950000	CITY OF DALLAS	Remit Sequence Number	2000090289	2000 and Tax	0	γ: d:		DALLAS COUNTY	Remit Seguence Number	2000091142	.999 and Tax	0	22#
Account No.: 000-008-998-40950000	2000 1208	Validation Number	0000002000090289 0000002000090288	Payment Total for Year 2000 and Tax Unit 1208:	Gross Value 40,160	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:		Validation Number	0000002000091142	Payment Total for Year 1999 and Tax Unit 1002:	Gross Value 40,340	Certified Levy: Receivable Current Levy: Total Levy Paid:
Account No.	Year: Tax Unit:	Deposit V Number N	TL 000200001138 C	Payment	Receipt 121236252	Receiva		Year: 1999 Tax Unit: 1002	Deposit V Number N	TL 000200001163 0	Payment ?	Receipt 43173181	Receival
BDA 090))-105	Rec I	TL 00.		Rec Type TL		4-	123	Rec D Type N	2 1 00 1 00	, ,	Type	14 D

Exhibit "H"- P. 45 of 64

Balance:

Attach D

Account His ory Report

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Run Date: 03/23/2011	239 Run Time: 02:59:14 3008823 000 Page #: 37 of 48		Variance Total Fiduciary Refund Paid Number	0.00 0.00 116.39 540457	0.00 0.00 116.39	Levy Date of Operator Y Change Change Code 7	on 1021; 79.07				
LLAS, TX 75253-3197	021		Attorney Interest Fees	0.00 15.18	0.00 15.18	Taxable Value Levy 40,340 79.07	or Jurisd				
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068		Penalty Discount _I	0.00 22.14	0.00 22.14	Exemption Amount 0	Curi				
iress: 14831 SEAG	ldress; BLK 8823 TR VOL99066/64		Paid Levy	79.07	79.07	HOVDFAER 0					
Owner Add	Legal Ad	ITAL	Deposit Receipt Date Date	05/30/01 05/30/01	: Unit 1021:	Homestead Revision Total Code 40,340	79.07 79.07	00.0		DALLAS COUNTY COMMUNITY COLL	
ORY RICKEY	8-998-40950000	PARKLAND HOSPITAL	Remit on Sequence Number	0091142 2000091142	Payment Total for Year 1999 and Tax Unit 1021:	Gross Ho Value 40,340	Certified Levy: le Current Levy: Total Levy Paid:	Balance:		DALLAS COUNTY	
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000	Year: 1999 Tax Unit: 1021	Deposit Validation Number Number	TL 000200001163 0000002000091142 2000091142	Payment Total for	Receipt 43173182	Certified Levy: Receivable Current Levy: Total Levy Paid:		Year: 1999	Tax Unit: 1031	
Certi	BDA 09	00-105	Rec Deposi Type Number	TL 000		Rec Type TL			4	-124	ŀ

29.69 540457	6	Operator Code 20.17	
29.6	29.69	Date of Change	
0.00	00.00	Levy	
0.00	0.00 0.00	n 1031:	
3.87	3.87	Levy 20.17 Turisdictio	
0.00	0.00	Taxable Value Levy 40,340 20.17 Current Levy for Jurisdiction 1031:	
5,65	5.65	_	
0.00	20.17 0.00 5.65	Exemption Amount 0	
20.17	20.17		
		HOVDFAER 0	
05/30/01	••	vision)	
05/30/01	Unit 1031	Homestead Revision Total Code 40,340 20.17 20.17	00.0
TL 0002000001163 0000002000091142 2000091142 05/30/01 05/30/01	Payment Total for Year 1999 and Tax Unit 1031:	Ноп	
1142 200	ear 1999	Gross Value 40,340 Levy: Levy: Paid:	Balance:
.0002000	al for Y	dreipt Gross Value 3173183 40,340 Certified Levy: Receivable Current Levy: Total Levy Paid:	E E
163 0000	nent Tot	္က ရွိ	
00200001	Раул	<u>я</u> 4	
Ţ,		Rec Type IL	

Total Fiduciary Paid Number

Variance

Attorney Fees

Penalty

Paid Levy

Deposit Receipt Date Date

Sequence Number Remit

Validation Number

Rec Deposit Type Number

Interest

Refund

Exhibit 44"- P.46 of 64

Operator Code

Date of Change

> Levy 589.18

Taxable Value 40,340

Exemption Amount

Homestead Revision HOVDFAER
Total Code
40,340 0

Gross Value 40,340

Receipt 120512910

Rec Type TL 589.18 589.18 589.18 0.00

Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:

Levy Change 589.18

Current Levy for Jurisdiction 1102:

accour) السيراد	account, report.rdf DV.1.2)	(Ac	ccount His ory Report	His	LOLY	Repo	r t					
Certif	ied Own	Certified Owner: GREGORY RICKEY	UCKEY	Ō	wner Addr	ess: 148	31 SEAG(OVILLE RD	TRLR 1 DA	Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	-3197		Run	Run Date: 03/	03/23/2011
BDA 09	count N	Account No.: 000-008-998-40950000	38-40950000		Legal Add	ress: BLK VO	8823 TR (L99066/64	68 ACS 2.8	899 14X72 899 CO-D	Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300	771470212 068	239 3008823 000	Run T Page	'і́те: #:	02:59:14 38 of 48
0-105	Yea Tax Uni	Year: 1999 Tax Unit: 1041	SCHOOL EQUALIZATION	LIZATION				i							
Rec Deposi Type Number	Deposit Number	Validation Number	Remit Sequence Number	Deposit Date	. Receipt Date	Paid	Levy Di	Per Discount	Penalty	At Interest	Attorney Fees	Va Refund	Variance d	Total Paíd	l Fiduciary 1 Number
TL 0002	.00001163	000000000000	TL 000200001163 0000002000091142 2000091142	05/30/01	05/30/01		2.30	0.00	0.64	0.00	0.44	0.00	0.00	ĸi.	3.38 540457
	Paymen	t Total for Y	Payment Total for Year 1999 and Tax Unit 1041;	ıx Vait 109	£1:		2.30	00.0	0.64	00.0	0.44	00.0	0.00	3.38	82
Rec Type TL	Receipt 43173184	4	Gross Value 40,340	Homestead Revision Total Code 40,340		HOVDFAER 0		Exemption Amount	o tr p	Taxable Value 40,340	••	Levy 2.30	Levy	Date of Change	Operator Code
	Recei	Certified Levy: Receivable Current Levy: Total Levy Paid:	Levy: Levy: Paid:	2.30	,				Cur	Current Levy for Jurisdiction 1041:	. Jurisdi	ction 1041			2.30
4	Year:	1999	Balance:	0.00											
-125	Tax Unit: 1102	t: 1102	DALLAS ISD Remit												
Rec Deposi Type Number	Deposit Number	Validation Number	Sequence Number	Deposit Date	Receipt Date	Paid	Levy Di	Per Discount	Penalty :	At Interest	Attorney Fees	Va Refund	Variance d	Total Paid	Fiduciary Number
TL 0002	TL 000200001163	0000002000091142	142 2000091142	05/30/01	05/30/01	υ,	589.18	0.00	164.97	0.00	113.12	0.00	0.00	867.27	27 540457
	Paymen	t Total for Ye	Payment Total for Year 1999 and Tax Unit 1102:	x Unit 110	.2:	58	589.18	****** 00.0	***	00.0	113.12	0.00	00.0	867.27	7

Exhibit "H"-P.47 of 64

0.00

7.74

0.00

86.04

Payment Total for Year 1998 and Tax Unit 1002:

Exemption Amount

Homestead Revision HOVDFAER

Code

Total

0

43,630

43,630

40011365

Value

Gross

Receipt

86.04 86.04 86.04

Certified Levy: Receivable Current Levy: Total Levy Paid:

00.0

Balance:

0.00

00.0

Operator

Date of Change

Levy Change

Levy 86.04

43,630 Value Taxable

86.04

Current Levy for Jurisdiction 1002;

BDA-090-105 AHZIN D

Report
Hiscory
Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

account_i..._report.rdf DV.1.2)

Run Date: 03/23/2011 Run Time: 02:59:14

14 48		Fiduciary Number	540457		Operator Code	269.27			Fiduciary	274375
Run Time: 02:59:14 Page #: 39 of 48		Total) Paid	396.37	396.37		26			Total 1	93.78
Run Time Page #:		nce	0.00	0.00	Levy Date of Change Change				a D G	0.00
239 3008823 000		Variance Refund	0.00	0.00	G G	on 1208:		19.5	Variance Defund	
7147021239 068 3008		Attorney Feeß	51.70	51.70	Levy 269.27	Jurisdicti			Attorney	
Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 300		Att Interest	0.00	0.00	Taxable Value 40,340	Current Levy for Jurisdiction 1208:				O.00
2.899 14X72 7; 11899 CO-DA		Penalty F	75.40	75.40	mption Amount O	Curr			Penalty	7.74
R 68 ACS (6479 DD03		P Discount	00'0	00.0	Exemption Amount				P Discount	0.00
.ss: BLK 8823 TF VOL99066/		Paid Levy	269.27	269.27	HOVDFAER 0				Paid Levy D	86.04
Legal Addre		Deposit Receipt Date Date	05/30/01						Receipt Date	03/30/99
н		Deposit Date	05/30/01 05/30/01	: Unit 120	Homestead Revision Total Code 40,340	269.27 269.27 269.27	00.0		Deposit Receipt Date Date	04/22/99
00005601	CITY OF DALLAS	Remit Sequence Number	2000091142	1999 and Tax	o	vy: vy: id:	100	DALLAS COUNTY	Remit Sequence Number	
Account No.: 000-008-998-40950000		Validation Numbe <i>r</i>	T. 000200001163 0000002000091142 2000091142	Payment Total for Year 1999 and Tax Unit 1208;	Gross Value 40,34	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:		Validation Number	T. 000008027102 0000000014864021
Account No.	Year: 1999 Tax Unit: 1208	Deposit Number h	00200001163 (Payment	Receipt 120512909	Receiva		Year: 1998 Tax Unit: 1002	Deposit V Number N	0008027102 0
BDA 090	 -105	Rec 1 Type 1	7L 0		Red Type TL			4-126	Sec	 1L 00

Rec Exhibit "H"- P. 48 of 64

Attach D

Account His ory Report

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2011	14 48		Fiduciary Number	274375		Operator Code	78.49
Run Date: 03/23/2011	Time: 02:59:14		Total Paid	85.57	85.57		•
. Date:	Time: re #:					Date of Change	
Run	Run T Page		Variance d	0.00	0.00	Levy Change	
	239 3008823 000		Va Refund	0.00	00.0	Levy 78.49	iction 1021:
3-3197	5#77147021; 0 068		Attorney Fees	0.00	00.00		or Jurisdi
Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197	Legal Address; BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066f6479 DD031899 CO-DALLAS 8823 000 068 300		Interest	0.00	00	Taxable Value 43,630	Current Levy for Jurisdiction 1021:
O TRLR 1	2.899 14X 1899 CO		Penalty	7.08	7.08	ion unt 0	ð
OVILLE RE	68 ACS 2 479 DD03		P. Discount	0.00	00.00	Exemption Amount	
331 SEAG	(8823 TR 1.99066/6		Levy	78.49	78.49		
ess: 14	ress:BU		Paid			HOVDFAER 0	
mer Addr	egal Add		Deposit Receipt Date Date	03/30/99	1:		
Õ	H	PITAL	Deposit Date	04/22/99	x Unit 102	Homestead Revision Total Code 43,630	78.49 78.49 78.49
>	950000	PARKLAND HOSPITAL	Remit Sequence Number	14864021	1998 and Ta	0	\$ \$.#
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40950000		Validation Number	TL 000008027102 0000000014864021	Payment Total for Year 1998 and Tax Unit 1021;	Gross Value 43,630	Certified Levy: Receivable Current Levy: Total Levy Paid:
lowner: (int No.: C	Year: 1998 Tax Unit: 1021		27102 0000	ayment Tot	Receipt 40011366	C Receivable To
rtified	Accou	H	Deposit : Number	0800000	Ř	щ	-
D 9	BDA 09	0-105	Rec Type	≓		Rec Type TL	

	1						-
		Fiduciary Number	23.78 274375		Operator Code	21.82	
		Total Paid	23.78	23.78	Ü		
		of a	.,	2	Date of Change		
		Variance d	0.00 0.00	0.00 00.00	Levy Change		
	:	Ve Refund	0.00	0.00	Levy 21.82	tion 1031	
		Attorney Fees	0.00	00.0	21	Jurisdic	
		AtInterest	0.00	0.00	Taxable Value 43,630	Current Levy for Jurisdiction 1031:	
		Penalty :	1.96	1.96	mption Amount 0	₽	
		P Discount	0.00	00.0	Exemption Amount		
		Paid Levy D	21.82	21.82			
		Paid			HOVDFAER 0		
	TY COLL	Deposit Receipt Date Date	03/30/99	<u>;</u>			
00.0	DALLAS COUNTY COMMUNITY COLL	Deposit Date	04/22/99	Payment Total for Year 1998 and Tax Unit 1031:	Homestead Revision Total Code 43,630	21.82 21.82 21.82	00.00
	LLAS COUNT	Remit Sequence Number	14864021	998 and Ta	0	n 1	
Balance:	DAI		14864021	or Year 19	Gross Value 43,630	Certified Levy: le Current Levy: Total Levy Paid:	Balance:
	Year: 1998 Unit: 1031	Validation Number	00000000	t Total f	. <i>t</i> :	Certified Levy: Receivable Current Levy: Total Levy Paid:	
	Year: 1998 Tax Unit: 1031	Rec Deposit Lype Number	TL 000008027102 0000000014864021 14864021	Paymen	Receipt 40011367	Recei.	
		Rec Deposi Type Number	TL 00		Rec Type TL		
	4-127				Frhiba	7 1/4	1.11

Exhibit "H"- P. 49 of 64

AttachD

Account His ory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

Deposit	Account No.: 000-008-998-40950000 Year: 1998
1998 School EQUALIZATION Remit School EQUALIZATION Sequence Date Tegal Address: BLK 8823 TR 68 ACS 2.899149 CC	
Deposit	Year: 1998 SCHOOL EQUALIZATION Remit Sequence Deposit Sequence Deposit Sequence Date Number Date Number Date Deposit Sequence Deposit Sequence Deposit Sequence Deposit Descript Descript Deposit Deposit Descript Deposit Deposit Deposit Deposit Deposit Deposit Deposit Descript Deposit Descript Deposit Deposit Descript Deposit Descript Deposit Descript Descri
Deposit	Year: 1998 SCHOOL EQUALIZATION Remit Sequence Deposit Sequence Deposit Sequence Date Number Date Number Date Deposit Sequence Deposit Sequence Deposit Sequence Deposit Descript Descript Deposit Deposit Descript Deposit Deposit Deposit Deposit Deposit Deposit Deposit Descript Deposit Descript Deposit Deposit Descript Deposit Descript Deposit Descript Descri
Deposit	Year: 1998 SCHOOL EQUALIZATION Remit Sequence Deposit Sequence Total Sequence Total Sequence Total Sequence Sequence Sequence Deposit Sequence
121	Year: 1998 SCHOOL EQUALZA
1998 1041 SCHOOL EQUA Remit Validation Sequence Number Number 0000000014864021 Total for Year 1998 and Tagender A3,630 Certified Levy: Total Levy Paid: Balance: 1998 1102 Remit Sequence Number Number Number Number 1000001990540802 1990540802	Year: 1998 Remit
1998 10000000148640 10000000148640 10000000148640 1000000148640 100000148640 100000199054080 100000199054080	Account No.: 000-008-998 Tax Unit: 1041 Deposit Validation Number Number Number Number 000008027102 0000000148640 Payment Total for Yea Receipt Gr 40011368 Certified I Receivable Current L Total Levy P Bala Year: 1998 Tax Unit: 1102 Deposit Validation Number Number
	Account No Year Tax Unit Deposit Number Payment Receipt A0011368 Receiva Tax Unit: Tax Unit: Deposit Number Number Deposit Number Number

Current Levy for Jurisdiction 1102: 00.0 Levy 637.23 0.00 43,630 Taxable Value 0.00 0.00 57.35 Exemption Amount 637,23 Homestead Revision HOVDFAER Code Payment Total for Year 1998 and Tax Unit 1102: Total 43,630 637.23 637.23 637.23 0.00 Value 43,630 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance: Gross 119878026 Receipt Rec Type Il

Operator Code

Date of Change

Change Levy

694.58

0.00

637.23

F.xhibit "H" P. 50 of 64

Report
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Hir
Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

BDA 090-105

account. _report.rdf DV.1.2)

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Time: 02:59:14 Page #:

Run Date: 03/23/2011

Total Fiduciary Number Operator Code 0 42 of 48 308,69 Paid 308.69 Date of Change Levy Change Variance 0.00 0.00 0.00 0.00 Refund Levy 283.20 Fees 0.00 Attorney 43,630 Value Taxable Interest 0.00 0.00 25.49 0.00 25.49 Penalty Exemption Amount Discount 0.00 283.20 283.20 Paid Levy Homestead Revision HOVDFAER 0 Deposit Receipt 03/31/99 03/31/99 Date Code Payment Total for Year 1998 and Tax Unit 1208; 283.20 283.20 283.20 Total 43,630 Date TL 000199001235 0000001990540802 1990540802 CITY OF DALLAS Sequence Number Remit Account No.: 000-008-998-40950000 43,630 Certified Levy: Value Gross Validation Tax Unit: 1208 Year: 1998 Number 119878025 Receipt Rec Deposit Type Number

283.20

Current Levy for Jurisdiction 1208:

00.0

Balance:

Receivable Current Levy: Total Levy Paid:

Type Rec

DALLAS COUNTY

Tax Unit: 1002 Year: 1997

4-129

	Operator Code	00.0	
	Levy Date of Change Change		
ed type.	Levy 0.00	risdiction 1002:	
unit and re	Taxable Value 0	Current Levy for Jurisdiction 1002:	
this year, tax unit and rec	Exemption Amount 50,890	Cuz	
made for thi	HOVDFAER YY0		
	Homestead Revision Total Code 50,890	0.00	00.0
No payments have been	Gross B Value 50,890	Certified Levy: e Current Levy: otal Levy Paid:	Balance:
	Receipt 36899298	Certified Levy: Receivable Current Levy: Total Levy Pald:	
	Rec Type TL		

Exhibit "H"- P. 51 07 64

Account Hit Jry Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Certified Owner: GREGORY RICKEY

Account No.: 000-008-998-40950000

BDA 09b-105

account. _report.rdf DV.1.2)

Legal Address: BIK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL990666479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 Run Time: 02:59:14 43 of 48 Page #:

PARKLAND HOSPITAL Tax Unit: 1021 Year: 1997

Operator Code 00.0 Date of Change Levy Change Current Levy for Jurisdiction 1021: No payments have been made for this year, tax unit and rec type. 0.00 Levy Value Taxable 50,890 Exemption Amount Homestead Revision HOVDFAER XX050,890 0.00 0.00 Total 50,890 Certified Levy: Receivable Current Levy: Total Levy Paid: Value Balance: Gross Year: 1997 36899299 Receipt Type II. Rec

No payments have been made for this year, tax unit and rec type.

DALLAS COUNTY COMMUNITY COLL

Tax Unit: 1031

4-130

Operator

Code

0.00

	Date of	Change)				
	Levy	Change Change)		1:		
!		Levy	0.00	:	risdiction 103		
	Taxable	Value	0		Current Levy for Jurisdiction 1031:		
	Exemption	Amount	50,890		J		
	HOVDFAER		YYO				
	Homestead Revision HOVDFAER	Total Code	20,890	0.00	0.00	00.0	00.00
	Gross	Value	20,890	Certified Levy:	Receivable Current Levy:	tal Levy Paid:	Balance:
	Receipt		36899300	J	Receivable	ī	
	Rec	Туре	2				

Exhibit "H"-P52 of 64

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Account History Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

account_in_report.rdf DV.1.2)

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 Run Time: 02:59:14 44 of 48 Page #:

> Account No.: 000-008-998-40950000 Year: 1997

SCHOOL EQUALIZATION

No payments have been made for this year, tax unit and rec type.

	Operator	Code			0.00			
	Date of		1					
	Levy	Change	1					
4 4		Levy	0.00		risdiction 104			
	Taxable	Value	0		Current Levy for Jurisdiction 1041:			
•	Exemption	Amount	50,890		•			
	HOVDFAER		XXO					
	Homestead Revision	Total Code	50,890	00.0	0.00	00.0	00.0	
:	Gross	Value	20,890	Certified Levy:	Receivable Current Levy:	Total Levy Paid:	Balance:	1007
	Receipt		36899301		Receivak			7007
	Rec	Туре	᠘					

DALLAS ISD Tax Unit: 1102 Year: 1997

No payments have been made for this year, tax unit and rec type.

		re Code			00.0		
	Levy Date of	Change Change	٠				
•	Å	Cha		,	1102:		
47		Levy	0.00	:	urisdictio		
1) 4 Z	Taxable	Value	0	:	Current Levy for Jurisdiction 1102:		
7	Exemption	Amount	20,890				
	HOVDFAER		AX0				
	Homestead Revision	Total Code	20,890	0.00	0.00	0.00	00 0
4	Gross	Value	20,890	Certified Levy:	urrent Levy:	Total Levy Paid:	Balance:
	Receipt		118774261	Cer	Receivable C	Tota	

BDA 090-105

Tax Unit: 1041

Rec Type Il

Account His ory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Certified Owner: GREGORY RICKEY

Account No.: 000-008-998-40950000

Tax Unit: 1208

Year: 1997

BDA 09d-105

account_1,__report.rdf DV.1.2)

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) S#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 45 of 48 Run Time: 02:59:14

Page #:

CITY OF DALLAS

No payments have been made for this year, tax unit and rec type.

Rec

Operator

Date of

Change

Code

0.00

Levy Change Current Levy for Jurisdiction 1208: Value Taxable 50,890 Amount Exemption Homestead Revision HOVDFAER XX0Code 50,890 0.00 0.00 Total 50,890 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Value Balance: 118774260 Receipt

DALLAS COUNTY Year: 1996 Tax Unit: 1002 tax unit and rec type No payments have been made for this year, Operator

Date of

Levy Change

Change

Code

0.00

Current Levy for Jurisdiction 1002: Levy 0.00 Value Taxable 51,130 Amount Exemption Homestead Revision HOVDFAER VYO Code 51,130 0.00 51,130 Certified Levy: Receivable Current Levy: Total Levy Paid: Value Gross 33825506 Receipt

0.00

Balance:

Type Rec

4-132

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Account His ory Report

account_i.__report.rdf DV.1.2)

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197 Account No.: 000-008-998-40950000 Certified Owner: GREGORY RICKEY

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Page #:

Run Date: 03/23/2011 Run Time: 02:59:14 46 of 48

PARKLAND HOSPITAL

Tax Unit: 1021

BDA 090-105

No payments have been made for this year, tax unit and rec type.

Taxable Value Exemption Amount Homestead Revision HOVDFAER Total Value Receipt

Operator

Date of

Levy

Change

Change

Levy 0.00

51,130

Code

0.00

Current Levy for Jurisdiction 1021:

XX051,130 0.00 0.00 51,130 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:

33825507

Rec

DALLAS COUNTY COMMUNITY COLL Year: 1996 Tax Unit: 1031 No payments have been made for this year, tax unit and rec type.

Taxable Value 51,130 Exemption Homestead Revision HOVDFAER YY0Code 51,130 Total 51,130 Value 33825508 Receipt Type Rec

0.00 Certified Levy: Receivable Current Levy: Total Levy Paid;

Balance:

Current Levy for Jurisdiction 1031:

Operator

Date of

Levy Change

Change

Code

0.00

4-133

Exhibit "H"-P.35 of 64

1	Report
) 1
	Account

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239
VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 Run Time: 02:59:14 00 Page #: 47 of 48

> Account No.: 000-008-998-40950000 Legal Year: 1996

Certified Owner: GREGORY RICKEY

account___report.rdf DV.1.2)

SCHOOL EQUALIZATION

Tax Unit: 1041

No payments have been made for this year, tax unit and rec type.

Rec

Operator

0.00

Levy Date of Change Change Current Levy for Jurisdiction 1041: Levy 0.00 Value Taxable 51,130 Exemption Amount Homestead Revision HOVDFAER XXO 51,130 0.00 0.00 51,130 Certified Levy: Receivable Current Levy: Balance: Value Total Levy Paid: 33825509 Receipt

Year: 1996 Tax Unit: 1102 DALLASISD No payments have been made for this year, tax unit and rec type.

Operator Code

Date of Change

Levy

0.00

Current Levy for Jurisdiction 1102: Levy 0.00 Taxable Value 51,130 Exemption Amount Homestead Revision HOVDFAER XX0Code 51,130 0.00 Total 51,130 Receivable Current Levy: Total Levy Paid: Certified Levy: Value 117787286 Receipt Туре Rec

Balance:

BDA 090-105

AttechD

Account His ory Report

Owner Address: 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

account_..._report.rdf DV.1.2)

Legal Address: BLK 8823 TR 68 ACS 2.899 14X72 72 MH (BLUE) \$#77147021239 VOL99066/6479 DD031899 CO-DALLAS 8823 000 068 3008823 000

Run Date: 03/23/2011 Run Time: 02:59:14 48 of 48

Page #:

CITY OF DALLAS Account No.: 000-008-998-40950000

No payments have been made for this year, tax unit and rec type.

Operator Code 0.00 Date of Change Levy Change Current Levy for Jurisdiction 1208; Levy 0.00 Taxable Value 51,130 Exemption Amount Homestead Revision HOVDFAER XX051,130 0.00 51,130 Certified Levy: Gross Value Receivable Current Levy: Total Levy Paid: Balance: 117787285 Receipt Rec Type

Curren	t Levy	for	Current Levy for Jurisdiction 1002	1002		1,420.06
Curren	t Levy	for	Current Levy for Jurisdiction 1021	1021	••	1,662.18
Curren	t Levy	for	Current Levy for Jurisdiction 1031	1031		504.47
Curren	t Levy	for	Current Levy for Jurisdiction 1041	1041		38.58
Curren	t Levy	for	Current Levy for Jurisdiction 1102	1102	44	9,690.31
Curren	t Levy	for	Current Levy for Jurisdiction 1208	1208	94	4,799.23
Curren	t Levy	for	Current Levy for Jurisdiction 9500	9500	••	10.00
Curre	nt Le	;;	Current Levy for Account:	::		18,124.83

Tax Unit: 1208 Year: 1996

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			Paid Levy	1,573.42	Paid Levy	318.77	315.31	467.30	00:00c	1,601.38	Paid Levy	785.37	700.00	1,485.37		Paid Levy	1,364.52		Paid Levy	323.08	303.02	on the second	Paid Levy	10.00	1,650.47	1,650.47	Faid Levy	1,673.58	18,114.83	Page:
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_	· •		Deposit Date	Totals for	Deposit Date	07/25/06	04/12/06	02/28/06	01/20/00	Totals for Year 2005	Deposit Date	02/28/07	01/31/07	Totals for Year 2006		Deposit Date	02/02/08		Date	10/08/09	į		Deposit Receipt. Date . Date	09/14/10	01/56/10	Totals for Year 2009	Deposit Date	11/10/10	Gra	
000 008 40050000	000504-075-000-	GREGORY RICKEY	Remit Seq. Validation No. Deposit Recept. Date Date		Deposit No. Rec. Remit Seq.: Validation No. Deposit - Receipt	0000002005777983	0000002005620827	0000002005426152	C+0001000000000000000000000000000000000		Validation No. Deposit for Receipt Date	0000002006745635	0000002006614309			Deposit No. Rec. Remit Seq. Validation No. Deposit Receipt.	0000002007748941		Deposit No. Wet. Remit Seq. Valdation No. Determ Date. Type Remit Seq. Date. Date.	900002009507275			Rec. Remit Seg. Validation No.	900002013926201	900002010627536		Deposit No. 1 Rec. Remit Sec. Validation No. Deposit. Receipt 3	900002014399415		
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Exhibit "H"p59 of 64

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03/23/2011	14:59:55		Refund S. Variance Front Paid	10.00	1,650.47	10.00	10.00		Total Paid	205.97	1,003.27	1,529.49	1,419.90	1,684,63	1,428.10
ate:	ïme:		Variance	0.00	0.00	0.00	0.00		Variance	0.00	0.00	0.00	0.00	0.00	0.00
Run Date:	Run Time:		Refund	0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00
			Affy Fees	0.00	0.00	0.00	0.00		Affy Fees	0.00	0.00	199.49	185.21	280.78	237.98
			Interest	0.00	0.00	0.00	0.00		Interest	0.00	0.00	0.00	0.00	0.00	0.00
		(BES 2009	Penalty	0.00	90.0	0.00	0.00	d Deposit	Penalty	17.01	82.84	290.94	142.05	280.78	274.66
		· PAYMENT HISTORY OF REES 2009	- Discount	0.00	00.0	0.00	0.00	PAYMENT HISTORY BY DEPOSIT	Discount ==	00:00	0.00	00:00	0.00	0.00	0.00
		\$30m-700m	Paid Devy and	10.00	/+'0Co'1	10.00	10.00		Faid	188.96	920.43	1,039.06	1,092.64	1,123.07	915.46
			100	10 09/14/10		Totals for the Year 2009:	Grand Totals:		THE ANCE OF						
000-008-998-40950000	GREGORY RICKEY	BDA	Deposit.No	900002013926201 09/14/10		Totals			TIME E INE	200 WEST DAVIS GF# 502817-001 MESQUITE, TX 75149	UNKNOWN UNKNOWN	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 7223—316	GREGORY RICK 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253316	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253–316	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253–316
	wner: GR		X Company	2010364064 90								,			
Account No:	Certified Owner:		Seposit No.	X0025376					322	Popper	000199001235	000200001163	000200001138	000200012491	000200022910
		BDA (□ 90-10	ء × 5	•						4-138		[].[, 1144	. 0 / d

PAYMENT HISTC. , REPORT BY YEAR

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BDA-090-105

Attach D

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Page:

(xhibit "H" P. 60 of 64

Run Date: 03/23/2011	0.00		0.00 215.75		-	-i -i	317.71 317.71 1,667.12 1,573.42	317.71 1,667.12 1,573.42 451.37	215.75 317.71 1,667.12 1,573.42 451.37 451.37 500.00	317.71 317.71 1,667.12 1,573.42 451.37 451.37 500.00	317.71 317.71 1,667.12 1,573.42 1,573.42 451.37 451.37 481.37 840.34 840.34
Run Time: 0.00 0.00	0.00	0000	c c	20.0	0.00	0.00		0.00	0.00	0.00	0.00
0.00 66.66					0.00		0.00 75.22				
0.00 76.93			0.00 56.29	0.00 109.08	0.00	0.00					· · · · · · · · · · · · · · · · · · ·
256.41		140.46	208.48	1,558.04	1,573.42		318.77	318.77 315.31	318.77 315.31 467.30	318.77 315.31 467.30	318.77 315.31 467.30 500.00
GREGORY RICKEY GREGORY RICKEY	14831 SEAGOVILLE RD LOT 1 DALLAS, TX 75253-316	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253–316	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253-316	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253-316	GREGORY RICK 14831 SEAGOVILLE RD LOT 1 DALLAS , TX 75253-319		GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75233-319	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253-319 GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253-319	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75233-319 GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253-319 UNKNOWN	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75233319 GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253319 UNKNOWN UNKNOWN GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 72523319	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253319 GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253319 UNKNOWN UNKNOWN GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253319 GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253319 GREGORY RICKEY 14831 SEAGOVILLE RD TRLR DALLAS, TX 75253319
	Certified Owner: 000200022590	000200021612	000200021235	000200019740	000200026843		000200040496				

pay_hist u.rdf (dv.1.1)	v.1.1)	PAYMENT HIST	REPOR	REPORT BY YEAR					
Account No:	000-008-998-40950000						Run Date:		03/23/2011
Certified Owner: 000200054538	GREGORY RICKEY GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TX 73253-3197	1,364.52	0.00	0.00	0.00	0.00	Run Time: 0.00	0.00	14:59:55 1,364.52
P0014084	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS , TX 75253-3197	323.08	0.00	38.78	29.07	78.19	00'0	0.00	469.12
P0005900	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS , TX 75253-3197	1,000.00	0.00	00:0	0.00	0.00	0.00	0.00	1,000.00
X0025376	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS , TX 75253-3197	10.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
P0018038	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS , TX 75253-3197	1,650.47	0.00	0.00	0.00	0.00	0.00	0.00	1,650.47
K10111056280	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS , TX 75253-3197	1,673,58	0.00	0.00	0.00	00:00	0.00	0.00	1,673.58 V
	Grand Totals for Deposit :	18,124.83	0.00	1,588.43	29.07	1,212.43	0.00	0.00	20,954.76

5 of 5

Page:

BDA 090-105

4-140

Exhibit "H-P.62 of 64

Account No: 00	000-008-998-40950000	2	(I	***** T. T. T. T. T. T. T. T. T. T. T. T. T.	TOTAL TATO	 			Run Data.	02/22/2011	11
Certified Owner: G	GREGORY RICKEY	5							Run Time.	15.00.24	,
Year: 2004	AMERICA AND AND AND AND AND AND AND AND AND AN	on State of the St							Yall Links	7:00:CT	4
Deposit No. Rec Remit Seq. Validation No. Deposit Receipt.	Validation No.	Deposit Date		Paid Levy Comments	Discounter of the	Penalty	in Interest:	Attorney Fees	Discounce Penalty Inferest Attorney Refund Variance Total Pad	nce To	al Paid
Tax Unit: 1002 (DALLAS COUNTY)	NTY)								ported no minimización (s. 2013). A sente a sustinidados portes de sente sustinidados de sente sente sustinidades de sente sen		
000200026843 TL 2003980013 000200026843 TL 2003979994	0000002003980013	01/25/05 01/25/05	01/25/05 01/25/05	20.40	0.00	0.00	0.00	0.00	0.00	0.00	20.40
Tax Unit: 1021 (PARKLAND HOSPITAL)	OSPITAL)	Totals for Tax Unit 1002:	x Unit 1002:	109.39	0.00	0.00	00.00	0.00		0.00	109.39
000200026843 TL 2003980013 000200026843 TL 2003979994	0000002003980013	01/25/05 01/25/05	01/25/05 -01/25/05	25.41 110.86	0.00	0.00	0.00	0.00	0.00	00.0	25.41
) Tax Unit: 1031 (DALLAS COUNTY COMMUNITY COLL)	NTY COMMUNITY COLI	Totals for Tax Unit 1021 L)	x Unit 1021:	136.27	0.00	0.00	0.00	0.00		0.00	110.60
000200026843 TL 2003980013 000200026843 TL 2003979994	0000002003980013	01/25/05 01/25/05	01/25/05 01/25/05	8.03 35.05	0.00	0.00	0.00	0.00	0.00	0.00	8.03
Tax Unit: 1041 (SCHOOL EQUALIZATION)	ALIZATION)	Totals for Tax Unit 1031:	x Unit 1031:	43.08	00.00	0.00	0.00	0.00		0.00	43.08
000200026843 TL 2003980013 000200026843 TL 2003979994	0000002003980013	01/25/05 01/25/05	01/25/05 01/25/05	0.55 2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.55
Tax Unit: 1102 (DALLAS ISD)		Totals for Tax Unit 1041:	x Unit 1041:	2.93	0.00	0.00	0.00	00.00		0.00	2.93
000200026843 TL 2003980013 000200026843 TL 2003979994	0000002003980013	01/25/05 01/25/05	01/25/05 01/25/05	167.02 728.61	0.00	0.00	0.00	0.00	00.0	0.00	167.02 728 61
Tax Unit: 1208 (CITY OF DALLAS)	AS)	Totals for Tax Unit 1102;	x Unit 1102;	895.63	0.00	00:00	0.00	0.00		0.00	895.63
000200026843 TL 2003980013 000200026843 TL 2003979994	0000002003980013 0000002003979994	01/25/05 01/25/05	01/25/05 01/25/05	72.01 314.11	0.00	0.00	0.00	0.00	0.00	0.00	72.01 314.11
		Totals for Tax Unit 1208:	t Unit 1208:	386.12	0.00	0.00	0.00	0.00	0.00	0.00	
		Totals for	Totals for Year 2004:	1,573.42	0.00	0.00	0.00	00'0	0.00	0.00	٦ 1,573.42 0
Depositivo	in Payer			PAYWENT HIS Paid Levy	STORY BY DE Discount	POSIT	Interest	tty/Fees	PAYMENT HISTORY BY DEPOSIT id Levy.	ce. Tota	
000200026843 GRB 1483 LOT DAL	GGRY RICK 11 SEAGOVILLE RD 71 LAS, TX 75253-319	W. Charles of the Control of the Con		1,573.42	0.00	0.00	0.00	0.00	0.00	0.00	
Grand Totals for Deposit: 1,573.4.		Grand Totals f	or Deposit :	1,573.42	0.00	0.00	0.00	0.00	0.00	0.00	Attach &
					of 1						,
				-							

PAYMENT H. JRY REPORT

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BOA	090705	
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1,673.58

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1,673.58

Grand Totals for Deposit:

	TIE	Transporter Co.	153.06	170.62	62.48	6.30	779.33	501.79	. 85			. 85
15:00:47	Total Paid		152	170	39	9	277	501	1,673.58		Total Paid	1,673.58
ime:	Variance		0.00	00'0	0.00	0.00	0.00	0.00	0.00		Variance	0.00
Run Time:	Refund		0.00	0.00	0.00	0.00	0.00	0.00	0.00		Refund	0.00
	Attorney and the state of the s		0.00	00.00	0.00	0.00	0.00	0.00	00.00		Fees	00.00
			0	٥	0	0	0	0	0		t: Atty Fees	0
	Interes		0.00	0.00	0.00	0.00	0.00	0.00	0.00		Interes	0.00
*	Penalty (1)		0.00	0.00	0.00	0.00	0.00	00'0	0.00	LISO	Penalty	0.00
	ount. A see as		0.00	0.00	0.00	0.00	0.00	0.00	0.00	PAYMENT HISTORY BY DEPOSIT		0.00
	Discoun					-				VETISTO	Discount	
	Paid Leyy		153.06	170.62	62.48	6.30	779.33	501.79	1,673.58	PAYME	Paid Levy	1,673.58
											A 1 5 83 1 1 1 8	
	Receipt Date		11/10/10 11/10/10	11/10/10	11/10/10	11/10/10	11/10/10	11/10/10 11/10/10	Totals for Year 2010:			
~	Deposit		11/10/10	11/10/10	11/10/10	11/10/10	11/10/10	11/10/10	Totals for			.R.1
GREGORY RICKEY	Year: 2010 Depositive Recommend Apildation No. Deposit Receipt Type Remit Seq. Apildation No.	_	900002014399415 PITAL)	K10111056280 TL 2010474192 900002014399415 Tax Unit: 1031 (DALLAS COUNTY COMMUNITY COLL)	K10111056280 TL 2010474192 90002014399415 Tax Unit: 1041 (SCHOOL EQUALIZATION)	900002014399415	900002014399415	900002014399415			P Payer	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS , TX 73253-3197
	micSeq	AS COUNTY		10474192 AS COUNTY	10474192 OL EQUALIZ							GREGOI 14831 SE DALLAS
Certified Owner:	Rec Re	Tax Unit: 1002 (DALLAS COUNTY)	X10111056280 TL 2010474192 90000; Tax Unit: 1021 (PARKLAND HOSPITAL)	1031 (DALL	K10111056280 TL 2010474192 9000020 Tax Unit: 1041 (SCHOOL EQUALIZATION)	K10111056280 TL 2010474192 Tax Unit: 1102 (DALLASISD)	K10111056280 TL 2010474192 Tax Unit: 1208 (CITY OF DALLAS)	K10111056280 TL 2010474192			eposit No.	K10111056280
Certif	Year: 2010 Depositio	Tax Unit:	K101110562 Tax Unit:	K101110562 Tax Unit:	K101110562 Tax Unit:	K101110562 Tax Unit:	K101110562 Tax Unit:	K101110562				×
	BDA 090-1	105									4-14	2

03/23/2011

Run Date:

PAYMENT HL. JRY REPORT

000-008-998-40950000

Account No:

Payment y.rdf (dv.1.1)

Page: 1 of 1

Exhibit "H" P. 64 of 64



Residential Account #00000899840960000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes
History

Property Location (Current 2011)

Address: 14831 SEAGOVILLE RD

Neighborhood: 4DSD58 Mapsco: 70-E (DALLAS)

DCAD Property Map

File Homestead Exemption Online



Print Homestead Exemption Form

YAHOO! Maps

Owner (Current 2011)

GREGORY RICKEY
TRLR 1
14831 SEAGOVILLE RD
DALLAS, TEXAS 752533197

Multi-Owner (Current 2011)

Not Applicable (N/A)

Legal Desc (Current 2011)

- 1: BLK 8823
- 2: LOT 68B
- 3: 0.206 ACRES
- 4: VOL99066/6468 DD031899 CO-DALLAS -
- **5:** 8823 000 068 3008823 000

Deed Transfer Date: 4/6/1999

Value

2010 Certified Values	5
Improvement:	\$0
Land:	
Market Value:	=\$3,090
Revaluation Year:	2009
Previous Revaluation Year:	2008

Residential Tract

Exhibit "I" - Plot 64"

Main Improvement (Current 2011)

No Main Improvement.

Additional Improvements (Current 2011) &DA-090 - LOS

No Additional Improvements. Land (Cartified 2010)

Attach D

				-232264 8	eci (III)	cu zuzu)				
#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
18 1 1	SFR - VACANT LOTS/TRACTS	I I	0	0	0.2060 ACRE	STANDARD			\$3,090	N

* All Exemption information reflect Certified 2010. *

Exemptions (Certified 2010)

No Exemptions

Estimated Taxes (Certified 2010)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.797	\$1.237811	\$0.2531	\$0.09923	\$0.271	N/A
Taxable Value	\$3,090	\$3,090	\$3,090	\$3,090	\$3,090	\$0
Estimated Taxes	\$24.63	\$38.25	\$7.82	\$3.07	\$8.37	N/A
Tax Ceiling					N/A	N/A
				Total Est	imated Taxes:	\$82.14

PO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill om the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property. Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

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Exhibit "I"- P. 2 of 64

BDA 090-105

Property Tax Balance

All tax information refers to the 2010 Tax Year, unless otherwise noted, i.e. "Prior Year Amount Due". Amounts d include penalty, interest, and collection fees if applicable.

Account Number: 00000899840960000

Address: **GREGORY RICKEY** TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Property Site Address: 14831 SEAGOVILLE RD, DA

Legal Description: **BLK 8823** LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000

Current Tax Levy: \$82.14

Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes: \$82.14

Last Payer for Current Year Taxes:

GREGORY RICKEY

Last Payment Date for Current Year Taxes: 11/10/2010

Market Value: \$3,090

Land Value: \$3,090

Improvement Value: \$0

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

Taxes Due Detail by Year and Jurisdiction

Payment Information

Current Tax Statement

Duplicate Receipt

Account History Report

Payment History Report by Year

Payment History Report

Payment History Report (current year only)

Click Here to see your estimated amount due for a future date. You can see this information by year and by both year and jurisdictic

Go to Your Portfolio Begin a New Search

Tax Office Home Page

Request an Address Correction

Exhibit "I"-P. 3 of 64

Make your check or money order payable to:

JOHN R. AMES, TAX ASSESSOR/COLLECTOR Dallas County Tax Office P O BOX 139066 DALLAS, TEXAS 75313-9066

BDA090-105 AHZEUD

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Exhibit "I"- P. 4 of 64



Taxes Due Detail by Year

Account No.: 00000899840960000

* Additional Collection Costs

		Marc	:h	Apr	il	Ма	1		
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due		
			No ta:	xes due.			<u></u>		

Begin a New Search Tax Office Home Page

Return to the Previous Page

Taxes Due by Jurisdiction

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Exhibit "I"- P5 of 64



Payment Information

Year 1996 to Present

Account No.: 00000899840960000

Exhibit "I"- P. 6 of 64

	Dossinh	Payment	Tou Very Brid	6 0	201-090-A
	Receipt Date	Amount	Tax Year Paid	Payer	A-090-105
	2010-11- 10	\$82.14	2010	GREGORY RICKEY	•
	2010-01- 26	\$81.00	2009	GREGORY RICKEY	,
	2009-01- 27	\$59.45	2008	GREGORY RICKEY	,
	2008-01- 31	\$59.61	2007	GREGORY RICKEY	,
	2007-01- 31	\$66.02	2006	GREGORY RICKEY	
	2006-01- 26	\$70.74	2005	GREGORY RICKEY	,
	2005-01- 13	\$69.50	2004	GREGORY RICKEY	
-	2004-02- 17	\$73.05	2003	GREGORY RICKEY	
	2003-02- 24	\$168.18	2001, 2002	GREGORY RICKEY	
	2001-05- 25	\$173.68	1999, 2000	GREGORY RICK	
	1999-03- 31	\$54.48	1998	UNKNOWN	
	1999-03- 30	\$11.18	1998	CHICAGO TITLE C	OMPANY .
	1997-12- 30	\$10.50	1997	UNKNOWN	
	1997-12- 29	\$50.05	1997	UNKNOWN	
	1997-01- 30	\$50.49	1996	UNKNOWN	

1997-01-30 \$10.96

1996

UNKNOWN

BD A-090 -105 Affect D

Begin a New Search Tax Office Home Page

Return to the Previous Page

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Exhibit "I" - P. 8 of 64



DALLAS COUNTY TAX OFFICE JOHN R. AMES, CTA

Tax Assessor/Collector

500 Elm Street Dallas, Texas 75202-3304 214-653-7811 www.dallascounty.org email: propertytax@dallascounty.org

BDA-090-105

2010 TAX STATEMENT

AttechD



GREGORY RICKEY TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Account: 00000899840960000

Property Description:

14831 SEAGOVILLE RD, DA

Blk 8823 Lot 68b 0.206 Acres

Vol99066/6468 Dd031899 Co-Dallas

Date Printed: March 23, 2011

Land Value	3,090
Improvement Value	0
Agriculture Value	0
Market Value	3,090
Limited Value	0

Jurisdiction		Tax Rate	Tax Due
	Value		
DAL CNTY	3,090	.243100	\$7.51
HOSP DIST	3,090	.271000	\$8.37
COLL DIST	3,090	.099230	\$3.07
SCH EQUAL	3,090	.010000	\$0.31
DALLAS ISD	3,090	1.237811	\$38.25
DALLAS CTY	3,090	.797000	\$24.63
<i>-</i> •			

Total Taxes for Account:

\$82.14

Previous Payment on Account:

\$82.14

<u>IF PAID IN</u>	<u>P&I</u>
Apr	
May	

TOTAL DUE \$0.00 \$0.00

Pay Taxes online at www.dallascounty.org Pay By March 31, 2011 \$0.00

Your check may be converted to electronic funds transfer

Return This Portion With Your Payment

Account: 00000899840960000

2

Pay By March 31, 2011 \$0.00 Amount Paid: \$

Remit To: JOHN R. AMES, CTA P O Box 139066 Dallas, Texas 75313-9066 GREGORY RICKEY TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Exhibit "I"- P. 9 of 64



Attach D

JOHN R. AMES DALLAS COUNTY TAX ASSESSOR - COLLECTOR 500 ELM STREET, FIRST FLOOR RECORDS BLDG DALLAS, TEXAS 75202-3304 214-653-7811, 214-653-7824, 214-653-7811

Certified Owner:

GREGORY RICKEY TRLR 1 14831 SEAGOVILLE RD TX, DALLAS 75253-3197 Legal Description:

BLK 8823 LOT 68B 0.206 ACRES

VOL99066/6468 DD031899 CO-DALLAS

8823 000 068 3008823 000

Parcel Address:

14831 SEAGOVILLE RD, DA

Legal Acres:

0.2060

Deposit No: K10111056280 Remit Seq No: 2010474191 Validation No: 900002014399414 Receipt Date: 11/10/2010 Account No: 00000899840960000 Deposit Date: 11/10/2010 **Operator Code:** INTR Print Date: 03/23/2011

Year Tax Unit Name	Tax Value	Tax Rate	Levy Paid	Discount	P&I	Atty Paid	Total
2010 Dallas County	3,090	0.243100	7.51	0.00	0.00	0.00	7.51
2010 Parkland Hospital	3,090	0.271000	8.37	0.00	0.00	0.00	8.37
2010 Dallas County Community Coll	3,090	0.099230	3.07	0.00	0.00	0.00	3.07
2010 School Equalization	3,090	0.010000	0.31	0.00	0.00	0.00	0.31
2010 Dallas Isd	3,090	1.237811	38.25	0.00	0.00	0.00	38.25
201^ City Of Dallas	3,090	0.797000	24.63	0.00	0.00	0.00	24.63
		_	82.14	0.00	0.00	0.00	82.14

PAYMENT TYPE:

Credit Card

\$82.14

Total Applied:

\$82.14

Change Paid:

\$0.00

ACCOUNT PAID IN FULL

PAYER:

Exemptions on this property:

GREGORY RICKEY TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Exhibit "I"- P. 10 of 64

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

03:10:34 1 of 46		Fiduciary Number	0		Operator Code	7.51			Fiduciary	0 4		Operator Code	8.37
ime: #:		Total	7.51	7.51	Date of Change			-	Total Paid	8.37	8.37	Date of Change	
•		Variance d	0.00	0.00	Levy Change				Variance d	0.00	0.00	Levy Change	
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D031899 C		Attorney Fees	0.00	00.00		r Jurisdi			Attorney Fees	0.00	00.00		r Jurisdi
Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000		. A Interest	0.00	00.0	Taxable Value 3,090	Current Levy for Jurisdiction 1002:			A Interest	0.00	00.0	Taxable Value 3,090	Current Levy for Jurisdiction 1021:
06 ACRES 3 000	į	Penalty :	0.00	00.0	mption Amount 0	0			Penalty	0.00	0.00	ion unt 0	Ò
DT 68B 0,2 300882		P Discount	0.00	00.0	Exemption Amount				P Discount	0.00	00.00	Exemption Amount 0	
K 8823 LC 0 068		Levy	7.51	7.51					Levy	8.37	8.37		
dress; BL 00		Paid	i		HOVDFAER 0				Paid			HOVDFAER 0	
Legal Ad	,	Receipt Date	11/10/10	.:					Deposit Receipt Date Date	11/10/10	<u>"</u>		
н		Deposít Date	11/10/10	. Unit 100	Homestead Revision Total Code 3,090 CERI	7.51 7.51 7.51	00.0	ITAL	Deposit Date	11/10/10	Unit 102	Homestead Revision Total Code 3,090 CERT	8.37 8.37 8.37
0000960	DALLAS COUNTY	Remit Sequence Number	2010474191	2010 and Tax	_	7: 7: ld:		PARKLAND HOSPITAL	Remit Sequence Number	2010474191	2010 and Tax		у: .d: .e:
Account No.: 000-008-998-40960000		Validation Numbe <i>r</i>	900002014399414	Payment Total for Year 2010 and Tax Unit 1002;	Gross Value 3,09	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:		Validation Number	900002014399414	Payment Total for Year 2010 and Tax Unit 1021:	Gross Value 3,09	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
Account No.:	Year: 2010 Tax Unit: 1002	Deposit Number	TL K10111056280 90	Payment T	Receipt e 200407037366	Receivab		Year: 2010 Tax Unit: 1021	Deposit Number	TL K10111056280 90	Payment To	Receipt e 200407037370	Receivab.
BDA 090) 0-105	Rec Type	1		Rec TYPe	ibit	t,	4-153 I T	n Ø	-	· 0	Type	4

Operator Code

Levy Date of Change

Change

Levy 0.31

Value 3,090 Taxable

Exemption Amount

Homestead Revision HOVDFAER

0

CERT

3,090

Rec Receipt Type TL 200407037367

Gross Value Certified Levy: Receivable Current Levy: Total Levy Paid:

0.00 0.31 0.31 0.31

Balance:

Total Code 3,090 0.31

Current Levy for Jurisdiction 1041:

Account His ory Report

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY MCKEY

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Run Date: 03/23/2011

ł		Fiduciary Number	0		erator Code	۲			Fiduciary Number	0	
10:34 of 46			7.	7	Operator Code	3.07					H
03:		Total Paid	3.07	3.07	of Je				Total Paid	0.31	0.31
Run Time: Page #:					Date of Change						
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ALLAS 88%		Var Refund	0.00	00.0		Current Levy for Jurisdiction 1031:			Var Refund	00'0	0.00
CO-D					Levy 3.07	dictio					
0031899		Attorney Fees	0.00	0.00		. Juris			Attorney Fees	0.00	00.0
6468 DI					Taxable Value 3,090	vy for					
OL99066,		Interest	0.00	00.00	Tax.	rent Le			Interest	0.00	0.00
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iress:		₽ g			HOVDFAER 0				Paid		
Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823	, corr	Receipt Date	11/10/10 11/10/10						Deposit Receipt Date Date	11/10/10	
Le	MMUNIT	抗	10/10	t 1031	Homestead Revision Total Code 3,090 CERT	3.07	00.0	ž	posit]	01/101/10 11/10/10	t 1041
	IIY CON	Depos Date		ax Uni	Homest			NUZATIO	Depos Date		ax Uni
0000	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2010474191	Payment Total for Year 2010 and Tax Unit 1031:				SCHOOL EQUALIZATION	Remit Sequence Number	2010474191	Payment Total for Year 2010 and Tax Unit 1041:
8-4096	DALL	ផល់ឪ		ar 201	Gross Value 3,090	Levy: Levy: Paid:	Balance:	SCHO	នីឃីឪ		ar 201
Account No.: 000-008-998-40960000	:	tion	1143994	for Ye	0 -	Certified Levy: Receivable Current Levy: Total: Levy Paid:			tion	143994	for Ye
000 : •	Year: 2010 Tax Unit: 1031	Validation Number	900005	Total	_	Ceri able Cu Tota		Year: 2010 Tax Unit: 1041	Validation Number	9000050	Total
int No	Year Unit	ų .	56280	ayment	Receipt 200407037371	Receiv		Year : Unit	Ť,	96280	ayment
Accor	Tax	Deposit Number	TL K10111056280 900002014399414	ρĩ				Tax	Deposit Number	TL K10111056280 900002014399414	ŭ.
BDA 090))-105	Rec Type	1		Rec Type TL			4-154	Rec Type		
					Exhi	bit"	Ţ	4-154 (/	P. 12	đ	t b

	Report	
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	Account	

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

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03:10:34 3 of 46		Fiduciary	o o	ις.	Operator Code	38,25			Fiduciary	3	e.	Operator Code	24.63	_
		Total Paid	38.25	38.25	g e				Total Paid	24.63	24.63	e of		
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ıS 8823		Variance nd	0.00	0.00.0	ច	102:			Variance nd	0.00		ฮี	:08:	
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66/6468		ii ti	0	٠	Taxable Value	Levy 1			ist		۰	Taxable Value 3,090	Levy f	
/OL990		Interest	0.00	0.00	Ĥ	rrent			Interest	0.00	00.00	Ä	rrent	
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B 0.206 08823 0		Penunt	0.00	00.0	Exemption Amount				Pena	0.00		Exemption Amount		
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.K 8823 00 068		Levy	38.25	38.25					Levy	24.63	24.63			
8 3 3 5 B		Paid			HOVDFAER 0				Paid			HOVDFAER 0		
Addr		Receipt Date	01.10						Receipt Date	01/0				
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•		Deposit Date	11/10/10	hit 11	Homestead Revision Total Code 3.090 CERT	38.25 38.25 38.25	00.0		Deposit Date	11/10/10	nit 12	Homestead Revision Total Code 3,090 CERT	24.63 24.63 24.63	00.00
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00000	DALLAS ISD	Remit Sequence Number	2010474191	10 and				CITY OF DALLAS	Remit Sequence Number	2010474191	10 and			
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-800-		tion	900002014399414	for Y		tified urrent 1 Levy	Ba		tion	0143994	for Ye	. ,	Certified Levy: le Current Levy: Total Levy Paid:	l ei Ei
000	Year: 2010 Unit: 1102	Validation Number	900002	Total		Cer able C Tota		: 2010 : 1208	Validation Number	900002014399414	Total		Ceri able Cu Tota	
Account No.: 000-008-998-40960000	Year: 2010 Tax Unit: 1102	t)		Payment Total for Year 2010 and Tax Unit 1102	Receipt 200407037369	Certified Levy: Receivable Current Levy: Total Levy Raid:		Year: 2010 Tax Unit: 1208	נע		Payment Total for Year 2010 and Tax Unit 1208:	Receipt 200407037368	Certified Levy: Receivable Current Levy: Total Levy Paid:	
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 03:10:34

.34 46		Fiduciary Number	0		1	Code		7.05				Fiduciary	Number	0		Operator	Code		ř.	12
Run Time: 03:10:34 Page #: 4 of 46		Total Paid	7.05	7.05	+ c		ı					Total	Paid	8.47	8.47	Date of (
		Variance d	0.00	0.00	Learn	Change				-		Variance	:	0.00	0.00	Levy				
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Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		A Interest	0.00	00.0	Taxable	Value	3,090	Current Levy for Jurisdiction 1002:				æ.	Interest	0.00	0.00	Taxable	Value 3,090	Current Law for Juriediation 1021.		
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н		Deposit Date	01/26/10 01/26/10	Unit 100	Homestead Revision	Total	3,090	7.05 7.05 7.05	00.0		TAL	Deposit	Date	01/26/10	Unit 102;	Homestead Revision	Total 3,090	8.47	8.47	00.0
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Account No.: 000-008-998-40960000	Year: 2009 Tax Unit: 1002 D	Validation Number	900002010627551	Payment Total for Year 2009 and Tax Unit 1002	t Gross			Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:	Year: 2009	Tax Unit: 1021 PA	Validation	Number	900002010627551	Payment Total for Year 2009 and Tax Unit 1021	t Gross	Vē	Certified Levy:	Receivable Current Levy: Total Levy Paid:	Balance:
Account N		Rec Deposit Type Number	TL P0018038	Раумет	Rec Receipt	Type	TL 200559464167		•-			Red Deposit	Type Number	TL P0018038		Rec Receipt	Type TL 200559464175	,	Recei	
DUA 091	u- 1UO					Ex	ch	ibit	[{	7	100	P.	1	4 0	P	60	7			

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Account History Report

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	2011	34 46		Fiduciary Number	0		Operator Code	2.93			Fiduciary Number	0		Operator Code	0.16	
	03/23/2011	03:10:34 5 of 46		Total Paid	2.93	2.93	0				Total Paid	0.16	0.16	ō'		
		іле: #:		T.			Date of Change				e E			Date of Change		
	Run	•		Variance d	0.00	0.00	Levy				Variance 1	0.00	0.00	Levy		
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	-3197)031899 CO		Attorney Fees	0.00	00.0	Le 2	Jurisdic			Attorney Fees	00:00	0.00	Lee O.	Jurisdict	
	Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	Address; BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000		At Interest	0.00	0.00	Taxable Value 3,090	Current Levy for Jurisdiction 1031:			At Interest	0.00	00	Taxable Value 3,090	Current Levy for Jurisdiction 1041:	
1	OVILLE RD D	106 ACRES \ 13 000		Penalty	0.00	0.00	mption Amount 0	8 √			Penalty	0.00	00.00	mption Amount 0	Cr	
	831 SEAGO	.OT 68B 0.2 300882) Discount	0.00	00.00	Exemption Amount				I Discount	0.00	00.00	Exemption Amount		
	R 1 14	(8823 I) 068		Levy	2.93	2.93					Levy	0.16	0.16			
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	wner Add	Legal Ad	IIV CO	Deposit Receipt Date Date	01/26/10 01/26/10	31:	levision Code CERT		1		Deposit Receipt Date Date	01/26/10 01/26/10	 ====================================			1
	٥		COMMIN	Deposit Date	01/26/10	c Unit 103	Homestead Revision Total Code 3,090 CERT	2.93	00.0	ZATION	Deposit Date	01/26/10	: Unit 104	Homestead Revision Total Code 3,090 CERT	0.16 0.16 0.16	00.0
	ΕÝ	0000960	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	2009918408	Payment Total for Year 2009 and Tax Unit 1031:	o	ነ። የታ። የብ፥	38:	SCHOOL EQUALIZATION	Remit Sequence Number	2009918408	Payment Total for Year 2009 and Tax Unit 1041:	a		:0:
	Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40960000		tion	900002010627551	al for Year	Gross Value 3,09	Certified Levy: Receivable Current Levy: Total Levy Paid;	Balance:		Validation Number	900002010627551	al for Year	Gross Value 3,09	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance
	owner: (t No.: 0	Year: 2009	Valida Number	0006	ment Tot	Receipt 559464177	ceivable To		Year: 2009 Tax Unit: 1041	Valida Number	0006	ment Tota	Receipt 559464169	ceivable To	
	rtified	Accoun	} C	Dep	TL P0018038	₽a}	2000	ğ		Tax	Deposit Number	TL P0018038	Рау	2006	Re	
		BDA 090)-105 ·	Rec Type	Ħ			ibit	ď	 4-157 T''	Rec Deposi	≓ 15	ot	н н		

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Account His Jry Report

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

03:10:34 6 of 46		Fiduciary Number	0	8.	Operator)))	39.28				Fiduciary		0		Operator	epo2	23.11
іле: #:	;	Total Paid	39.28	39.28	Date of						Total	Pald	23.11	23.11	Date of	Change	
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Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		A Interest	0.00	00.0	Taxable Value	3,090	Current Levy for Jurisdiction 1102:				ĕ	Interest	0.00	00.0	Taxable	Value 3,090	Current Levy for Jurisdiction 1208:
6 ACRES 000		Penalty	0.00	00.0	on H	0	υ				Penalty		00'0	00.00	턥	nt O	ū
T 68B 0.206 AC 3008823 000		P(Discount	0.00	00.0	Exemption Amount						Pe	Discount	0.00	00.0	Exemption	Amount 0	
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lress: BLK 000		Paid			HOVDFAER	0					Paid				HOVDFAER	0	
Legal Add		Receipt Date	01/26/10		_	CERT					Receipt	Date	01/26/10	<u></u>		Code CERT	
н		Deposit Date	01/26/10	Unit 110	Homestead Revision Total Code	3,090	39.28 39.28 39.28	00.0			Deposit	Date	01/26/10	Unit 1208	Homestead Revision	Total 3,090	23.11 23.11 23.11 0.00
0000960	DALLAS ISD	Remit Sequence Number	2009918408	2009 and Tax		3,090	Y: A:			CITY OF DALLAS	Remit Sequence	Number	2009918408	2009 and Tax		90	Y: d:
Account No.: 000-008-998-40960000	Year: 2009 Tax Unit: 1102 D	Validation Number	900002010627551	Payment Total for Year 2009 and Tax Unit 1102:	Gross		Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:	r: 2009	1208	Validation	Number	900002010627551	Payment Total for Year 2009 and Tax Unit 1208:	Gross	Value 71 3,090	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
M Account N		Rec Deposit Type Number	TL P0018038	Раумел	Rec Receipt	TL 200559464173	ibit	ı	Year:	758 158	Rec Deposit	Type Number	TL P0018038		Rec Receipt	Type TL 200559464171	Receiv

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Account Hit ory Report

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Run Date: 03/23/2011	Run Time: 03:10:34	Page #: 7 of 46
Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	TOTAL OF THE STATE	Legal Address: bur oozs LOI oob v.zvo ACKts VOL990bb/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000
Certified Owner: GREGORY RICKEY	000 000 000 000 000 000 000 000 000 00	Account No.: 000-000-350-40300000

34 46		Fiduciary Number	0		;	Operator	GU_DOWDY	10.00				Fiduciary Number	0		Operator	Code	5.41	
.10: of			10.00	10.00	ć	5	J.	ä					5.41	5.41	õ		L)	
ime: #:		Total Paid	7	10	4	להשחת ש	09/14/10					Total Paid	•	in I	Date of	Change		
		Variance d	00.00	0.00		Change	10.00					Variance 1	0.00	0.00	Levy	Change		
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D031899 C		Attorney Fees	00:00	0.00		_	,	r Jurisdi				Attorney Fees	00.00	00.0		H "	. Jurisdie	
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5 ACRES 000		Penalty	0.00	00.0	E	it i	00	บี				Penalty	00.00	00.0	ď	H O	ชี	
T 68B 0.206 AC 3008823 000		Pe Discount	0.00	0.00	Exemption	Amount						Pe Discount	0.00	0.00	Exemption	Amount 0		
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ress:BLK		Paid			HOVDFAER		00					Paid			HOVDFAER	0		
Legal Add		Receipt Date	09/14/10									Receipt Date	01/27/09]		Code		
н		Deposit Date	09/14/10	Unit 950	Homestead Revision	Total	00	10.00	00.00	!		Deposit Date	01/27/09	Unit 1002	ă	Total 2,370	24. 24. 44. 44. 44. 44. 44. 44. 44. 44.	00.0
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Account No.: 000-008-998-40960000		Validation Numbe <i>r</i>	900002013926200	Payment Total for Year 2009 and Tax Unit 9500:	8029	Value		Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:			Validation Number	900002008249938	Payment Total for Year 2008 and Tax Unit 1002	Gross	Value 2,370	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 03:10:34

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03:10:34 8 of 46		Total Paid	6.02	6.02	J						Total	2.12	2.12	0					
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	یہ ا	Deposit Date	01/27/09	Payment Total for Year 2008 and Tax Unit 1021:	Homestead Revision Total Code	2,370	6.02	0.00		DALLAS COUNTY COMMUNITY COLL	Deposit Date	01/27/09	Payment Total for Year 2008 and Tax Unit 1031:	Homestead Revision	Total	2,370	2.12	2.1	0.00
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nt M	Year: 2008 Tax Unit: 1021	נע		ıyment	Receipt	235601085	Celtaried Levy: Receivable Current Levy: Total Levy Paid:		Year:	Tax Unit: 1031	L)		yment	Receipt		235601086	Certified Levy: Receivable Current Levy:		
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Current Levy for Jurisdiction 1102:

28.05 28.05 28.05 0.00

Balance:

Certified Levy: Receivable Current Levy: Total Levy Paid:

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Certified Ov	Certified Owner: GREGORY RICKEY	:KEY	Owner A	ddress: TR	R 1 1483	1 SEAGOVI	TELE RD D	Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	3-3197		Ruz	Run Date: 03/	03/23/2011
Account Account	Account No.: 000-008-998-40960000	-40960000	Legal	Address: BU	(8823 LO	T 68B 0,206 3008823 (3 ACRES V 000	Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000	D031899 C	O-DALLAS 8		ime: #:	03:10:34 9 of 46
	Year: 2008 Tax Unit: 1041	SCHOOL EQUALIZATION	ATION						:				
Rec Deposit Type Number	Validation Number	Remit Sequence Number	Deposit Receipt Date Date	ipt Paid	Levy	Per Discount	Penalty	A) Interest	Attorney Fees	Va Refund	Variance d	Total Paid	ıl Fiduciary .d Number
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K j	Balance:	1000:	00.0										
4-161	Year: 2008 Tax Unit: 1102	DALLAS ISD											
Rec Deposit	Validation Number	Remit Sequence Number	Deposit Receipt Date Date	.pt Paid	Levy Dia	Per Discount	Penalty	Ai Interest	Attorney Fees	Vē Refund	Variance d	Total Paid	il Fiduciary d Number
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5.41

Current Levy for Jurisdiction 1002:

0.00

Balance:

5.41 5.41 5.41

Certified Levy: Receivable Current Levy: Total Levy Paid:

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Run Date: 03/23/2011 Run Time: 03:10:34 Page #: 10 of 46		Total Fiduciary Paid Number	17.73 0	17.73	Operator Code
Run Date: (Run Time: (Page #:		F			Date of Change
		Variance d	0.00 0.00	0.00	Levy Change
:O-DALLAS 88		Va Refund	00.00	00.0	Levy 17.73
253-3197 3 DD031899 C		Attorney Fees	0.00	00.0	
Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		Interest	00:00	00.0	Taxable Value 2,370
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ess: TR ress: BL		Paid		:	ноурғае к 0
wner Addr Legal Add		Deposit Receipt Date Date	01/27/09	.86	
o ''		Deposit Date	01/27/09	c Unit 12(Homestead Revision Total Code 2,370
EY :0960000	CITY OF DALLAS	Remit Sequence Number	2008640309	2008 and Tax	0
Certified Owner: GREGORY RICKEV Account No.: 000-008-998-40960000		Validation Number	900002008249938	Payment Total for Year 2008 and Tax Unit 1208:	Gross Value 2,37
fied Owner: ccount No.:	Year: 2008 Tax Unit: 1208	Deposit Va. Number Nu		Payment To	Receipt 235601084
Genti:	-105	Rec De Type Nu	TL P0005900		Red Type

	17.73			Fiduciary Number	0		Operator	Code
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				Variance d	0.00	0.00	Levy	Change
	ction 1208;			Var Refund	0.00 0.00	0.00 0.00		Levy 5.41
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2	Current Levy for Jurisdiction 1208;			Interest	00.00	00.0	Taxable	Value 2,370
•	ប			Penalty :	0.00	0.00	no.	nt O
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	Levy: Levy: Paid:	Balance:	DALLAS COUNTY	Remit Seguence Number	TL 000200054538 0000002007748941 2007748941	Payment Total for Year 2007 and Tax Unit 1002:	Gross H	Value 2,370
	Certified Levy: Receivable Current Levy: Total Levy Paid:	Bali	Year: 2007 Unit: 1002	Validation Number	00000020077489	Total for Yea	ชี	V
	Receiv		Year: 2007 Tax Unit: 1002	Rec Deposit Type Number	000200054538	Payment	Receipt	231069432
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/2011 :34 46	Fiduciary	0	Operator Code 6.02	Piduciary Number	0	Operator Code	16.1
03/23/2011 03:10:34 11 of 46	Total	6.02		Total Paid	1.91		
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3-3197 ID031899	Attorney	0.00	r Juria	Attorney	0.00		r Juris
Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Legal Address: BLK 8823 LOT 688 0,206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000		0.00	Taxable Value Levy 2,370 6.02 Current Levy for Jurisdiction 1021:		0.00	Taxable Value 2,370	Current Levy for Jurisdiction 1031:
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, оwд	AL Deposit Date	02/05/08 Gait 1021	Homestead Revision Total Code 2,370 6.02 6.02 6.02	0.00 COMMUNITY Deposit 1 Date 1	02/05/08 01/31/08	Homestead Revision Total Code 2,370	0.00
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REGORY 10-008-9	: 2007 : 1021 Validation	0000002007748941 Total for Year	dross Value 1069434 Certified Levy: Receivable Current Levy: Total Levy Paid:	tion	0200774 r for y		Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
ner: Gl	Year: 2007 Unit: 1021 Valida Number	3 0000C	t 134 Ce ivable Tot	Year: 2007 Unit: 1031 Valida	00000 1t Tota	t 135	ce ivable Tot
Certified Owner: GREGORY RICKEY Account No.: 000-008-998-40960000	·	TL 000200054538 Rayment	Receipt 231069434 Receive	Year: Tax Unit: Deposit Va	<pre>TL 000200054538 0000002007748941 Payment Total for Year 2</pre>	Receipt 231069435	 9 9 8
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Run Date: 03/23/2011

Run Time: 03:10:34

Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823

Account No.: 000-008-998-40960000

BDA

Certified Owner: GREGORY RICKEY

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SCHOOLEQUALIZATION Remit tion Sequence Deposit Receipt Paid Levy Penalty Attorney Variance Total Code Date t No.: 000-008-	Account No.: 000-008-998-40980000	Legal Add	1ress: BLK 8823 000 068	123 LO1 6 168 3	3008823 000	Legal Address: 6Lk 8823 LV 688 0.206 ACKES VOL990666468 DD031899 CO-DALLAS 8823	0.0031899	CO-DALLAS 88	23 Page #:	: 12 of 46	46	
Deposit Receipt Paid Levy Penalty Attorney Variance Total Date Date Discount Interest Rees Refund Paid 02/05/08 01/31/08 0.11 0.00 0.00 0.00 0.00 0.00 0.01 0.11 x Unit 1041: 0.11 0.01 0.00 0.00 0.00 0.00 0.00 0.01 0.11 x Unit 1041: Amount Taxable Levy Change Change 0.11 2,370 0.11 O 0 0.00 0.11 0.11 0.11 0.11 Charrent Levy for Jurisdiction 1041: Change Change		SCHOOL EQUAL	IZATION									
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Type Number Number Number Date Date

1 1. 000200054538 0000002007748941 2007748941 02/05/08 01/31/08 Total Code Payment Total for Year 2007 and Tax Unit 1102: 2,370 00.0 28.43 28.43 28.43 2,370 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Value Balance: 231069437 Receipt Free Type of 64

Total Fiduciary Number

Variance

Refund

Fees

Interest

Attorney

Penal ty

Paid Levy

Deposit Receipt

Sequence

Validation

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Account His ory Report

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 03:10:34

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:34 46		Fiduciary Number	0		Operator Code	17.73	
03:10:34 13 of 46		Total Paid	17.73	17.73			
Run Time: 03:10:34 Page #: 13 of 46				ļ ķ	Date of Change		
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Ţ	:	Deposit Receipt Date Date	02/05/08	Payment Total for Year 2007 and Tax Unit 1208:	Homestead Revision Total Code 2,370	17.73 17.73 17.73	0.00
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Account No.: 000-008-998-40960000	Year: 2007 Unit: 1208	Validation Number	0000002007748941	Total fo		Certified Levy: Receivable Current Levy: Total Levy Paid:	
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	Fiduciary Number	5.07 1188302		Operator Code	5.07		A
	Total Paid	5.07	5.07	Date of Change			
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	Validation Number	TL 000200045314 0000002006614280 2006614280	Payment Total for Year 2006 and Tax Unit 1002:	Gross Value 2,370	Certified Levy: Receivable Current Levy: Total Levy Raid:	Balance:	
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Balance:

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Account History Report

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 03:10:34

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34		Fiduciary Number	1188302		Operator Code	6.02			Fiduciary Number	1188302		Operator Code	1.92
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Exhibit"I" - P. 24 of 44

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Account History Report

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03/23/2011 03:10:34 15 of 46	:	Total Fiduciary Paid Number	0.12 1188302	0.12	Operator Code	0.12	
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Account Hirlory Report

Owner Address: TRLR 1 14831 SEAGOWILLE RD DALLAS, TX 75253-3197

Run Date: 03/23/2011

Run Time: 03:10:34

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Certified Owner: GREGORY RICKEY

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Exhibit "T " P. 26 of 64

Balance:

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Account

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

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Run Date: 03/23/2011	Run Time: 03:10:34	Page #: 18 of 46
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Certified Owner: GREGORY RICKEY		

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Exhibit "I" P. 28 of 64

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GREGORY RICH	866-800-000	2004		7707 1 4 40 4 1 0 21	Number	0000200392473	otal for Year	Gross Value 2,37	
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40960000	Year: 2004	Tax Unit: 1021	1		TL 000200026510 0000002003924731 2003924731	Payment To	Receipt 213846314	
Certi	Ä			, ,		TL 000;		Rec Type TL	
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Code	6.02			Fiduciary Number	1.90 987222		Operator Code	1.90	
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Change				Variance d	0.00 0.00	00.0	Levy Change		
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L. 6	Jurisdie			Attorney Fees	0.00	0.00	ile 1.	Jurisdict	
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Amo				P Discount	0.00	00.00	Exemption Amount		
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11ue 2,370	vy: vy: id:	.eo:	DALLAS COUNTY COMMUNITY COI	Remit Sequence Number	2003924731	2004 and Tax	o		: 91
Value 2,37	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:		Validation Number	00002003924731	Payment Total for Year 2004 and Tax Unit 1031:	Gross Value 2,37	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
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Туре		Value	Total Code	ode		Am	ount	Value	Levy	<u></u>	Change	
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	72011	46		Fiduciary Number	987222		Operator Code	0.13			Fiduciary Number	987222		Operator	200	39.56		
	:e: 03/23/2011	le: 03:10:34 21 of 46		Total Paid	0.13	0.13	Date of Change				Total Paid	39.56	39.56		chamye			
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	Ru			Variance 1	0.00	00.0	Levy	**		i.	Variance d	000	0.00	Levy	African			
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+	TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		Interest	0.00	0.00	Taxable Value 2,370	Current Levy for Jurisdiction 1041:			Interest	0.00	0.00	Taxable	2,370	Current Levy for Jurisdiction 1102:		
4	VILLE RD I	6 ACRES	}	Penalty	0.00	00.0	lon unt 0	G.			Penal ty	0.00	0.00	o t	0	ชื		
1	1 SEAGO	T 68B 0.20 3008823		P. Discount	0.00	0.00	Exemption Amount				Pe Discount	00'0	00.0	Exemption				
	-R 1 1483	(8823 LO 0 068		Levy	0.13	0.13					Levy	39,56	39.56					
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	Owner Address:	Legal Adó		Receipt Date	01/13/05	- H					Receipt Date	01/13/05						
	Ó	н	ZATION	Deposit Date	01/13/05	: Unit 104	Homestead Revision Total Code 2,370	0.13 0.13 0.13	00.0		Deposit Date	01/13/05	Unit 110;	Homestead Revision Total Code	2,370	39.56 39.56	39.56	
	CKEY	40960000	SCHOOL EQUALIZATION	Remit Sequence Number	31 2003924731	Payment Total for Year 2004 and Tax Unit 1041:	Gross Ho Value 2,370	.evy: .evy: Paid:	Balance:	DALLAS ISD	Remit Sequence Number	31 2003924731	Payment Total for Year 2004 and Tax Unit 1102:	Gross Ho Value	2,370	evy: evy:	wy Paid: Balance:	
	Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40960000	: 2004 : 1041	Validation Numbe <i>r</i>	0000002003924731	Total for Yea		Certified Levy: Receivable Current Levy: Total Levy Paid:	Bale	: 2004 : 1102	Validation Number	0000002003924731	Total for Yea	Gr Va		Certified Levy: Receivable Current Levy:	Total Levy Paid: Balance:	
	rified Owne	Account No	Year: 2004 Tax Unit: 1041	Deposit Number	TL 000200026510	Payment	Receipt 213846316	Receiv		Year: 2004 Tax Unit: 1102	Deposit Number	TL 000200026510	Payment	Receipt	213846317	Receiva		
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Run Date: 03/23/2011 Run Time: 03:10:34

: 34 : 46				Fiduciary	Number	987222		Operator	Code		17.06		
Run Time: 03:10:34 Page #: 22 of 46				Total	Paid	17.06	17.06	Date of	Change				
				Variance		0.00	00.0	Levy	Change				
O-DALLAS 882				Var	Kerund	0.00 0.00	0.00 0.00			17.06	ction 1208:		
. DD031899 C				Attorney	4	0.00	00.0				for Jurisdic		
Legal Address; BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000					Interest	0.00	00.0	Taxable	Value	2,370	Current Levy for Jurisdiction 1208:		
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н				Deposit Date) 5	01/13/05 01/13/05	c Unit 120	Homestead Revision	Total	2,370	17.06	17.06	0.00
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Account No.: 000-008-998-40960000	2004			Validation Number		TL 000200026510 0000002003924731 2003924731	Payment Total for Year 2004 and Tax Unit 1208:	Gross	Value	ΖĬ	Certified Levy: Receivable Current Levy:	Total Levy Paid:	Balance:
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		Deposit Receipt Date Date	02/17/04 02/17/04	22:				1
•		Deposit Date	02/17/04	Unit 100	Homestead Revision	2,370	4.8 4.83 8.83	0.00
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	ΨG	ion	003068200	for Year 2	Gross	2,370	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
	Year: 2003 Unit: 1002	Validation Number	000000050	Total f		8	Certi able Cur Total	
	Year: 2003	ec Deposit pe Number	200019740	Payment	Receipt	209710593	Receiv	
		ec De Pe Nu	TL 000		sec VDe	}; ≓		

Certified Owner: GREGORY RICKEY

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

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2011 34 46	Fiduciary Number	894436		Operator Code	0.13		Fiduciary Number	894436		Operator Code	38.86
03/23/2011 03:10:34 24 of 46	Total	0.14	0.14	Ü			Total Paid	41.58	41,58	O	
	, H			Date of Change			ř		4	Date of Change	
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	Variance	0.00	0.00	Levy Change			Variance d	0.00	0.00	Levy Change	
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53-31(DD03	Attorney		ľ		for Ju		Attorney Fees	_	°		for Ju
TX 752	ä tr	0		Taxable Value 2,370	Levy)		g t	0		Taxable Value 2,370	Levy f
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SOVILLE 2.206 Av 823 000	Penalty			Exemption Amount			Penalty t			Exemption Amount 0	
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wner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823	Receipt	02/17/04		vision Code			Deposit Receipt Date Date	02/17/04		vision Code	
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ified Owner: GREGORY RICKEY Account No.: 000-008-998-40960000	l'	TL 000200019740	Payı	Receipt 20971059	R	Tax	Deposit Number	TL 000200019740	Раут	Receipt 20971059	Rec
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Account Hiblory Report

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 03:10:34

03:10:34 25 of 46		Total Fiduciary Paid Number	17.75 894436	17.75	of Operator re Code	16.59			Total Fiduciary Paid Number	4.98 767632	4.98	of Operator e Code	4.65
Run Time: Page #:		<u>a</u>	0.00	00	Levy Date of Change Change				ψ U	0	0	Levy Date of Change Change	
8823		Variance d		0.00	Cha	 &			Variance d	0.00	0.00	Cha	
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Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		Interest	0.00	00.0	Taxable Value 2,370	Current Levy for Jurisdiction 1208:			Interest	0.00	00.0	Taxable Value 2,370	Current Levy for Jurisdiction 1002:
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8-40960000	CITY OF DALLAS	Remit Sequence Number	200 2003068200	Payment Total for Year 2003 and Tax Unit 1208	_	Levy: Levy: Paid:	Balance:	DALLAS COUNTY	Remit Sequence Number	194 2001989794	Payment Total for Year 2002 and Tax Unit 1002	Gross H Value 2,370	ed Levy: nt Levy: vy Paid: Balance:
Account No.: 000-008-998-40960000	Year: 2003 Unit: 1208	Validation Number	0000002003068200	t Total for Ye		Certified Levy: Receivable Current Levy: Total Levy Paid:	Bal	rear: 2002 Unit: 1002	Validation Number	0000002001989794	Total for Ye		Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
Account N	Year: 2003 Tax Unit: 1208	Deposit Number	TL 000200019740	Раумеп	Receipt 209710594	Recei		Year: 2002 Tax Unit: 1002	Deposit Number	TL 000200012491	Payment	Receipt 205679937	Receir
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-3197	D031899 CO		Attorney Fees	0.00	0.00	Į.	o. Turisdict			Attorney Fees	0.00	0.00	1.42	. Jurisdict
TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		A1 Interest	0.00	00.0	Taxable Value	6,570 0.02 Current Levy for Jurisdiction 1021:			At Interest	0.00	00.0	Taxable Value 2,370	Current Levy for Jurisdiction 1031:
VILLE RD	06 ACRES 3 000		Penalty :	0.42	0.42	mption Amount				Penalty :	0.10	0.10	ion unt 0	g
31 SEAGO	OT 68B 0.206 AC 3008823 000		P Discount	0.00	00.00	Exemption Amount				P Discount	0.00	0.00	Exemption Amount	
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ð	н	ITAL	Deposit Date	02/24/03	: Unit 102	Homestead Revision Total Code	6.02	00.0	COMMUNI	Deposit Date	02/24/03	Unit 103;	Homestead Revision Total Code 2,370	1.42
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Run Date: 03/23/2011 Run Time: 03:10:34 28 of 46 Page #: Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000 Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Account No.: 000-008-998-40960000 Certified Owner: GREGORY RICKEY

Total Fiduciary Number Operator Code 767632 16.59 17.75 Paid Date of Change Change Levy Variance 0.00 0.00 Current Levy for Jurisdiction 1208: 9.0 Refund 0.00 Levy 16.59 0.00 Attorney Fees 2,370 Value Taxable Interest 0.00 0.0 1.16 Penalty 0.00 Exemption Amount Discount 0.00 16.59 Paid Levy 16.59 Homestead Revision HOVDFAER Deposit Receipt TL 000200012491 0000002001989794 2001989794 02/24/03 02/24/03 Date Total Code Payment Total for Year 2002 and Tax Unit 1208; 2,370 16.59 16.59 16.59 00.0 Date CITY OF DALLAS Sequence Number Remit 2,370 Certified Levy: Receivable Current Levy: Total Levy Paid: Gross Value Balance: Validation Year: 2002 Tax Unit: 1208 Number 205679938 Receipt Rec Deposit Type Number кес Туре 1

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Certified Owner: GREGORY RICKEY	1000-808-800-000 · vi +	Account No

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Certified Owner: GREGORY RICKEY

Run Time: 03:10:34 Page #: Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 060 068 3008823 000

Run Date: 03/23/2011

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Total Fiduciary Number Operator Code 767632 0.19 Paid 0.19 Date of Change Levy Change Variance 0.00 0.00 0.00 0.00 Refund Levy 0.13 Fees 0.03 0.03 Attorney 2,370 Value Taxable Interest 0.00 0.00 0.03 0.03 Penalty Exemption Amount Discount 0.00 0.00 Paid Levy 0.13 0.13 Homestead Revision HOVDFAER 0 Deposit Receipt 02/24/03 02/24/03 Date Code Payment Total for Year 2001 and Tax Unit 1041: 2,370 Total Date SCHOOL EQUALIZATION TL 000200012491 0000002001989794 2001989794 Sequence Number Remit 2,370 Gross Value Validation Tax Unit: 1041 Number Year: 2001 201697737 Receipt Rec Deposit Type Number Type Rec

Total Fiduciary Number 767632 55.02 Paid Variance 0.00 0.00 0.00 0.00 Refund Attorney Fees 9.17 9.17 Interest 0.00 0.00 Penalty 9.17 9.17 Discount 0.00 0.00 36.68 Paid Levy 36.68 Deposit Receipt 02/24/03 02/24/03 Date Payment Total for Year 2001 and Tax Unit 1102: Date TL 000200012491 0000002001989794 2001989794 Sequence DALLAS ISD Number Remit Validation Year: 2001 Tax Unit: 1102 Number Rec Deposit Type Number

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Current Levy for Jurisdiction 1041:

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Receivable Current Levy:

Certified Levy: Total Levy Paid:

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Balance:

Current Levy for Jurisdiction 1102: Levy 36.68 2,370 Value Taxable Amount Exemption Homestead Revision HOVDFAER Code 2,370 0.00 36.68 36.68 36.68 Total 2,370 Certified Levy: Receivable Current Levy: Total Levy Paid: Value Balance: Gross 201697738 Receipt Type 귿 Rec

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Account No.: 000-008-998-40960000

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

:34 46		Fiduciary Number	767632		Onerator	Code) 5)	!	15.82					Fiduciary	Number	539793			Operator	Code		4.65		BI
Run Time: 03:10:34 Page #: 31 of 46		Total Paid	23.74	23.74	Date of	Change) n i i							Total	Paid	6.04	t	40.0	Date of	Change				
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Run Date: 03/23/2011

34 46		Fiduciary Number	539793		Operator Code	6.02				Fiduciary
Run Time: 03:10:34 Page #: 32 of 46		Total Paid	7,82	7.82	Date of Change			;		Total
		Variance d	0.00	00.0	Levy					Variance
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Account No.: 000-008-998-40960000	Year: 2000 Tax Unit: 1021	Validation Number	4 0000002000085	nt Total for Ye	2	Certified Levy: Receivable Current Levy: Total Levy Paid:	Ba.	Year: 2000	rax unit: 1031	Validation
Account	Ye Tax Un	Deposit Number	000200001114	Рауте	n Receipt	Rede		K K	rax on	Rec Deposit Type Number
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Balance:		0.00										

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Certified Owner: GREGORY RICKEY

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Current Levy for Jurisdiction 1102:

Levy 36.68

Value 2,370

Amount

Total Code

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,2011	6. 4. 7. 70		Fiduciary Number	0.17 539793		Operator Code
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3-3197)D031899 (Attorney Fees	0.02	0.02	
Owner Address: TRLR1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000		Interest	0.00	00.0	Taxable Value
ILE RD	S ACRES 000		Penalty	0.02	0.02	on nt
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ð	н	ATION	Deposit Date	05/25/01 05/25/01	Unit 104	Homestead Revision Total Code
ĒΥ	0000960	SCHOOL EQUALIZATION	Remit Sequence Number	2000089484	2000 and Tax	
Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40960000		Validation Numbe <i>r</i>	TL 000200001114 0000002000089484 2000089484	Payment Total for Year 2000 and Tax Unit 1041:	Gross Value
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Change Change

Levy 0.13

2,370 Value

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Certified Levy: Receivable Current Levy: Total Levy Paid:

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-185 « 7	Tax Unit: 1102		DALLAS ISD												
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36.68 36.68 36.68 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:

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Account History Report

Certified Owner: GREGORY RICKEY

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Run Date: 03/23/2011 Run Time: 03:10:34

34 of 46 Page #: Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000 Account No.: 000-008-998-40960000

		Fiduciary	Number	539793		Operator	Code	15.82	
		Total	Paid	20.56	20.56	Levy Date of 0	Change Change		
		Variance		0.00 0.00	00.0	Levy	Change		
		Vay	Refund	0.00	0.00 0.00		Levy 15.82	ction 1208:	
		Attorney	Fees	2.68	2.68			or Jurisdic	
			Interest	0.00	00.0	Taxable	Value 2,370	Current Levy for Jurisdiction 1208:	
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		Ã	Discount	0.00	0.00 2.06	Exemption	Amount 0		
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		Deposit Receipt	Date	05/25/01		Revision	Code		ĺ
		Deposit	Date	05/25/01	k Unit 12	Homestead Revision	Total 2,370	15.82 15.82 15.82	00.00
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Year: 2000		Validation	Number	TL 000200001114 0000002000089484 2000089484	Payment Total for Year 2000 and Tax Unit 1208;	Gross	Ď	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:
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tor le			Fiduciary Number	793				
Operator Code	15.82			6.84 539793		Operator Code	4.65	
Date of Change			Total Paid	6.8	6.84	Date of Change		
Levy			Variance d	0.00	0.00	Levy 1 Change		
O	1208:		Varí Refund	0.00 0.00	0.00	υ	1002:	
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	Certified Levy: le Current Levy: Total Levy Paid: Balance:	99	Validation Number	02000089	l for Y	- ,	Certified Levy: le Current Levy: Total Levy Paid:	L, tr
76 254	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:	Xear: 1999 Unit: 1002	Valida	00000	ıt Total	ئ 85	Certified Levy: Receivable Current Levy: Total Levy Paid:	
receipt 121236254	Rece	Year: 1999 Tax Unit: 1002	osit ber	00001114	Paymer	Receipt 43173185	Rece	
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i e	10			Fiduciary	793		tor	- 65L
Code	4.65					LO.	Operator Code	1.19
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Change				Variance	0.00	0.00	Levy Change	
	on 1021:			Vaz	00'0	00.0		n 1031:
Levy 4.65	. Jurisdicti			Attorney		0.23	Levy 1,19	Jurisdictio
Value 2,370	Current Levy for Jurisdiction 1021:				Interest 0.00	00.0	raxable Value 2,370	Current Levy for Jurisdiction 1031:
nt 0	ថ			Penalty	0.33	0.33	o it o	S
Amount 0				Pecount	0.00	0.00	Exemption Amount	
				Paid Levy	1.19	1.19		
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g	Certified Levy: Receivable Current Levy: Total Levy Paid:		Year: 1999 Unit: 1031	Validation Number	000000200008	Total for Y	4	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
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Run Date: 03/23/2011	Run Time: 03:10:34	Page #: 36 of 46
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	1 cm 1 3 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	DEGRAT AMMLESS: pur outs for outside volume volumento DD03 1838 CO-DALLAS 8823
Certified Owner: GREGORY RICKEY	2 2 2 100 - 000 -	

34 46		Fiduciary Number	539793	ļ	Operator	code	0.14				Fiduciary Number	539793		Operator	Code	34.61	.
03:10:34 36 of 46	ļ 	Total F Faid	0.21	0.21		n.					Total F Paíd	50,95	50.95			34	
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)D031899 C	;	Attorney Fees	0.03	0.03	-	•	r Jurisdi				Attorney Fees	6.65	6.65		He	r Jurisdi	
Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		Interest	00:00	0.00	Taxable	2,370	Current Levy for Jurisdiction 1041:				A Interest	0.00	00.0	Taxable	Value 2,370	Current Levy for Jurisdiction 1102:	
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į	IZATION	Deposit Date	05/25/01	x Unit 10	Homestead Revision Total Code	2,370	0.14 0.14 0.14	00.0			Deposit Date	05/25/01	k Onit 11(Homestead Revision	Total 2,370	34.61 34.61 34.61	00.00
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Account No.: 000-008-998-40960000	1999 1041	Validation Number	0000002000089484	Payment Total for Year 1999 and Tax Unit 1041:	Gross		Certified Levy: Receivable Current Levy: Total Levy Paid;	Balance:			Validation Number	TL 000200001114 0000002000089484	Payment Total for Year 1999 and Tax Unit 1102:	Gross	Value 2,370	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance
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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011 Run Time: 03:10:34

me: 03:10:34 : 37 of 46	The state of the s	Total Fiduciary Paid Number	23.29 539793	23.29	Date of Operator Change Code	15.82			Total Fiduciary Paid Number	5.09 274370	5.09	Date of Operator Change Code	. 4.67
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8 DD031899 C		Attorney Fees	3.04	3.04		for Jurisdi			Attorney Fees	0.00	0.00		for Jurisdi
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Maccount No.: 000-008-998-40960000	Tear: 1999 Tax Unit: 1208	Rec Deposit Validation Type Number Number	TL 000200001114 0000002000089484	Payment Total for	Rec Receipt Type Trype Trype Trype Trype Trype Trype Trype	Receivabl T		Xear: 1998 68 Tax Unit: 1002	Rec Deposit Validation Type Number Number	TL 000008027102	Payment Total for	F Rec Receipt -C Type TL 40011369	Certified Levy: Receivable Current Levy: Total Levy Paid; Balance:

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

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н	 	Deposit Date	04/22/99	and Tax Unit 1021:	Homestead Revision	Total	2,370	4.26	4.26	00.0		DALLAS COUNTY COMMUNITY COLL	-	Deposit	4 D	04/22/99	it 103	•	Homestead Revision	2,370	1.19 61.1	00.0
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Account History Report

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Run Date: 03/23/2011 39 of 46 Run Time: 03:10:34 Page #: Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000 Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197 Account No.: 000-008-998-40960000 Certified Owner: GREGORY RICKEY

Total Fiduciary Number 274370 Operator Code 0.14 0.15 Paid 0.15 Date of Change Levy Change Variance 0.00 Current Levy for Jurisdiction 1041; 0.00 0.00 Refund Levy 0.14 0.00 0.00 Attorney 2,370 Value Taxable Interest 0.00 0.00 Penalty 0.0 0.01 Amount Exemption Discount 00.0 0.00 0.14 Paid Levy Homestead Revision HOVDFAER 0 Deposit Receipt 04/22/99 03/30/99 Date Payment Total for Year 1998 and Tax Unit 1041: 2,370 0.14 0.14 0.14 Total Date SCHOOL EQUALIZATION Sequence TL 000008027102 0000000014864004 14864004 Number Remit 2,370 Receivable Current Levy: Total Levy Paid: Certified Levy: Balance: Value Gross Validation Year: 1998 Tax Unit: 1041 Number 40011372 Receipt Rec Deposit Type Number Туре Rec

Total Fiduciary Number Operator 0 37.72 Paid Date of Variance 0.00 0.00 0.00 0.00 Refund Fees 0.00 0.00 Attorney Interest 0.00 0.00 3.1 Penalty 3.11 Discount 0.00 00.0 34.61 Paid Levy 34.61 Deposit Receipt 03/31/99 03/31/99 Payment Total for Year 1998 and Tax Unit 1102: Date TL 000199001235 0000001990540910 1990540910 Sequence Number DALLAS ISD Remit Gross Validation Tax Unit: 1102 Year: 1998 Number Rec Deposit Type Number Rec

Change Levy Change Current Levy for Jurisdiction 1102: Levy 34.61 2,370 Value Taxable Exemption Amount Homestead Revision HOVDFAER 2,370 0.00 34.61 34.61 34.61 Total 2,370 Certified Levy: Receivable Current Levy: Total Levy Paid: Balance: Value 119878028 Receipt Type ≓

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Exhibit "I"

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Account History Report

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Run Date: 03/23/2011	Run Time: 03:10:34 Page #: 40 of 46		Total Fiduciary Paid Number	16.76 0	16.76	/ Date of Operator > Change Code	15.38			Total Fiduciary Paid Number	4.76 0	4.76	Date of Operator Change Code	4.76
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253-3197	3 DD031899 (Attorney Fees	0.00	0.00		for Jurisd			Attorney Fees	0.00	0.00		or Jurisd:
Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		Interest	0.00	0.00	Taxable Value 2,370	Current Levy for Jurisdiction 1208:			Interest	0.00	0.00	Taxable Value 2,370	Current Levy for Jurisdiction 1002:
OVILLE RD	68B 0.206 ACRE 3008823 000		Penalty	1.38	1.38	mption Amount 0	v		ļ Į	Penalty	0.00	00.0	mption Amount 0	Ü
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Owner Add	Legal Ad	;	Receipt Date	03/31/99	:83:					Receipt Date	12/30/97	Ä		
Ó		S	Deposit Date	03/31/99	ax Unit 120	Homestead Revision Total Code 2,370	15.38 15.38 15.38	0.00	<u> </u> 	Deposit Date	12/30/97	x Unit 100	Homestead Revision Total Code 2,370	4.76 4.76 4.76 0.00
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Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40960000	Year: 1998 Tax Unit: 1208	Validation Number	0000001990540910	it Total for	t. 27	Certified Levy: Receivable Current Levy: Total Levy Paid:	Д	Year: 1997 Tax Unit: 1002	Validation Number	T, 000008020696 0000000013399208	t Total for)	05 05	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
tified Own	Account b	Ye: Tax Uni	Rec Deposit Type Number	TL 000199001235	Paymer	Receipt 119878027	Recei		Year: Tax Unit:	Rec Deposit Type Number	00008020696	Paymen	Receipt 36899302	Recei
Cert	BDA 09	0-105	Rec Type	11. 0		I hy Type	bit	ı	4-192 L	Rec		50	Rec Type	64

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Run Date: 03/23/2011

34		Fiduciary Number	0		Operator Code	4.40			Fiduciary Number	0		Operator Code	1.19
ime: 03:10: #: 41 of		Total) Paid	4.40	4.40	Date of Or Change				Total E Paid	1.19	1.19	Date of Op Change	
		Variance d	0.00	00.00	Levy Change				Variance i	0.00	0.00	Levy	
)-DALLAS 8823		Vari Refund	0.00	0.00	Levy C	tion 1021:			Vari Refund	0.00	0.00	Levy C	tion 1031:
DD031899 CC		Attorney Fees	0.00	00.0	-	or Jurisdic			Attorney Fees	0.00	00.0	, , , , , , , , , , , , , , , , , , ,	or Jurisdic
Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823		Interest	0.00	00.0	Taxable Value 2,370	Current Levy for Jurisdiction 1021:			Interest	0.00	0.00	Taxable Value 2,370	Current Levy for Jurisdiction 1031:
DE ACRES 1 000		Penalty	0.00	00.0	lon int	b			Penalty	0.00	0.00	on 0	Ű
7 68B 0.206 AC 3008823 000		P. Discount	0.00	00.00	Exemption Amount				Pe Discount	0.00	0.00	Exemption Amount	
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iress: BLK o		Paid	i	i	HOVDFAER 0				Paid			HOVDFAER 0	
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ľ	зытат.	Deposit Date	12/30/97	ex Unit 102	Homestead Revision Total Code 2,370	4 4 4 4 4 0 0 4 0	00.00	Y COMMUN	Deposit Date	12/30/97	x Unit 103	Homestead Revision Total Code 2,370	1.19
0000960	PARKLAND HOSPITAL	Remit Seguence Number	13399208	Payment Total for Year 1997 and Tax Unit 1021:	0	ያ _ዹ ፟ጜ	:0:	DALLAS COUNTY COMMUNITY COLL	Remit Sequence Number	13399208	Payment Total for Year 1997 and Tax Unit 1031:	0	
Account No.: 000-008-998-40960000		Validation Number	TL 000008020696 0000000013399208 13399208	l for Year	Gross Value 2,37	Certified Levy: Receivable Current Levy: Total Levy Paid:	Balance:		Validation Number	TL 000008020696 0000000013399208 13399208	l for Year	Gross Value 2,37	Certified Levy: Receivable Current Levy: Total Levy Paid: Balance:
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/2011	:34 46		Fiduciary Number	0		Operator	Code	0.15			Fiduciary	0		Operator Code	34.61	
: 03/23/2011	: 03:10:34 42 of 46		Total Paíd	0.15	0.15						Total Paid	34.61	34.61			
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TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	idress; BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 068 3008823 000		Interest	00.0	0.00	Taxable	Value 2,370	Current Levy for Jurisdiction 1041:			Interest	0.00	00.0	Taxable Value 2,370	Current Levy for Jurisdiction 1102:	
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Ò		JZATION	Deposit Date	12/30/97	x Unit 104	Homestead Revision	Total 2,370	0.15	00.00		Deposit Date	12/31/97	k Unit 110	Homestead Revision Total Code 2,370	34.61 34.61 34.61	
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Certified Owner: GREGORY RICKEY	Account No.: 000-008-998-40960000	Year: 1997 Unit: 1041	Validation Number	0000000013399208	Total for Ye	_U		Certified Levy: Receivable Current Levy: Total Levy Paid:	Bal	Xear: 1997 Unit: 1102	Validation Number	0000001980317136	Total for Yea	6	Certified Levy: Recelvable Current Levy: Total Levy Raid: Balance:	
ified Owner	Account No	Year: 1997 Tax Unit: 1041		TL 000008020696	Payment	Receipt	36899305	Receive		Year: 1997 Tax Unit: 1102	ш	TL 000198000669 (Payment	Receipt 118774263	Receiva	
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	253-3197	3 DD031899 C			Attorney	Fees	0.00	00.0		
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	or Jurisd:			Attorney	Fees	0.00	00.0		or Jurisdi	
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Name	_	Certified Owner: GREGORY MCKEY	Y RICKEY	ð	mer Addres	ss: TRLK	8.1. 14831 8.1. 14831	i SEAGOVI	ILLE RD C	Owner Address: IRLR1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197	-3197			Date: Time:	03/23/2011 03:10:34	011
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Account His ory Report

Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Certified Owner: GREGORY RICKEY

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Current Levy for Account:

Account History Report

Certified Owner: GREGORY RICKEY

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Owner Address: TRLR 1 14831 SEAGOVILLE RD DALLAS, TX 75253-3197

Run Date: 03/23/2011

Run Time: 03:10:34 46 of 46 Page #: Legal Address: BLK 8823 LOT 68B 0.206 ACRES VOL99066/6468 DD031899 CO-DALLAS 8823 000 000 068 3008823 000 Account No.: 000-008-998-40960000

Total Fiduciary Number 15.88 Paid Variance 0.00 0.00 0.00 0.00 Refund 0.00 Fees Attorney Interest 0.00 0.00 0.00 0.00 Penalty Discount 0.00 0.00 15.88 15.88 Paid Levy Deposit Receipt TL 000197000964 0000001970369140 1970369140 01/30/97 01/30/97 Payment Total for Year 1996 and Tax Unit 1208: Date CITY OF DALLAS Sequence Number Remit Validation Tax Unit: 1208 Number Year: 1996 Rec Deposit Type Number

Change 2,370 Taxable Amount Exemption

Homestead Revision HOVDFAER

Total Code

2,370

2,370 Gross Value

117787287

Receipt

15.88 15.88 15.88

Certified Levy: Receivable Current Levy: Total Levy Paid:

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Current Lavy for Jurisdiction 1208;

Operator Code

Date of Change

Levy

15.88

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BDA 090-105

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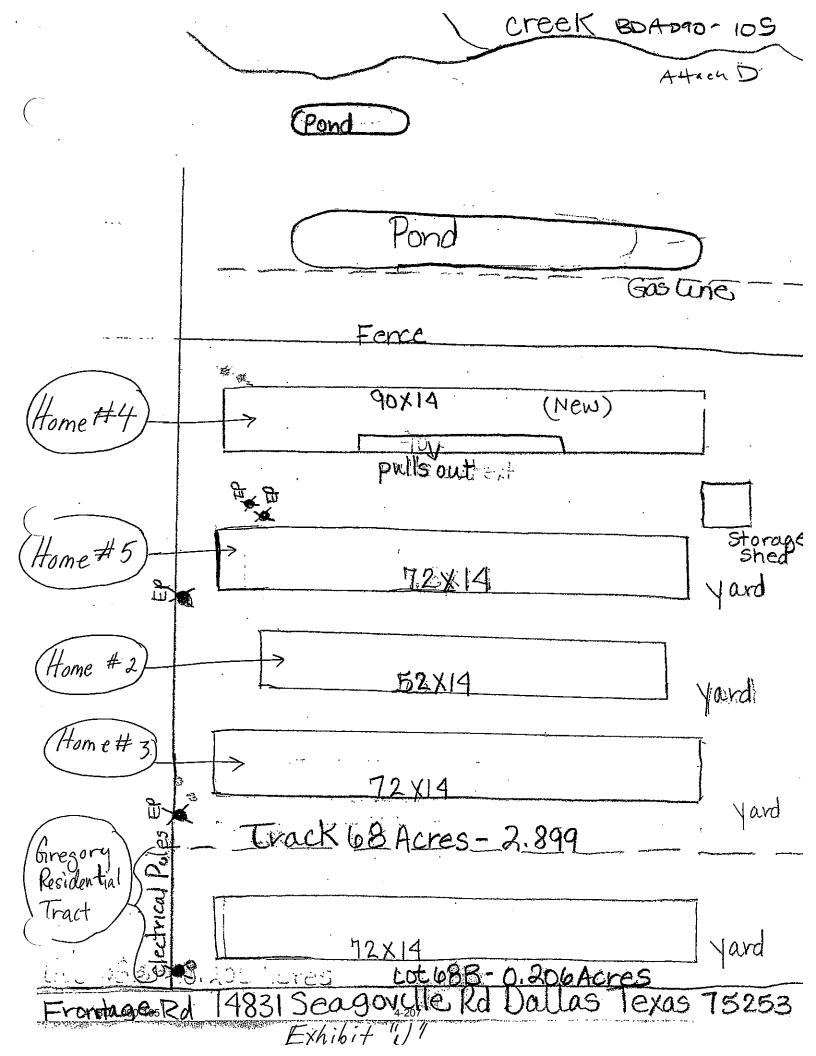
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(xhibit "I" - P. 64 of 64





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APR 0 8 2011

Current Planning

April 8, 2011

Via Hand Delivery

Steve Long, Administrator City of Dallas Board of Adjustment 1500 Marilla, Suite 5BN Dallas, Texas 75201

Re:

BDA 090-105, Rickey Gregory,

14831 Seagoville Road, Dallas, Texas 75253

Dear Mr. Long:

I am enclosing the original and 3 copies of City of Dallas' Position Statement with Supporting Evidence and Authority. Please file these documents with the papers in the above-referenced case.

Sincerely,

Charles Estee (STE) (ST

Assistant City Attorney

CE/ltp

c: w/enclosure

Via e-mail

carolwarren@warrenlegalservices.com

& Via CMRRR No. 7006 0100 0003 1303 0277

Carol A. Warren

(Counsel for Richard Gregory)

Warren Legal Services

P.O. Box 546

Rockwall, Texas 75087-0546

Via e-mail

Evelyn.braswell@gmail.com

& Via CMRRR No. 7006 0100 0003 1303 0284

Evelyn Braswell

14825 Seagoville Road

Dallas, Texas 752553

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	No.'s BDA 090-105	APR 0.8 2011
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Dallas County	§	Board of Adjustment
		RICHARD GREGORY (14831 SEAGOVILLE RD.)

CITY OF DALLAS' POSITION STATEMENT WITH SUPPORTING EVIDENCE AND AUTHORITY

To the Honorable Board of Adjustment;

The City of Dallas ("the City") submits this position statement for consideration by the Board.

I. INTRODUCTION

Richard Gregory ("Gregory") is the owner of real property located at 14831 Seagoville Road ("the Property"). The Property was originally located within the former City of Kleberg. In October, 1977, Kleberg amended the zoning for the Property to allow use as a mobile home park pursuant to a special use permit. When the City annexed the area in April, 1978, the area was re-zoned and use as a mobile home park was not a permitted use. On December 13, 2010, the Board held a hearing, heard evidence, and determined that the non-conforming use should cease and that a compliance date should be established. A hearing for that determination is now scheduled for April 18, 2011.

Mr. Gregory claims he needs twelve years to recover his investment and costs. However, his discovery responses establish that Mr. Gregory has fully recovered his investment and any compliance costs; and, therefore, he is not entitled to any additional time to come into compliance with required zoning.

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¹ The term mobile home is used in the popular usage sense and to include terms such as "mobile homes", "trailers", "single-wides", "double-wides" and "manufactured homes".

II. INFORMATION REQUESTS TO MR. GREGORY

The City served Gregory with a subpoena containing discovery requests asking that he answer certain questions, admit or deny the existence of certain matters, and produce documents related to establishing a compliance date. On March 25, 2011, he responded and a copy has been provided to the Board and is hereafter referred to as "Gregory's Response". In the response, Gregory stated that he intends to provide additional information prior to the hearing. The City objects to the failure to provide complete answers and to any attempt to supplement the response without allowing the City adequate time to review and determine the relevance and accuracy of any additional information, and to provide any necessary responsive evidence.

III. HISTORY OF THE PROPERTY AND ITS USE

The Property was originally located in the City of Kleberg. On October 22, 1977, Kleberg amended the existing residential zoning for the Property to allow a mobile home park "subject to a special use permit for a mobile home park". (City Ex. 1, 2).² In April 1978, the City Of Kleberg was consolidated into the City of Dallas and the zoning for the Property became R-10(A). To date, the City has not been able to locate any record that a special use permit for the Property to be used as mobile home park was ever granted.

For the time period prior to and shortly after the annexation, there are no records indicating that the Property was in actual use as mobile home park. Under state law, mobile home owners are required to register the location of their units at the time of sale and or placement. The requirement applies to new and used mobile homes. *See* Tex. Occ. Code, § § 1201.205, .451. (City Ex. 6). According to the Texas Department of Housing and Community Affairs, the only record of any mobile home on the Property occurred in 1999. (City Ex. 4).

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² The City has also attached exhibits to this document and they shall be referenced as "City Ex. #".

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There are no records reflecting Gregory as the owner of any unit at that the Property. (City Ex. 3).³

Under City of Dallas ordinances, operation of a mobile home park required a certificate of occupancy. *See* Dallas City Code, § 47-18. (City Ex. 7). The first certificate of occupancy was issued by the City to Norma Maupin in 1998. (City Ex. 5; *also see* Gregory's Response, Ex. E).

Dallas County Appraisal District ("DCAD") records indicate there were no improvements on the Property until 1990. (City Exs. 9, 10). Then in March 1990, a mobile home was located on to the Property. *Id.* In 1993, two more mobile homes were located on the property. In 2001, a fourth mobile home was observed. The DCAD notes for 2008 state, "All homes in poor condition at least 2 appear to be storage only." (City Ex. 9). DCAD records for 2011 indicate four mobile homes on the Property. (Gregory Response, Ex. H, pp. 1-2). DCAD records do not reflect any type of improvements on the Property other than the mobile homes. (Gregory Response, Exs. H, I; City Ex. 9).

In March, 1999, the Property was conveyed to Gregory and he is still the owner of the property. (Gregory Response, p. 14). Mr. Gregory did not submit an application for or obtain a certificate of occupancy until ten years later in October, 2009. (City Ex. 5; Gregory Response, Ex. E). City ordinances require that any change, alterations, modifications to any structure at a mobile home park require a building permit. (Dallas City Code, § 47-4) (City Ex. 7). Over the years, various permits have been issued for the Property, most concerning the release of electrical service to the mobile homes on the Property. None were sought or issued for any type of repairs to any structure. The only permit suggesting any cost for any type of improvement was a 100 amp panel on a pole. (City Ex. 5).

³ The City has located a statement of ownership for Gregory but it was for a different location. (City Ex. 21).

The testimony from the December hearing, the photographs presented at the December hearing, and Gregory's Response establish a total of five units located at the Property. Arial photographs and evidence presented at the December hearing establish that at various times there have been six units on the Property. (City Ex. 11).

At the December hearing, Mr. Gregory testified that the unit closest to Seagoville Road is his residence. This is referred to as Unit No. 1 and is owned by Gregory. (Gregory Response, p. 3). The unit next to Mr. Gregory's residence was a "cargo trailer" and used for storage. This was referred to as Unit No. 3 in Gregory's response and is owned by him. (Gregory Response, pp. 15-16). The next unit was a small white trailer. This was referred to as Unit No. 2 in his response, is owned by Gregory, and is rented for \$350 per month. (Gregory Response, pp. 15-16, 18). The next unit, referred to as Unit No. 5, is now owned by Donald Dowdy and he pays Gregory \$275 per month to rent the lot. (Gregory Response, pp. 15-16, 18). The last unit, Unit No. 4, was owned by someone else who rented the lot starting in 2010. In the December hearing, Gregory stated that the owner was remodeling the unit. The owner subsequently abandoned the unit. (Gregory Response, pp. 16, 18). There have been other units on the Property. A unit used for storage was destroyed in a fire in March 2010. (City Ex. 13). Photographs presented during the December hearing showed different small trailer campers on the Property.

In his response, Gregory states that he believes that various mobile homes were located on the Property in the 1960's and the Property was being operated as a mobile home park since the 1960's. (Response, pp. 6, 14, 18). However, the records of the DCAD and the State do not support such a conclusion. (City Exs. 4, 9, 10). Moreover, Kleberg's records do not support such a conclusion. In 1975, the prior owner sought a special use permit to operate a mobile

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home park which was denied by Kleberg's Board of Adjustment. (City Ex. 14). It was not until the zoning changed in October 1977 that a mobile home park could be a permitted use. (City Ex. 1). If a mobile home park was located on the property before that date, it was an illegal use.

IV. APPLICABLE LAW

A non-conforming use means a use that does not conform to the use regulations of the Dallas ordinances but was lawfully established under regulations in force at the beginning of operation and has been in regular use since that time. Dallas Dev. Code § 51A-2.102(90). See also City of University Park v. Benners, 485 S.W.2d 773, 777 (Tex. 1972) appeal dismissed 411 U.S. 901 (1973). A city has the power and authority to terminate non-conforming uses pursuant to its police powers and the amortization technique is a proper method to terminate such uses. Benners, 485 S.W.2d at 777-78. Through amortization, the property owner is given an opportunity to recover its investment in the non-conforming use or structure at the time of the zoning change. Id. at 779; Murmur Corp. v. Board of Adjustment of the City of Dallas, 718 S.W.2d 790, 797 (Tex. App. - Dallas 1986, writ ref'd n.r.e.). The amortization technique does not require exact compensation for all economic loss but should minimize the private loss by allowing the non-conforming use to continue after a zoning change for the normal expected life of the non-conforming use or structure so as to give the owner a reasonable opportunity to recoup his investment in the non-conforming use. Neighborhood Committee on Lead Pollution v. Board of Adjustment for the City of Dallas, 728 S.W.2d 64, 71 (Tex. App.-Dallas 1987, writ ref'd n.r.e.). The Board is to measure the reasonableness of the opportunity for recoupment by the conditions existing at the time the existing use became non-conforming and not at the time the Board determined that the non-conforming use must cease. Board of Adjustment of the City of Dallas v. Winkles, 832 S.W2d 803, 806 (Tex. App.-Dallas 1992, writ ref'd n.r.e.).

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Section 51A-4.704 sets forth the following factors that should be considered in determining a compliance date:

- (1) The owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became nonconforming.
- (2) Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.
- (3) Any return on investment since inception of the use, including net income and depreciation.
- (4) The anticipated annual recovery of investment, including net income and depreciation.

The initial step for the Board is to determine what, if any, capital investments have been made in the non-conforming use. The value of the land is not considered. *Murmur Corp. v. Board of Adjustment of the City of Dallas*, 718 S.W.2d 790, 801 (Tex. App.–Dallas 1986, writ ref'd n.r.e.). Any appreciation in the value of land or improvements or any profit from an advantageous acquisition are not considered. *Id.* at 798. An owner is not entitled to amortization based on market value or replacement value. *Id.* at 797.

Only an investment made prior to the use becoming non-conforming may be recovered. Stated differently, improvements and investments made after the use became non-conforming, regardless of why made, are not considered. *Neighborhood Committee on Lead Pollution*, 728 S.W.2d at 71. A person who purchases property with a non-conforming use acquires the property with notice of the non-conforming status. *City of Garland v. Valley Oil Co.*, 482 S.W.2d 342, 346 (Tex. Civ. App.-Dallas 1972, writ denied). The new owner may seek to recover his investment but the recoverable investment is limited to the amount of unrecovered investment made by whoever owned the property at the time the use became non-conforming. *Board of Adjustment of the City of Dallas v. Patel*, 882 S.W2d 87, 89 (Tex. App.-Dallas 1994,

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writ denied). Additional investments in the use made after a use has become non-conforming cannot extend the amortization period. *Valley Oil Co.*, 482 S.W.2d at 346. A non-conforming structure cannot be replaced or substantially altered to prolong the non-conforming use. *Id.* The investment is limited to the amount of investment in the use prior to the use becoming non-conforming, regardless of who was the owner at the time.

Any investment determination must exclude inventory and other assets that may be feasibly transferred to another location. Dallas Code, § 51A-4.704. The salvage or any residual value of a structure should also be deducted. *Murmur*, 718 S.W.2d at 801. And if a structure or other assets can be or are planned to be moved, the cost of the structure should not be considered as part of the recoverable investment. *See Winkles*, 832 S.W2d at 807.

In addition to any recoverable investment, the costs that are directly attributable to the establishment of a compliance date are added to the total value. Dallas Code, § 51A-4.704. Such costs include demolition expenses, relocation expenses, termination of leases, and discharge of mortgages. *Id. See also Lubbock Poster Co. v. City of Lubbock*, 569 S.W.2d 935, 944 (Tex. Civ. App.-Amarillo 1978, writ ref'd n.r.e.) *cert. denied* 444 U.S. 833 (1979). However, relocation expenses are not to be considered if the use or structure would have to be relocated during the compliance period for reasons other than the termination the non-conforming use. *Id.* at 942-43.

The total recoverable investment and costs are then compared to the reasonable opportunity to recoup the investment. *Neighborhood Committee on Lead Pollution*, 728 S.W.2d at 71. This includes the actual return on the investment since the inception of the use. Dallas Code, § 51A-4.704. The return encompasses net income and depreciation. *Id.* If the owner has

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been afforded a reasonable opportunity to recover its investment and costs directly attributable to establishing a conformity date, then no amortization period is required.

If the owner has not been afforded a reasonable opportunity to recover its investment and costs, then the sums that could have been earned should be deducted thus leaving the amount of investment and costs that have not been recouped. The Board then should consider the future anticipated return of investment, including net income and depreciation. Dallas Code § 51A-4.704. The Board can then consider the anticipated annual return compared to the remaining unrecovered investment and cost to arrive at an amortization period.

V. APPLICATION OF THE LAW TO THE FACTS

The City's review of the historical documents regarding any potential investment in the use make it is questionable whether there ever was a non-conforming use. Under the Dallas Code, a non-conforming use means a use lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time but the use no longer conforms to the current use regulations. Dallas Code, § 51A-2.102(90). The ordinance requires that the use be established prior to the zoning change; that the use be actual, not merely contemplated; and that the use be continuously maintained. *Id.* On October 24, 1977, the zoning in Kleberg changed to permit a mobile home park pursuant to a special use permit. (City Ex. 1). Six month later, the area was annexed and the zoning was changed which did not allow a mobile home park. (Gregory Response, p. 6). The City has been unable to locate any records that a special use permit was ever issued for the Property. The land appears to have remained vacant until 1990. (City Ex. 9, 10). Furthermore, after the annexation, a lawful use was not established because the required certificate of occupancy was not issued until 1998. (City Ex. 5). Also, the Property has not been in regular use as a mobile home park since annexation. DCAD and State

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records do not reflect any units on the Property until the 1990's. (City Exs. 4, 9, 10). Moreover, Mr. Gregory testified he uses one trailer as his residence and another for storage. A third unit destroyed in the fire in March 2010 was unoccupied and was also used for storage. (Gregory Response, p. 3; City Ex. 9; City Ex. 13). Thus, for three units, the use was not as a mobile home park.

Nonetheless, the focus should be on what investment was made in the use and the cost to come into compliance and whether owner has had the reasonable opportunity to recoup the total of those sums. But the investment cannot include costs when the use was illegal or non-conforming.

A. There is no permitted residential mobile home use.

Gregory resides in Unit No. 1. Gregory's response asserts that Unit No. 1 is located on a so-called residential tract that is not part of the manufactured home park. (Gregory Response, pp. 3, 5, 6). If that is true, then his use is an illegal use and has always been illegal. Under Kleberg's and Dallas' zoning for the Property, mobile homes are not allowed. (City Exs. 7, 8, 20). The only reason mobile homes are present on the Property is the amendment to Kleberg's zoning to allow a mobile home park pursuant to a special use permit. (City Ex. 1). If the unit is not part of that mobile home park use, then it was and is a prohibited use and not a nonconforming use. If true, Gregory is not entitled to a compliance date but instead should be directed to immediately cease the illegal use. The City notes that Gregory has not excluded the initial cost, taxes, or subsequent repairs related to Unit No. 1 from his consideration for a compliance date. (*See* Gregory Response, pp. 15, 19). Additionally, DCAD records submitted by Gregory reference the so-called residential tract as vacant and without improvements. (Gregory Response, Ex. I, p. 1-3). The other tract is listed as having a total of four mobile

homes. (Gregory Response, Ex. H, p. 1-2). For purposes of determining a compliance date, the City will assume that the unit should be included since Gregory includes it in his investment and costs. There is no factual or legal basis for some sort of exception for the zoning for Unit No. 1.

B. Investments are limited to those occurring prior to April 1978 and none occurred.

Gregory admits that the use became non-conforming in April 1978. (Gregory Response, p. 6). All subsequent investments in the property for its use as mobile home park cannot be considered as part of the owner's investment. Mr. Gregory purchased the Property twenty years after it had become a non-conforming use. Thus, whatever investments Mr. Gregory has made in the Property, the mobile homes, or the use are not a recoverable investment. This includes any claimed repair costs.⁴ All that he can recover is the investment made by the prior owner before the zoning change in 1978. However, the records indicate that the actual use as a manufactured home park did not begin until well after the zoning change. (City Exs. 4, 5, 9, 10). Therefore, there has been no recoverable investment in the use by Gregory or the prior owner.

Additionally, there are no permanent structures or improvements on the Property. Since April 1978 there have been no building permits sought or granted for any improvements on the Property other than the installation of a 100 amp panel on a pole at the estimated cost of \$800. (City Ex. 5). If any other permanent improvements were made, they were made without permits and not legal. *See* Dallas City Code, §§ 52-210.1, 52-301.1.1. (City Ex. 12). Because they were not legal, the related cost could not properly be considered as part of the investment. To allow amortization to include the cost for illegal or unpermitted improvements would only encourage and reward the violation of City ordinances. Thus, those costs cannot also be considered.

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⁴ The City notes that it appears that Gregory seeks to use repairs cost twice. First, the costs are listed as a separate category and then are included as part of the annual operating costs. (*Compare* Gregory Response, p. 14-15, to p. 20).

Any costs related to repairing and maintaining the mobile homes was not an investment in the use but rather a repair of the mobile homes.⁵ The mobile homes can be re-located and to the extent they can be rented or used in their current condition, they can continue to be rented or used at a new location. Indeed, one unit has been sold. The possible return on the investment in the mobile homes will not be terminated since they can be re-located or sold. Again, there has been no recoverable investment by Gregory or the prior owners.

C. If a nonconforming use started prior to 1978, the investment was less than \$15,600 and the prior owners fully recovered the investment in the use.

Even if Gregory can establish that a nonconforming use was established prior to the zoning change, the prior owners and Gregory have now had thirty-three years to recover their investment and costs. The recoverable investment is limited to whatever investment was made by the prior owners between October 1977 and April 1978. The City maintains that the investment in this time period was \$0. Gregory has offered no information about the prior owners' investment. However, even using Gregory's investment as the basis of an estimate, the initial investment was less than \$16,000 and has been recovered.

In his answers to interrogatories, Gregory said he purchased the Property including the mobile home use, the land, and the some mobile homes for a total of \$45,000. He attributed \$5,000 to the land and the rest to the mobile homes and the mobile home use. (Gregory Response, pp. 14, 18).⁶ For purposes of this calculation, it is therefore assumed that the \$40,000 in 1999 dollars was the total investment in the use, excluding land value. This value is more

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⁵ All repairs by Gregory were made long after the Property had become a non-conforming use and are not recoverable. The repairs were also performed without any permits.

⁶ The Dallas County Appraisal District ("DCAD") records state the 1999 total value for the two tracts was \$42,710 with the land value as \$35,710 and the improvements valued as \$7,000. (City Ex. 10). DCAD attributed approximately 83% of the total value to the land whereas Gregory attributed just 11% of the purchase price to the land.

generous than the original investment since it would not only include the prior owner's original investment but also the placement of additional units.

However, the 1999 dollars have to be adjusted for inflation that occurred between the claimed beginning of the use in 1977 to Gregory's purchase in 1999. Utilizing an inflation calculator and indexes prepared by the United States Department of Labor based on the consumer price index records, the difference between the value of a dollar in 1999 was compared to the value in 1978. The buying power of \$1.00 in 1999 was equal to \$.39 buying power in 1978. (City Ex. 15). Stated differently, in 1978 thirty-nine cents would buy what it took a dollar to purchase in 1999. If the investment was \$40,000 in 1999, then the investment in 1978 was \$15,600.⁷ No other costs and expenses can be considered as part of the capital investment since such costs and expenses would have been incurred after the Property became non-conforming.⁸

No information was provided by Gregory regarding the historical use and income of the Property. However, he did provide information as to the current rents he charges. He stated he charges \$275 for a lot and \$350 for a lot with a unit. (Gregory Response, p. 16). Using the same methodology for the investment, the 2011 rent charges can be adjusted into 1978 dollars. The buying power of \$1.00 in 2011 is equal to \$.29 of the buying power in 1978. (City Ex. 16). Stated differently, in 1978 twenty-nine cents would buy what it takes a dollar to purchase in 2011. Thus, the rent Gregory now charges for a lot would be \$79 in 1978 and for a lot with a unit it would be \$101. If the prior owners rented the five lots to mobile home owners, the annual income would be \$4,740. (City Ex. 17) If the prior owner rented five lots with units, the annual income would be \$6,060. *Id.* If the prior owner operated in the same manner as Gregory

 $^{^{7}}$ \$40,000 X .39 = \$15,600.

⁸ Using a Marshall & Swift valuation and adjusting for inflation, the investment in 1978 for a 5 lot mobile home park was \$5,643. (City Exs. 22, 23).

 $^{^{9}}$ \$275 X .29 = \$79; \$350 X .29 = \$101.

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currently operates, renting one lot and two lots with units, the annual income would be \$3,372. *Id.*

Gregory has claimed that he has incurred approximately \$6,000 each year in utilities, taxes, and repairs for the Property. (Gregory Response, p. 20). The City has no information about these numbers. However, if it assumed that is a reasonable operating cost, using the same method, the expenses are valued at \$1,740 in 1978 dollars. If that sum is deducted from the income and compared to the investment, the investment would have been fully recovered between 3.6 years to 9.6 years, depending on the scenario utilized. (City Ex. 17). Without considering inflation or salvage value, the prior owner would have fully recovered the investment in the use by 1988. The investment in the use and any compliance cost was fully recovered prior to Gregory's purchase.

D. Recoverable costs and expenses directly attributable to establishing a compliance date.

To bring the Property into compliance with current zoning, the mobile homes must be removed. Removal can be accomplished by demolition or by re-location.

Mr. Gregory estimated the cost to relocate at \$2,500 per unit. (Gregory Response, p. 15). However, he claims that for three units removal will be difficult because of their age and because they are facing the wrong way. (Gregory Response, p. 15). He states that another \$400 per unit would be needed for these three units. However, one of these units is not owned by Gregory and the relocation cost must be borne by its current owner. To move the two units, Gregory estimates a total \$5,800 cost. Gregory apparently concedes that the other two can be relocated for \$2,500 per unit. Gregory's estimated total relocation cost for the four units is \$10,800. The

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 $^{^{10}}$ \$6,000 X .29 = \$1,740.

While Mr. Gregory testified he owned four mobile homes, State records do not indicate he is the owner of any unit. (Ex. 4).

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City's estimate of the cost is in the range of \$1,600 to \$2,000 per unit or a total ranging from \$6,400 to \$8,000. (City Ex. 19).

Gregory has not provided any information regarding the possible cost as to demolition. The City has obtained an estimate that the cost to demolish a mobile home is \$2,500 to \$3,200 per unit. (City Ex. 19). The total cost to demolish four units ranges between \$10,000 and \$12,800.

Gregory also claims that another \$10,000 would be incurred to remove concrete surfaces, re-grade, and re-plant. (Gregory's Response, p. 24).

Gregory has suggested he is entitled to add attorney fees and accountant fees as costs directly attributable to bringing the Property into compliance. (Gregory Response, p. 7). As of the date of the filing of this response, no information has been provided regarding the claimed cost. More importantly, such costs are not recoverable because neither is directly attributable to establishing a compliance date.

Initially, in Texas, attorney fees are recoverable in a dispute only if provided by statute or by a contract. Tony Gullo Motor I, L.P. v. Chapa, 212 S.W. 3d 299, 310-11 (Tex. 2006). There is no contract and no statute awarding attorney fees. Further, to be entitled to attorney fees, a party must prevail. Id. A compliance date will be set and therefore, Gregory will not prevail. Finally, adding attorney fees as recoverable cost would be contrary to the express purpose of the City Code, ending nonconforming uses. Dallas City Code, § 51A-4.704(a). A nonconforming property owner could extend his amortization period with costs not related to bringing the property into code compliance but rather with costs that seek to extend non-compliance.

For the same reasons, an accountant's fee cannot be included. Such costs are generally not recoverable, the party seeking them would have to prevail, and it would be contrary to the purposes of the City ordinance. *See Richards v. Mora*, 907 S.W. 2d 566, 571 (Tex. App.-Corpus Christi 1995, writ dsm'd) (expert fees not recoverable as court costs). An accountant's fee has anything to do with bringing the Property into compliance with the existing zoning.

In his response, Gregory also lists costs to acquire new property, new homes, and new pavement and driveways. (Gregory Response, p. 21). These are not costs or expenses related to relocation but the total replacement cost of the mobile home park. The Dallas Court of Appeals rejected the consideration of replacement costs and held, "To allow replacement cost as a measure of the recoupment allowed would thus allow unjustified extension of the nonconforming use." *Murmur*, 718 S.W. 2d at 797. Here, Gregory seeks consideration of a double investment, the initial investment in the use and a subsequent investment in replacement cost of the use. These are not recoverable costs.

E. Gregory's reasonable opportunity to recoup.

The City maintains that the investment and compliance costs have been fully recovered by income earned by the previous owners. However, even if the income earned by the prior owners is not considered, Gregory alone has had a reasonable opportunity to recoup his investment in the use and the recoverable compliance costs. Gregory claims his initial investment in the use in 1999 was \$40,000 but the 1999 DCAD records reflect a \$7,000 valuation in the mobile homes. (City Ex. 10). Whichever number is used, Gregory has recovered his investment.

Initially, Gregory has sold one unit for \$15,000, already collected \$6,000.¹² If the other units are re-located, the value of the units must be deducted from any investment. Gregory has not provided a value but he claims a comparable home will cost approximately \$20,000 each. (Gregory Response, p. 21). If that value is correct, there will be no loss. DCAD values the

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¹² Gregory claims that the other \$9,000 will likely be paid only if the unit can be moved. (Gregory Response, p. 16).

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improvements, four mobile homes, for a total of \$19,470. (Gregory Response, Ex. H at p. 1). The range of return based on the sale of one unit and the value of relocated units is from \$25,470 to \$95,000.

Gregory has not provided any information about past income he has earned. However, based on the information in his response and his testimony at the December hearing, his income can be estimated. Gregory was permitted to have a total of five units on the Property. His response stated he is currently renting one lot for \$275/month and a unit and lot for \$350/month and had previously rented another lot. (Gregory Response, p. 8, 12). At various times, he has also leased space to a sixth unit.

The range of potential annual income based on these rents is \$16,500 for just the lots¹³ or \$21,000 for lots with units.¹⁴ (City Ex. 18). Gregory currently operates the park by only leasing two lots and one lot with a unit. Under such an operation, he has an annual income of \$10,800.¹⁵ The range of income based on Gregory's rent is from \$10,800 to more than \$21,000. The City has obtained estimates for renting lots in the range of \$250 to \$350 per month. (City Ex. 19).

In his response, Gregory estimates that his annual gross income is just \$5,000. (Response, p. 20). As discussed above, just leasing one lot and the two units produces an annual income of \$10,800 and the estimate of \$5,000 appears seriously understated. Moreover, one unit serves as his residence and another serves as storage. Gregory has voluntarily elected to eliminate at least 2/5's of the potential revenue. A third unit was also vacant and used for storage prior to its destruction. (City Exs. 10, 13). Thus, in the past, Gregory chose not to obtain 3/5's of the potential revenue from the Property. The fact that Gregory used units for his

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 $^{^{13}}$ \$275 X 5 units X 12 months = \$16,500.

 $^{^{14}}$ \$350 X 5 units X 12 months = \$21,000.

 $^{^{15}}$ (\$275 X 2 lots X 12 months) + (\$350 X 1 unit X 12 months) = \$10,800

home and storage should not exclude the potential income stream these units represented from the calculation of a compliance date. Additionally, at the December hearing, Gregory admitted that Code Compliance officers had been to the Property numerous times. The photographs presented to the Board at the December hearing confirm the appearance and condition of the Property and the units. Poorly maintained property and structures depress the potential rent that can be charged. The lack of maintenance should not be a basis to extend a compliance date.

The courts have held that an owner must only be afforded a reasonable opportunity to recoup its investment. *Benners*, 485 S.W.2d at 778; *Winkles*, 832 S.W2d at 806. Otherwise a conformity date could be extended and evaded indefinitely based solely on the business practices of the property owner. For example, Gregory claims that his annual costs total \$6,000 but his total annual gross income only total \$5,000. Under his approach, since he is always operating at loss, there could never be a compliance date because he could never recovery his investment. But he has chosen to limit the income by not renting all the lots or units and by the condition of the Property and the units.

Gregory claims annual expenses of \$6,000 which include taxes, repairs, and utilities. The City has no information on which to determine if Gregory has incurred such costs. But if such cost are assumed, when compared to the potential gross income, the annual net income ranges from \$4,800 to at least \$15,000. (City Ex. 18). Thus, even if Gregory's current practice of utilizing just three of the five units and lots, he would recover his full initial investment in a little over eight years, without regard to the sale and salvage of the units. If the Property had been fully utilized, he would have recovered his initial investment in less than three years, again without consideration of the sale and salvage of the units.

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 $^{^{16}}$ \$40,000/\$4,800 = 8.3 years.

 $^{^{17}}$ \$40,000/\$15,000 = 2.7 years.

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VI. SUMMARY

If there ever was a legal use, it became non-conforming in April 1978. No other costs or expenses incurred after that date can be considered as part of the investment. Based on the income and expenses, the previous owners had the opportunity to fully recover their investment long before the sale of the Property to Gregory. Likewise, Gregory had the opportunity to recover his investment.

The primary purpose of amortization is to minimize private loss by allowing the non-conforming use to continue after a zoning change for the normal expected life of the use, without replacement or improvement, so as to give the owner the reasonable opportunity to recoup his investment in the non-conforming use. *Murmur*, 718 S.W. 2d at 798. The normal expected life of a mobile home park ranges from ten to thirty-five years. (City Ex. 22). Gregory admits that three units may be impossible to move because of their age. (Gregory Response, p. 15). The normal expected life of the use and the units has been exceeded. Collectively, the owners of the Property have had thirty-three years to recover their investments and any costs related to bringing the property into compliance. Sufficient time has already been granted.

VII. CONCLUSION

The City requests that the Board of Adjustment conclude that Richard Gregory has fully recovered his investment and any recoverable costs related to ending the non-conforming use of the property at 14831 Seagoville Road.

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Respectfully submitted,

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Charles Estee

Assistant City Attorney

City Attorney's Office 1500 Marilla Street, Room 7B North Dallas, Texas 75201

Telephone: 214-670-3519 Telecopier: 214-670-0622

BOA 290-105

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing instrument was served in accordance with Rule 21a of the Texas Rules of Civil Procedure on this the ____th day of April 2011, to the following persons:

Via Hand-Delivery

Steve Long Board of Adjustment Administrator 1500 Marilla, Suite 5BN Dallas, Texas, 75201

Via Certified Mail No. 7006 0100 0003 1303 0277

Via by E-mail carolwarren@warrenlegalservices.com Carol A. Warren (Counsel for Richard Gregory) P.O. Box 546 Rockwall, Texas 75087

Via Certified Mail No. 7006 0100 0003 1303 0284 Via by E-mail evelyn. braswell 2 gmail. com

Evelyn Braswell 14825 Seagoville Road Dallas, Texas 75253

CHARLES ESTEE

EXHIBITS

- Certified copy of City of Kleberg Ordinance No. 348 1.
- Certified copy of City of Kleberg agenda and minutes re Ordinance No. 348 2.
- Records from the Texas Department of Housing and Community Affairs (Richard 3. Gregory)
- Records from the Texas Department of Housing and Community Affairs (the Property) 4.
- 5. **Building Inspection records**
- Texas Occupation Code, Sections 1201.451, 1201.206, and 1201.205 6.
- 7. Dallas City Code, Chapter 47
- Dallas City Code, excerpt of Section 51A-2.102 8.
- 9. Certified copies of DCAD records
- Certified copies of DCAD records 10.
- 11. Arial photographs
- 12. Dallas City Code, Sections 52.201.1 and 52.301.1
- Certified copy of City of Dallas Fire Department record 13.
- 14. Certified copy of City of Kleberg denial of SUP
- CPI inflation calculator comparing 1978 to 1999 15.
- CPI inflation calculator comparing 1978 to 2011 16.
- Estimated investment and income of prior owners 17.
- Estimated investment and income of Mr. Gregory 18.
- 19. Affidavit of Lisa Penney
- Certified copy of City of Kleberg ordinance re mobile homes 20.
- Record from Texas Department of Housing and Community Affairs 21.
- 22. Excerpt of Marshall & Swift valuation
- CPI inflation calculator comparing 1978 to 2002 23.

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EXHIBIT

1



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STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

I, ROSA A. RIOS, Assistant City Secretary, of the City of Dallas, Texas, do hereby certify the attached records are maintained in the Dallas Municipal Archives:

City of Kleberg, Texas - 1956 - 1978 [Collection # 91-064] Box 6, Folder 3, Item 10, pages 1-3

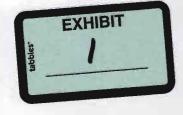
and that I have custody and control of said records.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the 17th day of March, 2011

ROSA A. RIOS

ASSISTANT CITY SECRETARY CITY OF DALLAS, TEXAS

PREPARED BY JHS



ORDINANCE NO. 348

AN ORDINANCE OF THE CITY OF KLEBERG, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF KLEBERG, AS HERE-TOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING-DESCRIBED TRACT OF LAND FROM "A" RESIDENTIAL DISTRICT CLASSIFICATION TO "A" RESIDENTIAL DISTRICT CLASSIFICATION, SUBJECT TO A SPECIAL USE PERMIT FOR A MOBILE HOME PARK; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, TO-WIT: BEING PART OF THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A CERTAIN 15-ACRE TRACT OF LAND CONVEYED TO M. Y. WOFFORD BY H. W. LAWSON, ET UX., BY DEED RECORDED IN VOL. 568, PG. 403, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND A FENCE LINE ALONG THE NORTHEAST LINE OF THIS TRACT; THENCE, SOUTH 45° WEST ALONG THE SOUTHEAST LINE OF SAID 15-ACRE TRACT, PASSING AN IRON STAKE, 1383 FEET TO THE DALLAS-SEAGOVILLE ROAD; THENCE, SOUTH 45° EAST, ALONG SAID DALLAS-SEAGOVILLE ROAD; 252 FT.; THENCE, NORTH 45° EAST, PARALLEL WITH THE SOUTHEAST LINE OF SAID 15-ACRE TRACT OF LAND, 1383 FEET TO A POINT WHERE THE NORTHEAST LINE OF SAID 15-ACRE TRACT, IF EXTENDED, WOULD INTERSECT, BEING A FENCE LINE; THENCE, NORTH 45° WEST TO THE PLACE OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO FRANK P. REEK, ET UX., BY C. V. THOMPSON BY DEED, DATED APRIL 1, 1941, RECORDED IN VOL. 2272, PG. 117, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO GAY B. COHEA, ET UX., BY FRANK P. REEK, ET UX., RECORDED IN VOL. 3543, PG. 345, DEED RECORDS OF DALLAS COUNTY, TEXAS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Planning Commission of the City of Kleberg and the governing body of the City of Kleberg, in compliance with the laws of the State of Texas, and with the provisions of the Comprehensive Zoning Ordinance of the City of Kleberg, have given the requisite notices by publication and otherwise, and after holding

due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Kleberg is of the opinion that the zoning should be granted; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KLEBERG, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Kleberg, Texas be and the same is hereby amended by amending the Zoning Map of the City of Kleberg, so as to give the following-described property a zoning change classification from "A" Residential District Classification to "A" Residential Classification, subject special use permit for a mobile home park. That the property is described as follows, to-wit:

ALL that certain lot, tract or parcel of land situated in Dallas County, Texas, to-wit:

BEING part of the Robert Kleberg Survey, Abstract No. 716, and described as follows:

BEGINNING at the Northeast corner of a certain 15-acre tract of land conveyed to M. Y. Wofford by H. W. Lawson, et ux., by Deed recorded in Vol. 568, Pg. 403, Deed Records of Dallas County, Texas, and a fence line along the Northeast line of this tract;

THENCE, South 45° West along the Southeast line of said 15-acre tract, passing an iron stake, 1383 feet to the Dallas-Seagoville Road;

THENCE, South 45° East, along said Dallas-Seagoville Road 252 feet;

THENCE, North 45° East, parallel with the Southeast line of said 15-acre tract of land, 1383 feet to a point where the Northeast line of said 15-acre tract, if extended, would intersect, being a fence line;

THENCE, North 45° West to the PLACE OF BEGINNING and being the same property conveyed to Frank P. Reek, et ux., by C. V. Thompson by Deed, dated April 1, 1941, recorded in Vol. 2272, Pg. 117, of the Deed Records of Dallas County, Texas, and being the same property conveyed to Gay B. Cohea, et ux., by Frank P. Reek, et ux., recorded in Vol. 3543, Pg. 345, Deed Records of Dallas County, Texas.

SECTION 2. That all ordinances of the City of Kleberg in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Kleberg not in conflict with the provisions of this ordinance shall remain in full force and effect.

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SECTION 3. That the above-described property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Kleberg, as heretofore amended, and it is amended herein by the granting of this zoning classification, subject to the following special conditions and requirements: The grantees of the special use permit, or their successors or assigns, shall conform to the requirements for "House Trailer Parks" set out in Chapter 8, Code of Ordinances, City of Kleberg, Texas.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Kleberg, and upon conviction shall be punished by a fine not to exceed the sum of TWO HUNDRED DOLLARS (\$200.00) for each offense.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Kleberg, Texas, on the 24 day of ________, 1977.

APPROVED:

LIMI

ATTEST:

- Oliver Secretary

APPROVED AS TO FORM:

ATTORNEY

BOA 240 - 105 A Herr E PS 27

EXHIBIT

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AHZM E PS 28

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF DALLAS §

I, **DEBORAH WATKINS**, City Secretary, of the City of Dallas, Texas, do hereby certify the attached records are maintained in the Dallas Municipal Archives:

City of Kleberg, Texas [Collection 91-064]
Box 4, Item 2 (Bound Volume)
City Council Agenda and Minutes:
September 19, 1977
October 24, 1977

and that I have custody and control of said records.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the 31st day of March, 2011.

DEBORAH WATKINS CITY SECRETARY

CITY OF DALLAS, TEXAS

PREPARED BY __jhs__

EXHIBIT 2

Atach E

THE KLEBERG CITY COUNCIL WILL MEET IN REGULAR SESSION MONDAY, OCTOBER 24, 1977, AT 7:30 P.M. IN THE CITY HALL LOCATED AT 203 SOUTH BELT LINE ROAD IN KLEBERG, TEXAS.

AGENDA

- 1. CALL MEETING TO ORDER
- 2. INVOCATION
- APPROVE

MINUTES OF REGULAR COUNCIL MEETING OCTOBER 10, 1977 MINUTES OF EMERGENCY COUNCIL MEETING OCTOBER 19, 1977

- 4. KLEBERG CITIZENS COMMITTEE FOR CONSOLIDATION
- 5. BERT WEBB TO PRESENT FINAL PLAT PLAN
 LEGAL DESCRIPTION OF SAID PROPERTY DRIVEWAY EASEMENT
 OF MOBIL HOME PARK
- 6. LEONARD AND DANA HEWITT OF 339 ISABELLE REQUEST TO APPEAR BEFORE CITY COUNCIL CONCERNING SPEED SIGN FOR ISABELLE
- 7. ADOPTION OF FLOOD PLAIN MANAGEMENT ORDINANCE
- 8. DISCUSS/ACTION SIZE OF OUT BUILDING AND NUMBER ALLOWED ACCORDING TO SIZE OF PROPERTY
- 9. DISCUSS/ACTION PAYING OF BILLS

I DO, HEREBY, CERTIFY THAT THE ABOVE NOTICE WAS POSTED ON THE BULLETIN BOARD OCTOBER 21, 1977, AT 5:00 P.M. IN THE CITY HALL IN KLEBERG, TEXAS.

Sonfall ARY

THE KLEBERG CITY COUNCIL MET IN REGULAR SESSION MONDAY, OCTOBER 24, 1977, AT 7:30 P.M., IN THE CITY HALL LOCATED AT 203 SOUTH BELT LINE ROAD IN KLEBERG, TEXAS.

MINUTES

- Meeting was called to order by Mayor Pro Tem. Herbert Hawes.
- Invocation by Mayor Pro Tem. Herbert Hawes.

Members present:

Councilmen:

Mayor Pro Tem. Herbert Hawes

John Culver
A. D. Hudnall
W. Reid Russell
Alton Terry

City Attorney: City Consultant: Robert L. Dillard, III

Jack Russell

 On the Agenda was to approve the minutes of regular City Council meeting on Monday, October 10, 1977.
 W. Reid Russell made a motion to approve the minutes of regular meeting.

A. D. Hudnall seconded the motion.

Vote: Unanimous

On the Agenda was to approve the minutes of emergency City Council meeting on Wednesday, October 19, 1977. W. Reid Russell made a motion to approve the minutes of emergency meeting.

A. D. Hudnall seconded the motion.

Vote: Unanimous

- 4. On the Agenda was Kleberg Citizens Committee for Consolidation. Mrs. Carmen Bernal representing Kleberg Citizens Committee presented the petition for the City of Kleberg to consolidate with the City of Dallas. Mayor Pro Tem. Hawes accepted the petition.
- 5. On the Agenda was Bert Webb to present final plat plan for mobil home park.
 Bert Webb did not appear. Attorney Robert Dillard presented the Ordinance for this mobil home park as Ordinance 348.

W. Reid Russell made a motion to adopt this Ordinance.

A. D. Hudnall seconded the motion.

Vote: Unanimous

REGULAR CITY COUNCIL MEETING, OCTOBER 24, 1977

- 6. On the Agenda was Leonard and Dana Hewitt of 339 Isabelle requesting to appear before City Council concerning speed sign for Isabelle. There are no speed limit signs for Isabelle posted and if a sign is not posted, the speed limit is 30 MPH. The Council asked Chief of Police Hargrove to check out Isabelle to see if one speed limit sign or two speed limit signs are necessary or if a lower speed limit sign is needed for Isabelle. The City will buy the signs. Chief Hargrove will check this out and report what is needed.
- 7. On the Agenda was Adoption of Flood Plain
 Management Ordinance.
 City Consultant Jack Russell presented this
 Ordinance as Ordinance 347 and told the Council
 that adoption of this new Ordinance is necessary
 for us to continue to participate in the
 Community Development Block Grant as the
 regulations have changed.
 A. D. Hudnall made a motion to adopt this Ordinance.
 W. Reid Russell seconded the motion.
 Vote: Unanimous
- 8. On the Agenda was discuss/action size of out building and number allowed according to size of property. John Culver made a motion to table this. Alton Terry seconded the motion.

 Vote: Unanimous
- 9. On the Agenda was paying of bills. A. D. Hudnall made a motion to pay the bills for the exact amount. John Culver seconded the motion. Vote: Unanimous

Mayor Woodruff was unable to attend this meeting.

John Culver made a motion to adjourn. W. Reid Russell seconded the motion.

Vote: Unanimous

MAYOR

THE KLEBERG CITY COUNCIL WILL MEET IN A SPECIAL MEETING P. 32 MONDAY, SEPTEMBER 19, 1977, AT 7:00 P.M., IN THE CITY HALL LOCATED AT 203 SOUTH BELT LINE ROAD IN KLEBERG, TEXAS.

AGENDA

- DISCUSS AMENDING ORDINANCES MAYOR WOODRUFF
- 2. DISCUSS PURCHASING TIRES FOR GARBAGE TRUCK W. REID RUSSELL
- 3. DISCUSS GENERAL FUND BUDGET, SANITATION FUND BUDGET, AND REVENUE SHARING BUDGET JACK RUSSELL
- 4. DISCUSSION ON TAX

DISCUSS TAX COLLECTION AND ENTERING INTO CONTRACT WITH CITY OF DALLAS BY NOVEMBER 15, 1977 - JACK RUSSELL

BILL CAIN WANTS TO DISCUSS AN ADDITION TO ACCEPTING DALLAS' BID LOOKING AT WHAT HE HAS TO OFFER - A. D. HUDNALL

- 5. DISCUSS MOBIL HOME ORDINANCE TO BE DRAWN UP ON MOBIL HOME PARK ON SEAGOVILLE ROAD FOR BERT WEBB A. D. HUDNALL
- 6. DISCUSS SELLING PERMIT TO MR. DENNIS TO USE CITY DUMP FOR THE PERSONAL ROUTE HE HAS OUTSIDE CITY A. D. HUDNALL
- 7. DISCUSS STOP SIGNS HERBERT HAWES
- 8. DISCUSS LANDFILL PERMIT
- 9. DISCUSS LETTER FROM TEXAS DEPARTMENT OF COMMUNITY AFFAIRS DATED SEPTEMBER 13, 1977, CONCERNING PAYMENT FOR WORK COMPLETED (LAND USE ENVIRONMENTAL ASSESSMENT)
- 10. DISCUSS TWO BIDS FOR CAR
- 11. DISCUSS NEED FOR LETTER FROM J. J. ROWLAND OR HIS ATTORNEY AUTHORIZING US TO TAKE OUR TRUCKS ONTO ROWLAND'S PRIVATE STREETS
- 12. DISCUSS APPOINTING 2 ALTERNATES TO BOARD OF ADJUSTMENT

I DO, HEREBY, CERTIFY THAT THE ABOVE NOTICE WAS POSTED ON THE BULLETIN BOARD SEPTEMBER 16, 1977, AT 5:00 P.M. IN THE CITY HALL IN KLEBERG, TEXAS.

Son CITY SECRETARY

033

THE KLEBERG CITY COUNCIL MET IN SPECIAL SESSION MONDAY, SEPTEMBER 19, 1977, AT 7:00 P.M., IN THE CITY HALL LOCATED AT 203 SOUTH BELT LINE ROAD IN KLEBERG, TEXAS.

The City Council and City Consultant, Jack Russell, met; but did not have the Attorney or City Secretary present so no minutes were kept.

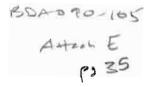
4-241

CITY SECRETARY

BOA 090-105 Atach E Pg 34

EXHIBIT

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AFFIDAVIT

Before me, the undersigned authority, personally appeared Sharon Choate, who, being by me duly sworn, deposed as follows:

My name is, Sharon Choate, I am of sound mind and capable of making this affidavit, and personally acquainted with the facts herein stated:

I am the custodian of records for the Texas Department of Housing and Community Affairs, Manufactured Housing Division (Manufactured Housing Division), a public agency in the State of Texas. The Manufactured Housing Division has reviewed its records and has found no documents responsive to your request for a copy of a Statement of Ownership and Location on a Mr. Gregory (under Richard, Rich or Rickey Gregory) located at 14831 Seagoville Road, Dallas County, Texas.

Sharon Chark
Sharon Choate, Affiant

SWORN TO AND SUBSCRIBED before me on this the 28th day of March,

2011.

Notary Public, State of Texas

Notary's Printed Name:

My Commission Expires:

HAROLD J. WHITE
Notary Public, State of Texas
Notary Without Bond
My Commission Expires
MARCH 3, 2012

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EXHIBIT 4

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AFFIDAVIT

Before me, the undersigned authority, personally appeared Sharon Choate, who, being by me duly sworn, deposed as follows:

My name is, Sharon Choate, I am of sound mind and capable of making this affidavit, and personally acquainted with the facts herein stated:

I am the custodian of records for the Texas Department of Housing and Community Affairs, Manufactured Housing Division (Manufactured Housing Division), a public agency in the State of Texas. Attached hereto are _9 pages of public records from the Manufactured Housing Division pursuant to your request for copies of all Statements of Ownership and Location documents issued for homes located at 14831 Seagoville Road, Dallas County, Texas.

These attached records are kept by the Manufactured Housing Division in the regular course of business, and it was the regular course of business of the Manufactured Housing Division for an employee or representative of the Manufactured Housing Division, with knowledge of the act, event, condition, opinion, or diagnosis, recorded to make the record or to transmit information there of to be included in such record; and the record was made at or near the time of the act or reasonably soon thereafter. The documents attached are exact duplicates of the original.

Sharon Choate, Affiant

SWORN TO AND SUBSCRIBED before me on this the 28th day of March , 2011.

Notary Public, State of Texas

Notary's Printed Name:

My Commission Expires:

HAROLD J. WHITE Notary Public, State of Texas Notary Without Bond ly Commission Expires ARCH 3. 2012

EXHIBIT

WHTTE

DATE OF CERTIFICATE 12/02/1999	1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TEXAS ORIGINAL CERTIFICATE OF OWNERSHIP MANUFACTURED HOME DOCUMENT OF TITLE THIS DOCUMENT OF TITLE MAY NOT REFLECT THE EXISTENCE OF A TAX LIEN. INFORMATION MAY BE OBTAINED FROM THE DEPARTMENT ON WRITTEN REQUEST	SING AND CO FIFICATE O IE DOCUMI OT REFLECT :	MMUNITY AFFAIRS OWNERSHIP ENT OF TITLE THE EXISTENCE OF A TAX L. ARTMENT ON WRITTEN REQ		CERTIFICATE NUMBER 01103544	
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EXECUTIVE DIRECTOR		-	-		NOTARY SIGNATURE		DATE

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Texas Department of Housing and Community Attairs

MANUFACTURED HOUSING DIVISION

P. O. BOX 12489 Austin, Texas 78711-2489
(800) 500-7074, (512) 475-2200 FAX (512) 475-4706
Pursuant to the Texas Manufactured Housing Standards Act. Article 5221f

BOADID-105 AHICH E 13 39

Application for a Manufactured Home Title

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Please type or print clearly. Pleas	se fill out both sides of form com	oletely.	
Application for a New Home Title	☐ Issue a New Document of	Title to a Survivi	ng Spouse
Application for a Used Home Title	(A copy of the death certificate of the	e deceased spouse is	attoched)
☐ Record a Lien Only	. Lien Assignment		
☐ Application for a Duplicate (Lost) Title	☐ Reinstate Title from Real I		
Correction (Please complete BLOCK # 4 on the back)	☐ Reinstate Title from Busin	ess Use	
☐ Issue a Title as a Result of a Divorce or Heirship	Other (for use if the boxes above	e DO NOT apply, pla	ase explain)
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albla mobile Mansions			
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3123 N, HWY 175 City/State/Zip	City/State/Zip	_	
SEAGOVILLE, TX 75159	DALLAS, TX 7525	3	
Daytime Phone Number	Daytime Phone Number		
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F. O. BOX GOVICE	Cin/State/Zin		
City/State/Zip	City/State/Zip		
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A Hein E

BLOCK 4: Corrections and/or Request for Duplicate/Lost Title ☐ Request for a Duplicate ☐ Request for Corrected Title Name: Certificate of Title #: __ Address: City:__ State: Use the space below for correction to the title, (Attach original title.) BLOCK 5: Right of Survivorship The individuals listed as purchasers or transferees wish to use this document to constitute an agreement for right of survivorship or joint tenancy, and that on upon the death of either, the title shall pass to the other. Right of Survivorship or Joint Tenancy? BLOCK 6: Signatures (Notarization is OPTIONAL.) I (WE) certify that the statements set forth herein above and the information attached hereto are true and correct. Signature of Seller or Transferor Sworn and subscribed before me this _____ Sworn and subscribed before me this _____ day of Signature of Notary Signature of Notary Signature of Purchaser or Transferee Signature of Seller or Transferor Sworn and subscribed before me this _____ day of Sworn and subscribed before me this _____ day of Signature of Notary Signature of Notary NOTE: Signature (s) of lienholder (s) needed only when posting a lien assignment or applying for a duplicate title. Signature of First Lienholder Signature of Second Lienholder Sworn and subscribed before me this _____ day of Swom and subscribed before me this _____ day of 19_____ 1,1, Signature of Notary Signature of Notary

Department Use Only

01824256

Marie Steel

MANUFACTURER'S CERTIFICATE OF ORIGIN TO A MANUFACTURED HOME

76028 THE MANUFACTURER WARRANTS THAT A GOOD AND MARKETABLE TITLE EXCLUDING HITCH EXCLUDING HITCH REGISTRATION NO. EXCLUDING HITCH EXCLUDING HITCH THE UNDERSIGNED MANUFACTURER REREBY CERTIFIES THAT THE NEW MANUFACTURED HOME DESCRIBED HEREIN, THE PROPERTY OF SAID MANUFACTURER, HAS BEEN BY SIGNING THIS MCO ABOVE, THE MANUFACTURER HEREBY SWEARS BEING TRANSFERRED AND THAT NO OTHER VALID MANUFACTURER'S AND AFFIRMS THAT THE TEXAS SALES & USE TAX HAS BEEN PLACED ON THE INVOICE TO THE RETAILER AND WILL BE COLLECTED AND PAID PURSUANT TO CHAPTER ISS, TEXAS TAX CODE. CERTIFICATE OF ORIGIN IS ISSUED AND OUTSTANDING ON THE 85207 WIND ZONE TRANSFERRED ON THE DATE SET FORTH HEREIN, SUBJECT TO THE TERMS AND CONDITIONS OF THE INVOICE OR OTHER APPLICABLE AGREENENT TO:

| ADDRESS OF RETAILER TAND. | CITY | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | STATE | S TOTAL SQUARE FEET STATE Tx CONSTRUCTED FOR: 16 x 76 MANUFACTURED HOME DESCRIBED HEREIN. SIZE SIZE SIZE STATE General Manager, George Guthrie 8 AUTHORIZED SIGNATURE/TITLE ADDRESS OF MANUFACTURER 26500 MANUFACTURER OF HOME ROOF LOAD ZONE 501 S. Burieson Blvd. Redman Homes, Inc. **ENERGY ZONE** NUMBER OF SECTIONS WEIGHT WEIGHT INVOICE # CITY Burleson THIS MANUFACTURER'S CERTIFICATE OF ORIGIN MAY NOT BE ASSIGNED BY A RETAILER WHOSE NAME APPEARS HEREIN EXCEPT TO ANOTHER RETAILER REGISTRRED WITH THE TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFARS. ANY TRANSFER OF TITLE TO A CONSUMERPURCHASER MUST BE ACCOMPANIED BY A PROPERLY EXECUTED AFFIDANT OF DISPOSITION ALONG WITH THE SURRENDER OF THE MANUFACTURER'S CERTIFICATE. October 18, 1999 75159 9-3-99 TYPE NAME AND TITLE OF PERSON AUTHORIZED TO SIGN FOR TRANSFERENCE TO RETAILER TYPE NAME AND TITLE OF PERSON AUTHORIZED TO SIGN FOR TRANSFERENCE TO RETAILER 12534046 MANUFACTURE 8632 E Apache Trall DATE DATEOF RBI-33415 SERIAL NUMBER SERIAL NUMBER SERIAL NUMBER SERIAL NUMBER REGISTRATION NO REGISTRATION NO MODEL DESIGNATION Shadowrldge STATE SECOND ASSIGNMENT (FOR RETAILEDS ONLY) R-33436 FIRST ASSIGNMENT (FOR RETAILERS ONLY) PFS624380 C H Homes Corporation d/b/a Mobile Mensions 3123 N. Hwy. 175 Barbara L. Lopez AUTHORIZED SIGNATURE Dorbera AUTHORIZED SIGNATURE Seagoville LABEL DECAL NUMBER LABEL/DECAL NUMBER LABEL DECAL NUMBER LABEL/DECAL NUMBER TRANSFER DATE WAPPE OF RETAILER NAME OF RETAILER DBAY TXAD, Inc. ADDRESS ADDRES NOTE: ë È E

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MHD FORM 1049 / MCO.DOC

Rev. 12/17/98

Texas Department of Housing and Community Affairs MANUFACTURED HOUSING DIVISION

BDA 090-105 Attent PJ 42

P. O. BOX 12489 Austin, Texas 78711-2489 (800) 500-7074, (512) 475-2200 FAX (512) 475-4706 Pursuant to the Texas Manufactured Housing Standards Act, Article 5221f

Statement of Home Location

otatement (THOME LOCATION	
F	ORM E	
Please type	or print clearly.	
BLOCK 1: Home Infor	mation (Must be compl	eted.)
Is this home New (xx) or Used ()?	Model:	Stadowidae
Manufacturer's Name and Registration #:	HOMES THE	7-52-70-70-70-70-70-70-70-70-70-70-70-70-70-
Label/Seal Number	Complete Serial Num	ber Weight Size.
Single Section: PFS 624380	12534046	26500 16076
Double Section:		
Triple Section:		
Immediately before the sale or transfer, the above describe	d home was located at the f	ollowing address:
3123 N. HWY 1751 SEATIVITIE, TEXAS	lity	County
Please check ONE of the following boxes:		
Please Check Ofth of the following boxes.		
☐ The home was not and will not be moved from the	above location. (Complete	BLOCKS 1 and 5.)
☐ The home was / will be moved from the above lo		
BLOCKS 1, 2, and 5.)	1	and the state of t
The home \$938/ will be installed at the new locati	on (Complete all BLOC	CKS.) NOTE: The Installation
Report (Form T) must be attached along with a \$20	•	mon inormalianon
		VV. (18/9) 2 V 10 34
BEOCK 2: Home Was/Will be Moved by:		Was/Will be Installed by:
Mover's Regisuation #: I-03764	Installer's Registration #:	7764
Company Name:	Company Name: PEDRO MORENO	TRANSPORT
PEDRO MORENO TRANSPORT MOVET'S Name:	Installer's Name:	
ddress:	Address:	
1522 E. FM #664	1522 E. FM	#664
City/Suc/Zip: FERRIS, TX 75125	City/State/Zip: FERRIS, TX	75125
hone Number:	Phone Number:	
) 214-314-1032 RI OCK*4* Nm	() 214 314-1032	
DECORT: NO	w Site Location	- Marie Carlos
he home WWS / WILL BE installed at the following location)-18-99
14831 SEAGOVILLE ROAD Physical location of home	Date of Ins	tallation
DALLAS, TX 75253	DAC	
ity/State/ZIP		ere home WAS / WHLL BE installed
BLOCK 5: Purchaser/		-47-44-45 PM AIR -
(We) certify that the statements set forth hereinabove a	nd the information attached	hereto are true and correct.
2/ May Sa May 10.18.99	•	
Signature of Purchaser of Transferee	Signature of Pu	rchaser or Transferee
000		
wom and subscribed before me this day of		
BDA 090-105	4-250 0.1.824	SEAL 25 c
	A 'T OV '	AUD www

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DATE OF CERTIFICATE 06/07/1999	This Inform	TEXAS ORIGINAL CE MANUFACTURED HI DOCUMENT OF TITLE MAY	ERTIFICAT OME DOCU	E OF OWNERSHIP JMENT OF TITLE CT THE EXISTENCE OF A TANDEPARTMENT ON WRITTEN R		TIFICATE NUMBER 01064159
MANUFACTURER WICK BU 2600 BONI GAINESV	ILDING SYSTEMS E NAVILLA DRIVE ILLE, TX 76240	NCORPORATED	Not	DEL DESIGNATION ARTCR NTY WHERE INSTALLED DA	AFT	WND /ON
DATE OF MANUFACTURE		LABEL SEAL NUMBE		SERIAL NUMBER	WEIGHT	SIZI (EXCLUDING BILICI)
TOTAL SO. FEET 1464	SECTION ONE SECTION TWO SECTION THREE SECTION FOUR	TEX0071603 TEX0071602		65248057PAA 65248057PAB	18500 19300	12.0 X 61.0 12.0 X 61.0
OWNER BOBBY VANCE JANUARY S. VANC 14831 SEAGOVILL DALLAS, TX 75253	E RD., LOT#3	ATEL I POSTACE PARTY	FIRST	US 27 1999 TO THE PORT OF THE	Tale NOTARY SIGNA	Date
SELLER RANDY MILLARD DAWN MARIE SAN 2501 LAKESIDE	DYES NO BRANSON LUISENO		SECOND 1111			
DALLAS, TX 75253			Lien	ylkasinic	Title	Date
Name times DAISYSTINER			NOTARY	NOTARY STAMP		
EXECUTIVE DIRECTOR					NOTARY SIGNA	TURE DATE

GP-152141

		TEXAS DEPARTMENT OF H	OUSING AND	COMMUNIT	ry affairs			
DATE OF CERTIFICATE 04/09/1998		TEXAS ORIGINAL CE MANUFACTURED HO DOCUMENT OF TITLE MAY MATION MAY BE OBTAINED	OMEDOCUA NOT REFLEC	MENT OF THE	TLE STENCE OF A TAX LIE	en.	rifica te number 00969620	
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			of Lim NOTARY	NOTAL	Signatur RY STAMP	Titl:	Date	
EACH OWNER MUST SIGN DO GNATURE OF OWNER(S)	DOUMENT OF TITLE INMED	HATELY UPON RECEIPT	,			NOTARY SIGN/	ATURE DA	TE
			SECOND					
LLER SEAGOVILLE STAT	YES DNO		LIEN					
P.O. BOX 909 SEAGOVILLE, TX 7	5159		Release of Lica	,	Signature	Title	Date	
manley_		-	NOTARY	NOTAR	, Y STAMP			•
LARRY PAUL MANLEY EXECUTIVE DIRECTOR					_	NOTARY SIGNA	TURE DAT	E,

AS DEPARTMENT OF SING AND COMMUNITY AFFAIRS (4) BOX 12489, AUSTIN, TEXAS 18711-2489 (5) 12485-2200 PAX: (5) 12475-4706

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P545

江田等的东京中国的国际的大学的大学

PLEASE CHECK THE BOX THAT APPLIES AND SUBMIT A \$35,00 APPLICATION FEE.

TO RELEASE A LIEN ONLY
Release of lien area on front should be signed and notarized. This side need not be completed.
 TO RECORD A LIEN ONLY

Complete Owner information in Block 1, lien information in Block 2 and notarized signature of owner.

TO TRANSFER OWNERSHIP FROM SELLER
LISTED ON THIS TITLE TO NEW BUYER
Complete this application. Attach Form E (Statement of Ilone location) and Form T (Installation Report).
An additional \$20.00 inspection fee is required if the home was or will be installed at a new location.
Make payable to TEXAS DEPARTMENT OF HOUSENG AND COMMUNITY AFFAIRS.

SEAGOVILLE STATE BANK
P.O. BOX 909
SEAGOVILLE TX 75159
SEAGOVILLE TX 75159
SEAGOVILLE TX 75159

PURSUANT TO THE TEXAS MANUFACTURED HOUSING STANDARDS ACT, T.C.S., ARTICLE 52211 APPLICATION FOR TITLE TRANSFER

	E TYPE ON PAINT
F 11	RCHASER/OWNER INFORMATION /
DATE OF SALE/PURCHASE: 5-27-99	COUNTY INSTALLED: DALLAS , TEXAS
SELLERISI OR THANSFEHORISI:	PUNCHASERISI OR THANSFERCESI:
RANDY MILLARD BRANSON	BOBBY VANCE
NAME	NAME
DAWN MARIE SANLUISENO	JANUARY S. VANCE
NAME	NAME
MARING ADDRESS	MALING ADDRESS
2501 LAKESIDE DRIVE	14831 SEAGOVILLE ROAD, LOT #3
DALLAS, TEXAS 75253	DALLAS, TEXAS 75253
DAYTIME PHONE NUMBER Area Code (972) 287-6437	DAYTIME PHONE HUMBER Area Code 1972 1 286-6961
BLOCK 2. MORT	GAGE LIEN INFORMATION
WILL THERE BE A MORTGAGE LIEN PLACED ON THE NEW TITLE! YYYT	ES (Complete BLOCK 2) NO (There is not a mortgage lien on this home)
DATE OF FIRST LIEN 5-27-99	DATE OF SECOND LIEN
NAME CE FIRST VETIMOLISEMEBANK (NAME OF SECOND LENHOLDER
MARING ADDRESS P.O. BOX 909	MANING ADDRESS
CITY, STATE, ZIP SEAGOVILLE, TX 75159	CITY, STATE, ZIP
DAYTIME PHOLE NUMBER 4100 Code (972 287- 2030	DAYTIME PHONE NUMBER AND CODE ()
	ITS OF SURVIVORSHIP
	cument to constitute an agreement for right of survivorship, then on the death
RIGHT OF SURVIVORSHIP:	XX YESNO }
<u> </u>	IGNATURES
AME) CERTIFY THAT THE STATEMENTS SET FORTH HEREINAB	OVE AND THE INFORMATIONATTACHED HERETO ARE TRUE AND CHARGE
Dans marie Santingero	Elle Vare
SIGNATURE OF SELLER OR TRANSFEROR	SIGNATURE OF PURCHASER OF TRANSFEREE
Randy M. Buarson	Walter March
SIGNATURE OF SELLER OR TRANSFEROR	SIGNATURE OF URCHASER OR TRANSFEREE
SIGNATURE OF SELLER OR TRANSFEROR	SIGNATURE OF PURCHASER OR TRANSFEREE
, , , , , , , , , , , , , , , , , , ,	
SWORN TO AND SUBSCRIBED BEFORE ME THIS 01775	521 SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF MAY . 1944.
Dolonk J. Harane	Somas Lhuides
SIGNATURE OF NOTARY	SIGNATURE OF JOTARY
(Notary Seal) DEBORAH L HARGRUYE	NOTARY PUBLIC AND ANY CHAIN AS 1855 And uis
MODEST 14, 2000	4-253

BDA 09 105

TEXAS DEPARTMENT OF LICENSING AND REGULATION

STATEMENT OF HOME LOCATION



Please Type or Print Clearly

BLOCK 1: HOME INFORMATION (Must be completed)

1 —		LABEL/SEAL NU	COLUMN TOWN ACT			
ΙLL	New	SINGLE WIDE: TEXOU71503	MBER COMPLETE SE 65248057PAA	RIAL NUMBER	WEIGHT	SIZE
XIX	Used	DOUBLE WIDE: TEXO071602	65248057PAB		18500	12X61
	·	TRIPLE WIDE:	0324003/ PAB		19300	12X61
			DING SYSTEMS INCORPORATED			
		, LOTS 60 & 61 BONNE HA	VEN DALLAS	lowing address:	DALLAS	
		Address MOBILE HOME P	ARK City		Cou	inty
Con	home wa mplete ble home was	s/will be, moved from the above ocks 1,2, and 5) s/will be installed at the new locat	the above location. (Complete block location but NOT installed at the new tion. (Complete all blocks) st be attached along with a \$20 sta	w location.		
Mover's i	Registrati	EWAS/WILL BE MOVED BY	Installer's Registr	ation#:		
			Name:			
hone:			City State Zip : Phone: ()			
		BL	OCKA: NEW SITE LOCATION	6 .111		
((111)	WAS/ W	ILL be installed at the following	ocation:			
he home		Physical location of home		Date of Installa	tion:	
		Physical location of home State		Date of Installa		/ILL be insta
		State		County where h		/ILL be insta
te home	Sly	State BLOCK 5: PU I (WE) CERTIFY THAT THE ST. ATTACK	Zip RCHASER/TRANSFEREE SIGN/ ATEMENTS SET FORTH HEREIN ABOV HED HERETO ARE TRUE AND CORRECT	County where h	ome WAS/N	/ILL be insta
	Sily	State State BLOCK 5: PU I (WE) CERTIFY THAT THE ST. ATT ACI OF Purchaser or Transferree ICE	RCHASER/TRANSFEREE SIGNA ATEMENTS SET FORTH HEREIN ABOV HED HERETO ARE TRUE AND CORREC	County where h	OTHE WAS/N	/ILL be insta
iky L BO	Solly Signature Bey VA	State BLOCK 5: PU I (WE) CERTIFY THAT THE ST. ATTACK	RCHASER/TRANSFEREE SIGNA ATEMENTS SET FORTH HEREIN ABOV HED HERETO ARE TRUE AND CORREC JANUARY S.	County where h	OTHE WAS/N	/ILL be insta

Significate of No TDER FORM (SOME) 11/94

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NOTARY PUBLIC

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EXHIBIT

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CUSTODIAN'S AFFIDAVIT OF RECORDS OF REGULARLY CONDUCTED

STATE OF TEXAS

8

COUNTY OF DALLAS

§

BEFORE ME, the undersigned authority, on this day personally appeared Aaron G. Delaney, who after being duly sworn by me, on his oath deposed as follows:

- "My name is Cherrie B. Shotts; I am over 21 years of age and am fully competent to make this affidavit. All the facts contained herein are within my personal knowledge and are true and correct.
- 2) I am an employee of the Building Inspection Division of the Department of Sustainable Development and Construction of the City of Dallas, County of Dallas, State of Texas (the "Division").
 - Attached to this affidavit are 24 pages of records from the Division. 3)
- 4) These records are kept by the Building Inspection Division in the regular course of business, and it was the regular course of business of the Building Inspection Division for an employee or representative of the Building Inspection Division with knowledge of the act, event, condition, opinion, or diagnosis recorded, to make this record or to transmit the information to be included in these records. The records were made at or near the time or reasonably soon after the records that were recorded. These records attached to this affidavit are the originals or exact duplicates of the originals.

SWORN TO AND SUBSCRIBED before me on the

LISA DAVIS

Notary Public State of Texas

Notary's printed name: 215A

80A 200-105 Attel E 1949

DEFARTMENT OF PLANSING AND DEVELOPMENT BUILDING INSPECTION

APPLICATION

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BDA 090-105

BOA-10-105 A HEILE PS 51

Page: 1 Document Name: Untitled

¢BI 1 9804141024 BLDG INSPEC	TION CERTIFICATE OF OCCUPANCY Password
Status B Type CO (CO/PE)	Trace #: 9804141024
Permit issued: 04 14 98	Census Tract: 17100 Sub: SE
Finalled Date: 04 15 98	Mapsco: 70_ / E Distr: 10K
Expiration:	
Street #'s Mod Dir Street Name	Type Suf Suite #'s Zip Code
	RD 75253
Owner/tenant MAUPIN NORMA	
Address 14831 SEAGOVILLE	RD Zip 75253
	DBA MAUPIN
· —	
Applicant MAUPIN NORMA_	Cntr# Name
Address 14831 SEAGOVILLE_	RD Zip 75253
	Phone # Fax #
BU1 F EL1 F ME1	F PL1 F
	TR F3=BICOPY F4=BI F5=RFI F6=HLD
F8=Next F9=BIADR F10=B	TAX F11=Print F12=Return
	168 104 52

Page: 1 Document Name: Untitled

¢BI 2 9804141024 BLDG INSPECTION CERTIFICATE OF OCCUPANCY Passwo	ord
Status B Type CO (CO/PE) Trace #: 9804141024	4
14831 SEAGOVILLE RD 75253	3
Land use 1400 Description: MANUFACTURED_HOME_PARK	
Act B Own A Occ R1_ Block8823 _ / _ Lot 68_ Base zone R10 Pdd# Sup# Deed Restr _ Fld Pl _ Dry _ Hist Escarp _ Type const V-N Req park Pro park Lot area Sprk Bdrms _ Bths _ Dwl units Stories BDA _ Pkg agrmt _ Early r RAR _ DIR _ Postage _ LL _ Review X	Airpt _ <lr< td=""></lr<>
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BOA 040-105 AHILL E P3 53

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HEALTH							
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PLANNING DEV.							FOTAL FEE
FINAL APPROVAL							

BDA 040-105 AH211, E PS 54

Permit # 9808135013

Issue Date: 08/13/1998

Sustainable Contruction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Azigiese a la company

14831 **SEAGOVILLE** RD, 1 75253

tandi kabupatèn ka

MANUFACTURED HOME PARK

ELECTRICAL RELEASE

THE PARTY CHARGES W.

\$0.01

Owner Or Tenant:

RICHARD GREGORY

014831 SEAGOVILLE RD DALLAS TX 75253

Applicant: Contractor:

RICHARD GREGORY GREGORY, RICHARD

Business Address:

Inches Of Removed Trees:

14831 SEAGOVILLE RD, DALLAS, TX 75253

Telephone:

972/287-9151

Fax: 000/000-0000

Lot:

068

Block:

000/88

0

Zoning:

Р

R10

PDD: 0

SUP:

Historic Dist: Dwlg Units: Consv Dist: Stories:

Pro Park: 0 New Area: 0 Req Park: 0 Lot Area: 0 Park Agrmt: N

Type Const:

Sprinkler:

Occ Code:

Occ Load:

Total Area: 0

Remarks:

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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BDA-340-105 AHEM E PS SS

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BOA-010-105 AHAA E ps 56

Permit # 9810196008

Issue Date: 10/19/1998

Sustainable Contruction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

14831 SEAGOVILLE RD, LOT5 75253

MANUFACTURED HOME PARK

100 AMP PANEL ON TRAILER POLE

\$800.00

Owner Or Tenant:

Business Address:

Inches Of Removed Trees:

GREGORY RICHARD

014831 SEAGOVILLE RD DALLAS TX 75253

Applicant:

THOMAS D SENTELLE

Contractor:

SENTELLE ENTERPRISES, INC.

PO BOX 3515, SUITE 104, Cedar Hill, TX 75106

Telephone:

972/291-3343

0

Fax: 972/293-1993

Lot:

068

Block:

98/000

R10

PDD: 0 SUP:

Historic Dist: **Dwlg Units:**

Consv Dist: Stories:

Zoning: 0 Pro Park: 0

Req Park: 0 Lot Area: 0

Park Agrmt: N

Type Const:

Sprinkler:

New Area: Occ Code: B1

Occ Load:

Total Area: 0

Remarks:

\$2 FAX FEE

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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600-010-105 A Hell E 15 57

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BDA 090-105

BOA 090-105

Permit # 0001135023

Issue Date: 01/13/2000

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14831 SEAGOVILLE RD, 2 75253

MANUFACTURED HOME PARK

Work This is publicated in

SERVICE

STUD OF VOLUME

\$575.00

Owner Or Tenant:

NA

014831 SEAGOVILLE RD 2 DALLAS TX 75253

Applicant:

JAMES NICHOLS

Contractor:

J NICHOLS ELECTRIC

Business Address:

104 RAILROAD AVE, SEAGOVILLE, TX 75159

972/962-8397 Telephone:

Fax:

Lot:

068

Block:

0

88/000 Zoning: R10

0

PDD: 0 SUP:

Historic Dist: 0 Dwlg Units:

Inches Of Removed Trees:

Consv Dist: Stories:

Pro Park:

Req Park: 0 Lot Area: 0

Park Agrmt: N

.Type Const:

Sprinkler:

New Area: Occ Code:

Occ Load:

Total Area:

Remarks:

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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BOA-090-105 AHELLE PS 59

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BOA 090-105 09 60

Permit # 0005035005

Issue Date: 05/03/2000

Sustainable Contruction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

14831 SEAGOVILLE RD, 5 75253

MANUFACTURED HOME PARK

Trans of Michael Colors

ELECTRICAL RELEASE

O STORT CONTRACTOR

\$0.01

Owner Or Tenant:

NOLAN FORD

014831 SEAGOVILLE RD 5 DALLAS TX 75253

Applicant:

NOLAN FORD

Contractor:

FORD, NOLAN

Business Address:

14831 SEAGOVILLE RD, 5, DALLAS, TX 75253

Telephone:

214/769-7763

0

Fax: 000/000-0000

0

Lot:

068

Block:

88/000

Zoning:

Occ Code: R3

PDD:

Req Park: 0

Lot Area: 0

Occ Load:

SUP:

Historic Dist: 0 Dwlg Units:

Consv Dist: Stories: Sprinkler:

Pro Park: New Area:

0 0

R10

Park Agrmt: N Total Area: 0

Type Const: Inches Of Removed Trees:

Remarks:

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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BDA-090-105 Att.LE PS 62

Permit # 0101101052

Issue Date: 01/10/2001

Sustainable Contruction and Development | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

AddRiver+ 18

14831 SEAGOVILLE RD, 2 75253

Paralle September

MANUFACTURED HOME PARK

NEW SERVICE FOR LOT 2

\$1,000.00

Owner Or Tenant:

GREGORY RICHARD

014831 SEAGOVILLE RD DALLAS TX 75253

Applicant:

SHERRY L GREEN

Contractor:

ALL IN ONE ELECTRIC SERVICES

Business Address:

Inches Of Removed Trees:

10 cedar bend trail, Lucas, TX 75002

Telephone:

972/231-0958

Fax:

__

Lot:

068 Block:

000/88

Zoning: R10

PDD:

): O

SUP:

Historic Dist: Dwlg Units: Consv Dist:

0

Pro Park: 0 New Area: 0 Req Park: 0 Lot Area: 0 Park Agrmt: N

Type Const:

Stories: Sprinkler:

Occ Code: R3

Occ Load:

Total Area: 0

Remarks:

This document is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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BSA040-105 AHAN E PS 63

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0509285024

Issue Date: 09/28/2005

Development Services Department| Building inspection Division | 214/948-4480 | www.dallascityhall.com

THE RESERVE OF THE PARTY OF THE Land Use Description: 14831 SEAGOVILLE RD, 3 75253

MANUFACTURED HOME PARK

Work Description

SERVICE RELEASE NO WORK

Value Of Work

\$1.00

RICK GREGORY

Owner Or Tenant:

GREGORY RICKEY, GREGORY RICKEY

14831 SEAGOVILLE RD TRLR 1 , DALLAS TEXAS 75253-3197 UNITED STATES OF AMERICA, 14831 SEAGOVILLE RD TRLR 1,

DALLAS TEXAS 75253-3197 UNITED STATES

Applicant:

Contractor:

Business Address:

Telephone:

Fax:

Lot:

Block: 8823 Zoning:

R-10(A) PDD: SUP:

Historic Dist:

Consv Dist:

Pro Park:

Req Park:

Park Agrmt:N

Dwlg Units: Type Const:

Stories: Sprinkler: New Area: Occ Code: Lot Area: 0 Occ Load:

Total Area:

Inches Of Removed Trees:

Remarks:

This permit is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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O OTHER CITY OF DALLAS BUILDING INSPECTION APPLIC	ATION 05413 6001
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RICK Gregor 148315 cagaricle RA Da	165 TX 75253
Rick Cot Took	
	ANY NAME
ADDRESS CITY BTATE ZIP PHONE	
Dallos TOX 75253 972	2 286 6011
DESCRIPTION OF PROPOSED PROJECT	NEW CONST \$
Mobile PARK & REMODEL 89 FT	REMODEL \$
Home total	> 100AL •
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BDA 090-105

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Certificate of Occupancy

Accies 14831 SEAGOVILLE RD 75253

Issued Date:

11/18/2009

RICK GREGORY

1483 SEAGOVILLE RD.

RICK GREGGORY

(1400) MANUFACTURED HOME PARK

0910221047

Lot: Historic Dist: Dwlg Units:

8823 Block: Consv Dist:

Stories:

Zoning: Pro Park: Occ Code: R2

PDD: R-10(A) Req Park: Lot Area: 0 SUP: Park Agrmt: N Total Area: 420 Dance Floor:N

Type Const: VB

Sprinkler: Occ Load: Alcohol: Remarks: TR 68, 2.899 ACRES, NON CONFORMING MOBILE HOME PARK, 5 SPACES ONLY.

Zaida Basora, Building Official

This certificate shall be displayed on the above premise at all times.

BOA390-105 AHZLL E PS 67

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BOA090-105



0912025004

Issue Date: 12/02/2009

Development Services Department| Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Land Use Descriptions

14831 SEAGOVILLE RD, # 2 75253

MANUFACTURED HOME PARK

Work Description

SERVICE RELEASE NO WORK

Value Of Work

\$0.00

Owner Or Tenant:

GREGORY RICKEY, GREGORY RICKEY

14831 SEAGOVILLE RD TRLR 1 , DALLAS TEXAS 75253-3197

DALLAS TEXAS 75253-3197 UNITED STATES O

Applicant: Contractor:

Business Address:

Telephone:

UNITED STATES OF AMERICA, TRLR 1 14831 SEAGOVILLE RD,

RICK GREGORY

Fax:

Lot:

68

Block:

8823

Zoning:

R-10(A) PDD:

SUP:

Historic Dist:

Consv Dist:

Pro Park:

Req Park:

Park Agrmt:N

Dwlg Units:

Stories:

New Area: Occ Code: Lot Area: 0 Occ Load:

Total Area:

Type Const: Sprinkler:

Inches Of Removed Trees:

Remarks:

This permit is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS PERMIT SHALL BE ROSTED AT WORK SHE AND IS SUBJECT TO CANCELLATION UPON NOTICE:

BOA-090-105 Attrac E ps U9

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BOA 040-105



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Issue Date: 04/08/2010

Development Services Department| Building Inspection Division | 214/948-4480 | www.dallascityhail.com

14831 **SEAGOVILLE RD** 75253

Land User Description:

MANUFACTURED HOME PARK

World Description

SERVICE RELEASE NO WORK

ROSALIA RODRIGUEZ

Value Of Work

\$0.00

Owner Or Tenant:

GREGORY RICKEY, GREGORY RICKEY

14831 SEAGOVILLE RD TRLR 1 , DALLAS TEXAS 75253-3197 UNITED STATES OF AMERICA, TRLR 1 14831 SEAGOVILLE RD,

DALLAS TEXAS 75253-3197 UNITED STATES O

Applicant:

Contractor:

Business Address:

Telephone:

Fax:

Lot:

68

8823 Block:

Zoning:

R-10(A) PDD:

SUP:

Historic Dist: **Dwlg Units:**

Consv Dist:

Pro Park:

Reg Park:

Park Agrmt:N

Stories:

New Area:

Lot Area: 0

Total Area:

Type Const:

Remarks:

Sprinkler:

Occ Code:

Occ Load:

Inches Of Removed Trees:

SUBJECT TO FIELD INSPECTOR APPROVAL - NO WORK TO BE DONE

This permit is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

THIS PERMIT SHALL REJEOSTED AT WORK SITE AND IS SUBJECT TO CANCEL DATION UPON NODGE.

BOA 040 - 105 After E pg 71

TYPE APPLICATION		
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BDA 090-105



1009145015

Issue Date: 09/14/2010

Development Services Department | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

14831 SEAGOVILLE RD, #2 75253

Land Use Description:

MANUFACTURED HOME PARK

Work Description:

SERVICE RELEASE NO WORK

Value Of Work

\$0.00

Owner Or Tenant:

GREGORY RICKEY, GREGORY RICKEY

14831 SEAGOVILLE RD TRLR 1 , DALLAS TEXAS 75253-3197 UNITED STATES OF AMERICA, TRLR 1 14831 SEAGOVILLE RD ,

DALLAS TEXAS 75253-3197 UNITED STATES O

Applicant:

Contractor:

Business Address:

Telephone:

Fax:

Lot:

68

Block:

8823 Zoning: R-10(A) PDD:

SUP:

Historic Dist:

Consv Dist:

Pro Park:

Reg Park:

Park Agrmt:N

Dwlg Units:

Stories:

New Area:

Lot Area: 0

Total Area:

Type Const: Inches Of Removed Trees:

Sprinkler:

Occ Code:

Occ Load:

Remarks:

SUBJECT TO FIELD INSPECTOR APPROVAL

RICK GREGORY

This permit is issued on the basis of information furnished in the application and is subject to the provisions of all governing ordinances, which must be complied with, whether or not herein specified.

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EXHIBIT

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Westlaw.

V.T.C.A., Occupations Code § 1201.451

Attack E Page I

CEffective: January 01, 2008

Vernon's Texas Statutes and Codes Annotated Currentness

Occupations Code (Refs & Annos)

Title 7. Practices and Professions Related to Real Property and Housing (Refs & Annos)

Subtitle C. Regulation of Certain Types of Housing and Buildings

<u> Chapter 1201</u>. Manufactured Housing

Subchapter J. Used or Salvaged Manufactured Homes

→ § 1201.451. Transfer of Good and Marketable Title Required

- (a) Except as otherwise provided by this subchapter, a person may not sell, exchange, or lease-purchase a used manufactured home without the appropriate transfer of good and marketable title to the home.
- (b) Not later than the 60th day after the effective date of the transfer of ownership or the date the seller or transferor obtains possession of the necessary and properly executed documents, the seller or transferor shall forward to the purchaser or transferee the necessary, executed documents. If the seller or transferor fails to forward the documents on a timely basis, the purchaser or transferee may apply directly for the documents. On receipt of the documents, the purchaser or transferee shall apply for the issuance of a statement of ownership and location.

CREDIT(S)

Added by Acts 2001, 77th Leg., ch. 1421, § 2, eff. June 1, 2003. Amended by Acts 2003, 78th Leg., ch. 338, § 31, eff. June 18, 2003; Acts 2005, 79th Leg., ch. 1284, § 24, eff. June 18, 2005; Acts 2007, 80th Leg., ch. 863, § 52, eff. Jan. 1, 2008.

HISTORICAL AND STATUTORY NOTES

2004 Main Volume

Prior Laws:

Acts 1987, 70th Leg., ch. 1134, § 4.

Acts 1989, 71st Leg., ch. 1039, § 2.18. Acts 1997, 75th Leg., ch. 791, § 8. Vernon's Ann.Civ.St. art. 5221f, § 8(d).

V. T. C. A., Occupations Code § 1201.451, TX OCC § 1201.451

Current through the end of the 2009 Regular and First Called Sessions of the 81st Legislature

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V.T.C.A., Occupations Code § 1201.206

BDA 090-105

Attach E

Page 1

PEffective: September 01, 2009

Vernon's Texas Statutes and Codes Annotated Currentness

Occupations Code (Refs & Annos)

Title 7. Practices and Professions Related to Real Property and Housing (Refs & Annos)

Subtitle C. Regulation of Certain Types of Housing and Buildings

<u>^ Chapter 1201</u>. Manufactured Housing

Subchapter E. Manufactured Home Statements of Ownership and Location (Refs & Annos)

→§ 1201.206. Application for Issuance of Statement of Ownership and Location

- (a) At the first retail sale of a manufactured home, the retailer shall provide for the installation of the home and ensure that the application for the issuance of a statement of ownership and location is properly completed. The consumer shall return the completed application to the retailer. In accordance with <u>Section 1201.204</u>, the retailer shall surrender to the department the original manufacturer's statement of origin at the same time that the retailer applies for the first statement of ownership and location.
- (b) Not later than the 60th day after the date of the retail sale, the retailer shall provide to the department the completed application for the issuance of a statement of ownership and location. If for any reason the retailer does not timely comply with the requirements of this subsection, the consumer may apply for the issuance of the statement.
- (c) Not later than the 60th day after the date of each subsequent sale or transfer of a home that is considered to be personal property, the seller or transferor shall provide to the department a completed application for the issuance of a new statement of ownership and location. If for any reason the seller or transferor does not timely comply with the requirements of this subsection, the consumer may apply for the issuance of the statement.
- (d) If the seller accepts a trade-in manufactured home as part of the consideration for the sale of another manufactured home, the seller shall file a completed application for the issuance of a new statement of ownership and location reflecting the change of ownership of the trade-in manufactured home from the prospective buyer to the seller. The seller shall file the application for the issuance of a new statement of ownership and location for the traded in manufactured home at the same time that the seller files the application for the issuance of a new statement of ownership and location for the manufactured home that was sold by the seller. If the seller is a retailer, the seller shall indicate on the application for the issuance of the new statement of ownership and location whether the trade-in manufactured home has been added to the inventory of the retailer.
- (e) Ownership of a manufactured home does not pass or vest at a sale or transfer of the home until a completed application for the issuance of a statement of ownership and location is filed with the department.
- (f) If the owner of a manufactured home relocates the home, the owner shall apply for the issuance of a new statement of ownership and location not later than the 60th day after the date the home is relocated. The department shall require that the owner submit evidence that the home was relocated in accordance with the requirements of the Texas Department of Transportation.
- (g) When an application for the issuance of a statement of ownership and location for a used manufactured home that is not in a retailer's inventory is filed, a statement from the tax assessor-collector for the taxing unit having power to tax

V.T.C.A., Occupations Code § 1201.206

BOM 10-105 Page 2

the manufactured home shall also be filed with the department. The statement from the tax assessor-collector must indicate that there are no personal property taxes due on the manufactured home that may have accrued on each January 1 that falls within the 18 months before the date of the sale.

(h) If a person selling a manufactured home to a consumer for residential use fails to file with the department the application for the issuance of a statement of ownership and location and the appropriate filing fee before the 61st day after the date of the sale, the department may assess a fee of at least \$100 against the seller. The department shall have the authority to enforce the collection of any fee from the seller through judicial means. The department shall place on the application for the issuance of a statement of ownership and location the following legend in a clear and conspicuous manner:

"THE FILING OF AN APPLICATION FOR THE ISSUANCE OF A STATEMENT OF OWNERSHIP AND LOCATION LATER THAN SIXTY (60) DAYS AFTER THE DATE OF A SALE TO A CONSUMER FOR RESIDENTIAL USE MAY RESULT IN A FEE OF UP TO ONE HUNDRED DOLLARS (\$100.00). ANY SUCH APPLICATION THAT IS SUBMITTED LATE MAY BE DELAYED UNTIL THE FEE IS PAID IN FULL."

- (i) When a properly completed notice of installation on the department's promulgated form is filed that relates to a secondary move, the notice must be accompanied by either:
 - (1) one true and correct copy of the original notice of installation; or
 - (2) a certification that a true and correct copy of the notice of installation has been provided to the chief appraiser for the county in which the home was installed; the delivery of the copy of the notice to the chief appraiser may be accomplished either by certified mail or by electronic mailing of the electronically reproduced document in a commonly readable format.
- (i-1) If the method specified in Subsection (i)(2) is used to report the installation, the department may adopt a discounted fee for the filing of the notice of installation.
- (j) In addition to providing each chief appraiser the monthly report required by <u>Section 1201.220</u>, the department shall, on request, provide the tax collector one copy of any requested reported notice of installation.
- (k) Notwithstanding any provision in this chapter to the contrary, if a person has acquired a manufactured home and the owner of record or any intervening owners of liens or equitable interests cannot be located to assist in documenting the chain of title, the department may issue a statement of ownership and location to the person claiming ownership if the person can provide a supporting affidavit describing the chain of title and such reasonable supporting proof as the director may require.

CREDIT(S)

Added by Acts 20(1), 77th Leg., ch. 1421, § 2, eff. June 1, 2003. Amended by Acts 2003, 78th Leg., ch. 338, § 15, eff. June 18, 2003; Acts 2005, 79th Leg., ch. 1284, §§ 12, 34(1), eff. June 18, 2005; Acts 2007, 80th Leg., ch. 863, § 27, eff. Jan. 1, 2008; Acts 2009, 81st Leg., ch. 77, § 8, eff. Sept. 1, 2009.

HISTORICAL AND STATUTORY NOTES

2011 Electronic Update

2009 Legislation

V.T.C.A., Occupations Code § 1201.206

202-010-105 A How C PS 77

Section 16(c) of Acts 2009, 81st Leg., ch. 77 provides:

"Section 1201.206(g), Occupations Code, as amended by this Act, applies only to an application for a statement of ownership and location filed on or after the effective date [Sept. 1, 2009] of this Act. An application for a statement of ownership and location filed before the effective date of this Act is governed by the law in effect immediately before that date, and the former law is continued in effect for that purpose."

2004 Main Volume

Prior Laws:

Acts 1981, 67th Leg., ch. 815, § 3. Acts 1987, 70th Leg., ch. 1134, § 9. Acts 1989, 71st Leg., ch. 1039, § 2.27. Acts 1991, 72nd Leg., ch. 617, § 9. Acts 1993, 73rd Leg., ch. 274, § 6. Acts 1995, 74th Leg., ch. 978, § 13. Vernon's Ann.Civ.St. art, 5221f, § 19(c).

V. T. C. A., Occupations Code § 1201.206, TX OCC § 1201.206

Current through the end of the 2009 Regular and First Called Sessions of the 81st Legislature

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END OF DOCUMENT

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V.T.C.A., Occupations Code § 1201.205

Effective: January 01, 2008

Vernon's Texas Statutes and Codes Annotated Currentness

Occupations Code (Refs & Annos)

Title 7. Practices and Professions Related to Real Property and Housing (Refs & Annos)

Subtitle C. Regulation of Certain Types of Housing and Buildings

[™] Chapter 1201. Manufactured Housing

Subchapter E. Manufactured Home Statements of Ownership and Location (Refs & Annos)

→ § 1201.205. Statement of Ownership and Location Form

A statement of ownership and location must be evidenced by a board-approved form issued by the department setting forth:

- (1) the name and address of the seller and the name and, if it is different from the location of the home, the mailing address of the new owner;
- (2) the manufacturer's name and address and any model designation, if available;
- (3) in accordance with the board's rules:
 - (A) the outside dimensions of the manufactured home when installed for occupancy, as measured to the nearest one-half foot at the base of the home, exclusive of the tongue or other towing device; and
 - (B) the approximate square footage of the home when installed for occupancy;
- (4) the identification number for each section or module of the home;
- (5) the physical address where the home is installed for occupancy, including the name of the county, and, if it is different from the physical address, the mailing address of the owner of the home;
- (6) in chronological order of recordation, the date of each lien, other than a tax lien, on the home and the name and address of each lienholder, or, if a lien is not recorded, a statement of that fact;
- (7) a statement regarding tax liens as follows:
- "On January 1st of each year, a new tax lien comes into existence on a manufactured home in favor of each taxing unit having jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lien must be recorded with the Texas Department of Housing and Community Affairs--Manufactured Housing Division as provided by law. You may check that division's records through its website or contact that division to learn any recorded tax liens. To find out about the amount of any unpaid tax liabilities, contact the tax office for the county where the home was actually located on January 1st of that year.";
- (8) a statement that if two or more eligible persons, as determined by Section 1201.213, file with the application for

BOA790-105 Page 2

V.T.C.A., Occupations Code § 1201.205

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the issuance of a statement of ownership and location an agreement signed by all the persons providing that the home is to be held jointly with a right of survivorship, the director shall issue the statement of ownership and location in all the names;

- (9) the location of the home;
- (10) a statement of whether the owner has elected to treat the home as real property or personal property;
- (11) statements of whether the home is a salvaged manufactured home and whether the home is reserved for business use only; and
- (12) any other information the board requires.

CREDIT(S)

Added by Acts 2001, 77th Leg., ch. 1421, § 2, eff. June 1, 2003. Amended by Acts 2003, 78th Leg., ch. 338, § 13, eff. June 18, 2003; Acts 2007, 80th Leg., ch. 863, § 25, eff. Jan. 1, 2008.

REVISOR'S NOTE

2011 Electronic Update

- (1) Section 19(a)(2)(G), <u>V.A.C.S. Article 5221f</u>, refers to a signature signed with "pen and ink." The reference to "pen" is omitted from the revised law as unnecessary because "pen" is included within the meaning of "ink."
- (2) Section 19(a)(2)(G), V.A.C.S. Article 5221f, refers to the receipt of a "certificate." The revised law substitutes the term "document" for "certificate" because the subdivision being revised refers only to a "document" of title.

HISTORICAL AND STATUTORY NOTES

2004 Main Volume

Prior Laws:

Acts 1981, 67th Leg., ch. 815, § 3. Acts 1989, 71st Leg., ch. 1039, § 2.26. Acts 1995, 74th Leg., ch. 978, § 13.

Acts 1999, 76th Leg., ch. 241, § 2. Vernon's Ann.Civ.St. art. 5221f, § 19(a)(2).

V. T. C. A., Occupations Code § 1201.205, TX OCC § 1201.205

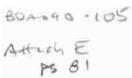
Current through the end of the 2009 Regular and First Called Sessions of the 81st Legislature

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EXHIBIT

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CHAPTER 47 TRAILERS, TRAILER PARKS AND TOURIST CAMPS

- Sec. 47-1. Definitions.
- Sec. 47-2. Purpose of chapter.
- Sec. 47-3. Scope of chapter.
- Sec. 47-4. Building permit Required.
- Sec. 47-5. Same Application.
- Sec. 47-6. Same Building inspector to approve plans.
- Sec. 47-7. Reserved.
- Sec. 47-8. Reserved.
- Sec. 47-9. Reserved.
- Sec. 47-10. Reserved.
- Sec. 47-11. Location of court, camp or park.
- Sec. 47-12. Requirements for each unit plot generally.
- Sec. 47-13. Toilet buildings generally.
- Sec. 47-14. Unit plots occupied by independent trailers.
- Sec. 47-15. Sanitary facilities for dependent trailers.
- Sec. 47-16. Water supply.
- Sec. 47-17. Waste disposal.
- Sec. 47-18. Certificate of occupancy.
- Sec. 47-19. Parking house trailer in city.
- Sec. 47-20. Records to be kept Inspection.
- Sec. 47-21. Same Registration of guests.
- Sec. 47-22. Fire regulations.



Sec. 47-23. One family to use one unit plot.

Sec. 47-24. Utilities.

BOAD90-105 AHILL E PS 82

SEC. 47-1. DEFINITIONS.

In this chapter:

- (1) COTTAGE UNIT means any fixed building or structure or part thereof located in a tourist court, licensed tourist camp or house trailer park as defined in this section and used as sleeping quarters or temporary dwelling by one or more persons living together as one family.
- (2) DEPENDENT HOUSE TRAILER means a trailer which does not have sewer and water connections to accommodate a flush water closet, a tub or shower and a lavatory or sink within the unit.
- (3) DIRECTOR means the director of the department designated by the city manager to enforce and administer this chapter, or the director's authorized representative.
- (4) HOUSE TRAILER means a vehicle used or intended to be used as a conveyance upon the public streets or highways, and duly licensed as such, and shall include self-propelled and non-self-propelled vehicles so designed, constructed, reconstructed or added to by means of accessories in such manner as will permit the occupancy thereof as a temporary dwelling or sleeping place for one or more persons, and having no foundation other than wheels, jacks or skirtings so arranged as to be integral to or portable by the house trailer.
- (5) HOUSE TRAILER PARK means a lot, tract or parcel of land used in whole or in part and divided into unit plots for the parking of house trailers or mobile homes which are used by persons for temporary or permanent dwelling places. Where cottages and facilities for house trailers or mobile homes are provided at one site, the whole shall also be known as a house trailer park.
- (6) INDEPENDENT HOUSE TRAILER means a trailer which has approved sewer and water connections to accommodate and containing a flush water closet and a tub or shower and a lavatory or sink within the unit.
- (7) MASTER METER means a meter used to measure for billing purposes electric, gas and water consumption of a tourist court, tourist camp, or house trailer park, including common areas, common facilities and unit plots.
- (8) MOBILE HOME means a structure transportable in one or more sections, which is eight body feet or more in width and is 32 body feet or more in length, and which is built on a permanent chassis and designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.
- (9) OWNER OR MANAGER means any person or society who has the control, direction, maintenance or supervision of a tourist court, tourist camp or house trailer park. Executors, administrators, guardians, conservators or trustees shall also be regarded as owner.
- (10) SUBMETERING means unit plot metering performed by the owner or manager of the tourist court, tourist camp or house trailer park.

- (11) TOURIST CAMP means a lot, tract, or parcel of land used in whole or in part for the accommodation of transients by day or week, or for a longer period of time with or without compensation and where parking facilities are provided for automobiles and accommodations are provided where transients may pitch their own tents, to be used for temporary dwellings. Where such facilities are provided in connection with house trailers or cottage units at one site, the whole shall be known as a tourist camp.
- (12) TOURIST COURT means a lot, tract or parcel of land upon which one or more cottages are located and maintained for the accommodation of transients by the day or week, or for a longer period of time, with or without compensation.
- (13) UNIT PLOT means an area of land for a cottage and parking space in a tourist court, a tent and parking space in a tourist camp, or a house trailer and parking space in a house trailer park.
- (14) UTILITY COMPANY means the company or municipal service authorized to provide electric, gas or water service. (Ord. Nos. 5424; 15147; 16130; 19312)

SEC. 47-2. PURPOSE OF CHAPTER.

The purpose and intent of this chapter is to:

- (a) Provide certain minimum standards, provisions and requirements for safe, sanitary, and suitable methods of construction and operation of house trailer parks, tourist courts, and tourist camps.
- (b) Assure that house trailer parks, tourist courts and tourist camps shall not become a menace to public health, morals, safety or welfare. (Ord. 4720)

SEC. 47-3. SCOPE OF CHAPTER.

New buildings and structures and new additions to existing buildings and structures hereafter constructed or erected in the city for or in conjunction with tourist courts, tourist camps and house trailer parks shall conform to the requirements of the Building Code and zoning regulations, and in addition, shall conform to the requirements of this chapter.

All tourist courts, tourist camps and house trailer parks now existing or hereafter constructed or laid out within the city shall conform to or be made to conform to the requirements of this chapter. (Ord. 4720)

SEC. 47-4. BUILDING PERMIT - REQUIRED.

No person shall erect or construct or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, repair, convert, extend or demolish any building or structure or any part thereof or install any plumbing, electrical or mechanical equipment as part of a building or structure, or make any other improvement in any building or structure or cause the same to be done within a tourist court, tourist camp or house trailer park as defined in Section 47-1 without first obtaining a building permit therefor from the building inspector. (Ord. 4720)

SEC. 47-5. SAME - APPLICATION.

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Application for a building permit shall be filed with the building inspector in writing on a form to be furnished for that purpose. (Ord. 5424)

SEC. 47-6. SAME - BUILDING INSPECTOR TO APPROVE PLANS.

Every application for a building permit shall be accompanied by two copies of plans and specifications and a camp plan or site plot plan showing the unit plots the tourist court, tourist camp or house trailer park will consist of, together with the unit plots which will be set aside for exclusive use of independent house trailers, the location of the proposed buildings to be erected and all existing buildings, if any, on the property or premises. The camp plan or site plot plan shall also clearly indicate all streets, roads, drives, property lines, administrative buildings, toilet buildings, plumbing connections for independent house trailers, accessory buildings and fences, together with the necessary space for parking passenger vehicles. Before proceeding with the actual work of constructing the tourist court, tourist camp or house trailer park, the applicant shall have such plans approved by the building inspector.

Such plans shall be drawn to scale upon either substantial, clean, colorless paper, or shall be good blueprints. All the essential parts shall be drawn to a scale of not less than one-eighth inch to one foot. Plans and specifications shall be of sufficient clarity to indicate the nature and character of the work proposed. (Ord. 5424)

SECS. 47-7 THRU 47-10.RESERVED.

(Repealed by Ord. 15147)

SEC. 47-11. LOCATION OF COURT, CAMP OR PARK.

All land used as a tourist court, tourist camp or house trailer park shall be located on a well-drained site of amply size and in an area zoned for such use. (Ord. 4720)

SEC. 47-12. REQUIREMENTS FOR EACH UNIT PLOT GENERALLY.

A unit plot in a tourist court shall not contain more than one cottage unit, but each cottage unit may have attached to it a roof or enclosure to provide cover for one automotive vehicle. Each cottage unit shall have not less than one bedroom space and each bedroom space shall be not less than nine feet by 12 feet in size. Each cottage unit shall have hot and cold running water together with one lavatory or one sink within the unit and shall have accessible thereto in the same building one water closet and one tub or shower bath. Ceilings in cottages shall be not less than eight feet high and each cottage room shall be provided with light and ventilation by means of windows with an area of not less than one-eighth of the floor area. Window and door openings shall be fully screened with screen wire which shall be not less than 16 mesh per inch. Inside walls and ceilings shall be covered with incombustible material, and, together with floors and fixtures, shall be constructed in a manner that will minimize the breeding and harboring of vermin.

Heating and cooking facilities shall be provided with asbestos board or metal backing or shields where required by the Fire Code. Each cottage unit shall adjoin a road or driveway and shall not be closer to any other cottage unit or building than 10 feet, unless satisfactory and acceptable fire separations are constructed between units as required by the Building Code.

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Hotels, lodging houses or administrative buildings when a part of a tourist court, tourist camp, or house trailer park shall conform to the requirements of the Building Code relating to the respective occupancy.

Each unit plot for the accommodation of one house trailer and automotive vehicle or for the accommodation of one tent and automotive vehicle shall be not less than 900 square feet in size, which space shall be at least 25 feet wide and shall adjoin a road or driveway. Each such unit plot shall be clearly defined on the ground by proper permanent markers at each corner. The use of tents or trailers provided by the management at a tourist camp or house trailer park to create what is commonly called a tent city or trailer city is hereby declared to be unlawful as it is the intent of this chapter to provide sanitary and safe accommodations for persons who are considered transients to use tents or trailers owned by themselves as temporary dwellings.

Toilet buildings shall be provided at all tourist camps and house trailer parks hereafter constructed or enlarged. All existing tourist courts, tourist camps and house trailer parks in newly annexed areas not having upon annexation the toilet facilities required by this chapter shall provide same within 24 months after annexation.

No cottage or tent shall be erected or placed closer than five feet from any adjacent property line. House trailers shall be so harbored on each unit plot that there shall be at least a 15 foot clearance between house trailers. No house trailer shall be located closer than 10 feet from any property line bounding the park.

No building, structure, cottage, tent or house trailer shall be located nearer a public street than the building line as provided in the zoning ordinance for the use district in which the premises are located. In no case shall such structures be set closer than 15 feet to the front property line be closer than 10 feet from any side street property line.

The premises shall be surrounded by a suitable fence which is constructed in accordance with the Building Code and having openings only for necessary entrance and exit facilities.

Well-drained driveways which are passable with motor vehicles during inclement weather shall be provided in each court or park. These driveways shall not be less than 18 feet in width, and well marked in daytime, and lighted at night, and so located that each unit of the court or park is easily accessible. Lateral or branch driveways less than 50 feet in length may be not less than 10 feet in width.

All entrances and exits from the premises shall be well marked and shall be located and so arranged that they are easily controlled and easily supervised. (Ord. 5424)

SEC. 47-13. TOILET BUILDINGS GENERALLY.

Each tourist camp or house trailer park shall be provided with a toilet building for each sex, each of which toilet buildings shall be located not more than 200 feet from any unit plot. The toilet buildings shall be roofed and shall be provided with light and ventilation by means of windows with an area of not less than one-eighth of the floor area of the room which they serve. The openings shall be screened with mesh not less than 16 per inch. The toilet buildings shall be provided with artificial lights having an intensity of not less than 10 foot candles which lights shall be kept burning all time at night. The toilet buildings shall have floors and side walls to a height of six inches of concrete or other impervious material. Each of such buildings shall have the following facilities as a minimum:

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(a) One slop sink. AttichE ps 86

- (b) One floor drain.
- (c) Hot and cold running water.
- One laundry tray for each 15 unit plots shall be provided in a separate compartment from the water closets and lavatories. Automatic washing machines may be substituted for each laundry tray required in excess of one.

In addition to the above-mentioned facilities, the toilet building for males shall contain the following minimum facilities based upon the number of unit plots set aside for use by either tents or house trailers:

- (a) One flush water closet for every 15 unit plots or fraction thereof.
- (b) One urinal for every 15 unit plots or fraction thereof.
- (c) One lavatory or wash basin for every 10 unit plots or fraction thereof.
- (d) One shower bath for every 10 unit plots or fraction thereof.

Each toilet building for females shall have the following facilities based on the unit plots set aside for use by either tents or house trailers:

- One flush water closet for every 10 unit plots or fraction thereof. (a)
- (b) One lavatory or wash basin for every 10 unit plots or fraction thereof.
- (c) One shower bath for every 10 unit plots or fraction thereof.

All plumbing installation shall comply with the Plumbing Code, this Code and other health ordinances of the city. (Ord. 5424)

UNIT PLOTS OCCUPIED BY INDEPENDENT TRAILERS. SEC. 47-14.

Unit plots occupied by independent trailers that have a minimum of one flush water closet, one tub or shower, and one sink or lavatory integral within the unit and connected to the public sewer through an approved sewer connection or otherwise to an adequate septic tank constructed in accordance with the requirements of the department of code compliance and provided with an ample and adequate supply of water of safe, potable quality approved by the health officer, and when such unit plot is set aside as provided in Section 47-5 for exclusive use of such trailer, the unit plot may be disregarded in the counting of the unit plots for determining required sanitary facilities for the purposes of this section. (Ord. Nos. 5424; 22026; 27697)

SEC. 47-15. SANITARY FACILITIES FOR DEPENDENT TRAILERS.

It is hereby declared to be unlawful to locate a dependent trailer upon a unit plot unless the sanitary facilities as required in Section 47-13 are sufficient to accommodate such dependent trailer. (Ord. 5424)

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SEC. 47-16. WATER SUPPLY.

Each site used as a tourist court, tourist camp or house trailer park shall be supplied with water from city water lines if such line is within 150 feet of the site. Otherwise, each site shall be provided with an ample and adequate supply of water of safe, potable quality approved by the health officer. Water supply faucets shall be located not more than 100 feet from any camping space. Each cottage unit shall be supplied with running water. (Ord. 4720)

SEC. 47-17. WASTE DISPOSAL.

- (a) All waste water from tourist courts, tourist camps, and house trailer parks must be wasted into a public sewer through an approved sewer connection where within 150 feet of a public sewer, or otherwise to an adequate septic tank constructed in accordance with the requirements of the department of code compliance.
- (b) All garbage must be placed into garbage cans with tops, and waste paper must be placed in suitable containers.
- (c) A person commits an offense if he permits garbage, waste water, or material from sinks, showers, or other fixtures or utensils in house trailers or tents to be disposed of on any street or premises or in any other manner except as provided in this section. (Ord. Nos. 4720; 22026; 27697)

SEC. 47-18. CERTIFICATE OF OCCUPANCY.

No building, cottage or house trailer or tent site or other permanent structure within the meaning and scope of this chapter shall be occupied in any part thereof unless or until a certificate of occupancy for the respective tourist court, tourist camp or house trailer park has been issued by the building inspector. An application for the certificate of occupancy shall be filed by the owner or by his agent with the building inspector who shall cause an inspection to be made to determine whether the premises comply with the requirements of this chapter. Upon the incorporation of any area to the city, any person maintaining or operating a tourist court, tourist camp or house trailer park in such area shall immediately make application as provided in this section for a certificate of occupancy to continue the operation of such tourist court, tourist camp or house trailer park. (Ord. 4720)

SEC. 47-19. PARKING HOUSE TRAILER IN CITY.

It shall be unlawful to park or place any house trailer being used for human occupancy on any street, lot, tract or parcel of land in the city for a period longer than four hours except in a licensed tourist camp or house trailer park, as provided for in this chapter. (Ord. 4720)

SEC. 47-20. RECORDS TO BE KEPT - INSPECTION.

Each tourist court, tourist camp, or house trailer park must have on the site an office in which copies of all records pertaining to the management and supervision of the premises must be kept. Such records must always be available for inspection by any member of the state and county law enforcement agencies, the police department, the department of code compliance, the building official, the fire marshal, and other agents of the city authorized to inspect. (Ord. Nos. 4720; 22026; 27697)

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SEC. 47-21. SAME - REGISTRATION OF GUESTS.

It shall be the duty of the owner of each tourist court, tourist camp or house trailer park to keep a register of all persons furnished accommodations. Such register shall include the names of all persons furnished accommodations, the permanent home addresses, the license number and make of their automobiles and trailers, and the duration of their stay. (Ord. 4720)

SEC. 47-22. FIRE REGULATIONS.

Campfires shall not be permitted. The use and handling of gasoline or flammable liquids shall conform to the requirements of the Fire Code. An adequate fire extinguisher shall be provided for each 10 unit plots or fraction thereof. (Ord. 4720)

SEC. 47-23. ONE FAMILY TO USE ONE UNIT PLOT.

It shall be unlawful to use any unit plot for more than one family concurrently. (Ord. 4720)

SEC. 47-24. UTILITIES.

- (a) If a tourist court, tourist camp, or house trailer park provides utility service through a master meter, the master meter must be in the name of the person to whom a certificate of occupancy is issued under this chapter.
- (b) A tourist court or tourist camp may provide utility submeters to unit plots. A house trailer park may provide submeters or individual metering by the utility companies to unit plots.
- (c) Where the owner or manager of a tourist court, tourist camp, or house trailer park provides submeters to the unit plots, the submeter or submeters shall comply with the standards of accuracy required by law for the master meter.
- (d) The owner or manager of a house trailer park that receives utility service through a master meter shall bill tenants for the utility service in accordance with one of the following methods:
 - (1) rent the unit plots on a 'bills paid' basis and collect for utilities through the rent;
- (2) charge separately for utility services and allocate the charges in a fair and reasonable manner among all unit plots in the park occupied during the billing period; or
- (3) if submeters are used, charge to each occupied unit plot based on its submeter reading an amount that does not exceed the residential rate for that utility service then in effect in the city.
- (e) A house trailer park is not required to bill all utility services under the same method but may bill each utility under a different method.
- (f) If a house trailer park charges separately for utility services and allocates the charges as provided in Subsection (d)(2), then the owner or manager of the house trailer park must comply with the following requirements:

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- (1) The house trailer park must allocate either by use of submeters or based on the size of the house trailer or mobile home and the utility consuming devices it contains.
- (2) The house trailer park must apply the allocation to all unit plots occupied by tenants during the billing period.
- (3) The house trailer park may include in its allocation utilities consumed in the common areas of the park related to the park operation, including, but not limited to swimming pools, wash rooms, and outdoor lighting.
- (4) The owner or manager of a house trailer park shall not charge to its tenants an aggregate amount for a utility service that exceeds the amount that the park is billed for that utility service.
- (5) The owner or manager of a house trailer park that inadvertently bills an overcollection shall adjust the collections to compensate the tenants for that overcollection within 90 days from the date the overcollection was billed.
- (g) If a house trailer park charges separately for utility services based on an amount not exceeding the current residential rate as provided in Subsection (d)(3), then the owner or manager of the house trailer park must provide the same services to its tenants that are required of retail utility companies, including, but not limited to meter testing and investigation of complaints.
- (h) The director shall enforce this section and may by written order, after a public hearing, establish such rules or regulations, not inconsistent with this section, as he determines are necessary to effect the policy of this section.
- (i) The owner or manager of a house trailer park shall keep accurate records that demonstrate compliance with this section and shall make the records available to the director upon request. (Ord. Nos. 7772; 15147; 16130; 17226; 19312)

Disclaimer:

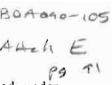
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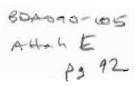
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EXHIBIT 8



- (59) "LO-1" DISTRICT means the LO-1 district established under Chapter 51A.
- (60) "LO-2" DISTRICT means the LO-2 district established under Chapter 51A.
- (60.1) "LO-3" DISTRICT means the LO-3 district established under Chapter 51A.
- (60.2) "LO(A)" DISTRICT means the LO-1, LO-2, and LO-3 districts established under Chapter 51A.
 - (60.3) LODGING USE means any use listed in Section 51-4.216.1.
- (61) LOT means a building site that fronts on a public or private street, except that in the case of a planned development district, the building site may front on an access easement, and in the case of a shared access development, the building site may front on a shared access area.
 - (62) LOT AREA means the total square feet contained within lot lines.
- (63) LOT DEPTH means the average distance between the front and rear lot lines.
- (64) LOT LINE means a property line bounding a lot, excluding any street or alley dedicated in fee simple.
- (65) LOT WIDTH means the distance between side lot lines measured along the front setback line.
- (66) MAIN BUILDING means a building on a lot intended for occupancy by the main use.
- (67) MAIN USE means any use listed in Sections 51-4.201 through 51-4.216.
- (67.1) MAJOR THOROUGHFARE means a street designated as a principal or minor arterial in the city's thoroughfare plan.
- (67.2) MANUFACTURED HOME means a structure transportable in one or more sections, which is built on a permanent chassis, and which is designed for use with or without a permanent foundation when connected to the required utilities. In this chapter, the term "manufactured home" includes, but is not limited to, HUD-code manufactured homes and mobile homes.



- (67.3) MANUFACTURED HOME DISTRICT means the MH district established under this chapter.
- (68) "MF" DISTRICTS means the MF-1, MF-2, MF-3, and MF-4 districts established under this chapter (also called multiple-family districts).
- (69) "MF(A)" DISTRICT means the MF-1(A), MF-2(A), MF-3(A), MF-4(A) districts established under Chapter 51A.
- (70) "MH" DISTRICT means the manufactured home [MH] district established under this chapter.
- (71) "MH(A)" DISTRICT means the manufactured home [MH(A)] district established under Chapter 51A.
- (71.1) MINOR STREET means a street not designated in the city's thoroughfare plan.
- (72) "MO" DISTRICTS means the mid-range office (MO) matrix districts established under this chapter.
- $\mbox{(72.1)}$ "MO(A)" DISTRICTS means the MO-1 and MO-2 districts under Chapter 51A.
- (73) "MO-1" DISTRICT means the MO-1 district established under Chapter 51A.
- (74) "MO-2" DISTRICT means the MO-2 district established under Chapter 51A.
- (74.1) MOBILE HOME means a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
 - (75) Reserved.
- (76) MULTIPLE-FAMILY DISTRICTS means the MF-1, MF-2, MF-3, and MF-4 districts established under this chapter (also called "MF" districts).
- (77) "NO" DISTRICTS means the neighborhood office (NO) matrix districts established under this chapter.

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ZONING DISTRICT CLASSIFICATION	MAXIMUM NO. OF DWELLING UNITS OR SUITES* PER NET ACRE	MAXIMUM NO. OF BEDS* PER NET ACRE
TH-1	35	70
TH-2 and TH-3	40	80
MF-1	50	100
MF-2	60	120
MF-3	90	180
MF-4	160	320

^{*}For purposes of this subparagraph, the term "suite" means one or more rooms designed to accommodate one family, containing living, sanitary, and sleeping facilities, but not containing a kitchen; and the term "bed" means a piece of furniture, mat, cushion, or other device on or in which one may lie and sleep.

(ii) This use must comply with statutory licensing requirements, if any.

(iii) This use may include dwelling units or suites that are exclusively restricted to visitors or members of the staff.

- (4) Reserved.
- (5) Reserved.
- (6) Manufactured home park, manufactured home subdivision, and campground.

(A) Definition:

(i) A manufactured home park is a unified development of transient stands arranged on a lot under single ownership.

(ii) A manufactured home subdivision is a plat designed specifically for manufactured home development.

(iii) A campground is a lot used to accommodate recreation vehicles, tents, or manufactured homes on a rental basis for temporary camping purposes.

- (B) Districts permitted: MH.
- (C) Required off-street parking: 1.5 spaces for each transient stand for a manufactured home park or campground; 1.5 spaces for each lot in a manufactured home subdivision.
 - (D) Required off-street loading: None.

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(E) Additional provisions:

(i) The owner of a manufactured home park must have a site plan approved by the commission before the building official may issue a building permit for the manufactured home park. The site plan must include the dimensions, bearings, and street frontage of the property; the location of buildings, structures, lots, stands, and uses; the method of ingress and egress; off-street parking and loading arrangements; screening, lighting, and landscaping, if appropriate; and any other information the director determines necessary for a complete review of the proposed development.

(ii) The owner of a manufactured home subdivision must have a plat approved by the commission and filed in the county records before the building official may issue a building permit for the manufactured home subdivision.

(iii) One caretaker's dwelling unit and one office is permitted under this use.

(iv) No carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure under this use may be located closer than 50 feet to a manufactured home district boundary line.

- (v) The owner under this use must provide and maintain a permanent steel chain link fence or its equivalent. The fence must be at least five feet in height and must completely surround the rear and all sides of this use that are not exposed to a dedicated street.
- (vi) Open playground space must be provided under this use at a ratio of 500 square feet of open space for each of the first 20 lots or transient stands provided, and at a ratio of 250 square feet for all additional lots or transient stands.
- (vii) This use must comply with the requirements of Chapter 47 of this code.

(7) Retirement housing.

- (A) Definition: A residential facility principally designed for persons 55 years of age or older. This use does not include a convalescent or nursing home, which is defined as a separate main use in Section 51-4.205(3).
- (B) Districts permitted: Multiple-family and central area districts; specific use permit required in townhouse districts.
- (C) Required off-street parking: 0.7 spaces per dwelling unit or suite, plus one space per 300 square feet of floor area not in a dwelling unit or suite.

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EXHIBIT

9

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CERTIFICATE OF AUTHENTICITY OF OFFICIAL RECORDS

BEFORE ME, the undersigned official on this day appeared DAVID PENNINGTON, who is personally known to me, and first being duly sworn according to law upon his oath deposed and said:

My name is DAVID PENNINGTON, I am over 18 years of age. I have never been convicted of a crime, and I am fully competent to make this affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am custodian of the records of the DALLAS CENTRAL APPRAISAL DISTRICT. Attached hereto are 9 pages of duplicate copies of official records from the District's Appraisal Records. These said pages of records are kept by the Appraisal District in the regular course of business, and it was the regular course of business of the Appraisal District for a representative of the District with knowledge of the act, event, condition, opinion, or diagnosis, recorded to make the record; and the record was made at or near the time of receipt of same or reasonable soon thereafter. The records attached hereto are exact duplicates of the originals.

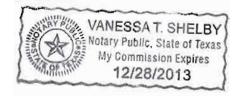
DAVID PENNINGTON
CUSTODIAN OF THE RECORDS

SUBSCRIBED AND SWORN TO BEFORE ME ON THE ______ day of ______, 2011, to certify which witness my hand and official seal.

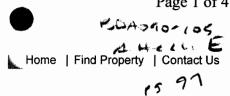
NOTARY PUBLIC in and for the State of Texas

Name Typed or Printed









Residential Account #00000899840950000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Tax Abatements TIF Estimated Taxes Building Footprint History Comments

Property Location (Current 2011)

Address: 14831 SEAGOVILLE RD Neighborhood: 4DSA08 Mapsco: 70-E (DALLAS)

DCAD Property Map

View Photo

File Homestead Exemption Online Print Homestead Exemption Form

YAHOO! Maps

Owner (Current 2011)

GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197

Multi-Owner (Current 2011)

Not Applicable (N/A)

Legal Desc (Current 2011)

- 1: BLK 8823
- 2: TR 68 ACS 2.899
- 3: 14X72 72 MH (BLUE) S#77147021239
- 4: VOL99066/6479 DD031899 CO-DALLAS
- **5:** 8823 000 068 3008823 000 Deed Transfer Date: 4/6/1999

Value

2010 Certified Values					
Improvement: \$19,47					
Land:	+ <u>\$43,490</u>				
Market Value:	=\$62,960				
Revaluation Year:	2009				
Previous Revaluation Year: 2008					

BDA 090-105 4-305

Improvements (Current 2011)

15 9B

					$\overline{}$
Building Class	MOBILE HOME	Construction Type		# Baths (Full/Half)	0/ 0
Year Built	1972	Foundation	UNASSIGNED	# Kitchens	0
Effective Year Built	0	Roof Type		# Bedrooms	2
Actual Age	39 years	Roof Material		# Wet Bars	0
CDU (Condition / Desirability / Utility)	MANUALLY ENTER DEPRECIATION	Fence Type	UNASSIGNED	# Fireplaces	0
Living Area	0 sqft	Ext. Wall Material		Sprinkler (Y/N)	N
Total Area	0 sqft	Basement	UNASSIGNED	Deck (Y/N)	N
% Complete	100%	Heating	UNASSIGNED	Spa (Y/N)	N
# Stories	UNASSIGNED	Air Condition	UNASSIGNED	Pool (Y/N)	N
Depreciation	0%			Sauna (Y/N)	N

Mobile Home Serial#77147021239Size (LxW)72ft x 14ftMobile Home MfgrNASpace #

Additional Improvements (Current 2011)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	2ND MH (14X52 '80-EST)	UNASSIGNED	UNASSIGNED	FRAME	0
2	3RD MH (14X68 '98-EST)	UNASSIGNED	UNASSIGNED	ALUMINIUM	0
3	4TH MH (14X72) 80 EST)	UNASSIGNED	UNASSIGNED	FRAME	0

Land (Certified 2010)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	MOBILE HOME ON OWNERS LAND	AGRICULTURE DISTRICT	0	0	2.8990 ACRE		\$15,000.00		\$43,485	N

Exemptions (Certified 2010)

No Exemptions

Exemption Details Tax Abatements (Certified 2010)

No Abatements.

Tax Increment Financing (TIF) (Certified 2010)

No Tax Increment Financing. (TIF)

Estimated Taxes (Certified 2010)

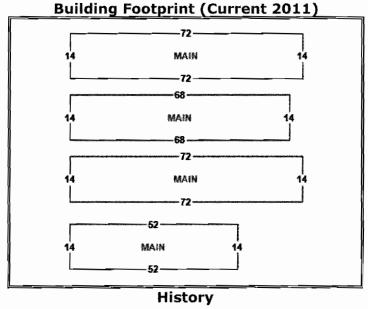
	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.797	\$1.237811	\$0.2531	\$0.09923	\$0.271	N/A
Taxable Value	\$62,960	\$62,960	\$62,960	\$62,960	\$62,960	\$0
Estimated	\$501.79	\$779.33	\$159.35	\$62.48	\$170.62	N/A

BDA 090-105 4-306

Taxes | N/A | N/A | N/A | Total Estimated Taxes: \$1,673.57

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.



History

Comment (Current 2011)

	Comment (Current 2011)							
#	<u>Year</u>	Date	Comment					
1	1000	01/01/1900	1990 REVAL. 020990 1990 NO IMPTS ON THIS LOT DOES NOT QUALIFY FOR EXEMPTIONS. JMD 030190 1990 THERE IS A MH ON THIS LOT EX APPLIES. KDS 122690 1991 REVAL. JW 042591 SS IS FOR BERNICE. LP 032492 1992 REVAL. P/UP 2ND & 3RD MOBILE HOMES. RLW 041593 1993 REVAL. CDT 120993 1994 REVAL. RES/N LARSEN 121294 1995 REVAL. RES/G LEE 050395 RETD 95 NOTICE, CHGD M/A PER PO FORWARD. REC/NJENKINS 121295 1996 REVAL. RES/J MARTIN 112096 1997 REVAL. LEFT FLYER FOR ID# ON 2ND & 3RD MH'S. RES/M BEAUCHAMP 122397 PROB97-3997-P OF VESTA BERNICE HAMILTON FENNELL DOD UNK. PPTY TO BETTY HAMILTON GIVENS, WANDA HAMILTON STONE & NORMA GRIFFITH MAURIN EACH GIVEN EQUAL SHARES IN PPTY. SNT EX AFFECTED. REF VOL97221/5469. REC/K LEVISTON 122997 REF VOL97227/0066 IS A REFILE OF VOL97221/5469 (A FILED COPY OF VESTA BERNICE HAMILTON FENNELL'S PROB#97-3997-P). REC/S BROWN 111997 REVAL. 3RD MH TO BE MOVED-OWNER DECEASED REMOVE HS/SS FOR 98. RES.J COLDIRON 020698 98 HS APP RETD INSUFF ADD EX/C NUNEZ 042998 RECD RETD 1998 NOTICE. RES/D LOPEZ 051298 SENT LTR FOR CURRENT M/A REC/K WHITWORTH 111898 1999 REVAL. RES/O AGUIRRE 050399 APPR					

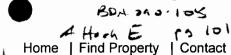
BDA 090-105 4-307

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ROA anorios
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			A Heen & Pg.
			NOTICE RETURNED AS UNDELIVERABLE. RES/G CANTU 061499 RICKEY GREGORY UPDTD TO F/F PER VOL99066/6479. REC/S ANYANWU 111199 2000 REVAL. 3 MH'S ON SITE. RES.B CHAPMAN 111400 REVAL 2001,4 MH ON SITE. RES/J HAMM RES/J HAMM 111301 REVAL 2002, 3RD MH HAS BEEN REPLACED W/NEWER MODEL. RES/R NEWMAN
4	2004	02/23/2004	REVAL 2004. 2ND HM 14 X 52 (80 EST) VALUE 1950, 3RD MH 14 X 68 (98EST) VALUE 15,000, 3RD MH 14 X 72 (80 EST) VALUE 2,600.
5	2005	12/08/2004	corrected address fields per report
6	2006	02/27/2006	MOBILE HOME REVAL 2006.
7	2007	03/22/2007	2007 DRIVE OUT
8	2008	02/25/2008	ALL HOMES IN POOR CONDITION AT LEAST 2 APPEAR TO BE STORAGE ONLY.
10	2009	02/24/2009	2009 DRIVE OU
11	2011	12/13/2010	FIRE REPAIRS IN PROGREE EXTERIOR PAINTED THERE IS STILL WINDOWS BOARDED UP RECK 01/01/2012

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This website is for informational purposes only. Title research should be performed at the appropriate County Clerks office.

This is not deemed a legal document.

Account History #00000899840950000

Owner Legal Desc Market Value Taxable Value Exemptions

Owner / Legal Description

	Owner / Legi	al Description			
Year	Owner	Legal Description			
2010	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000			
	No Jo	ournal Entries.			
2009	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000			
	No Journal Entries.				
2008	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000			
	No Jo	ournal Entries.			
	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239			

BDA 090-105 4-309

BOA-040 - 105

		(100)
2007	DALLAS, TEXAS 752533197	4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000
	No Je	ournal Entries.
2006	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) 5:#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000
	No Jo	ournal Entries.
2005	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000
	No Jo	ournal Entries.
2004	GREGORY RICKEY 14831 SEAGOVILLE RD TRLR 1 DALLAS, TEXAS 752533197	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000
	No Jo	ournal Entries.
2003	GREGORY RICKEY 14831 SEAGOVILLE RD LOT 1 DALLAS, TEXAS 752533162	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000
	No Jo	ournal Entries.
	GIVENS BETTY H ET AL	1: BLK 8823 2: TR 68 ACS 2.899 3: 14772 72 MH (BLUE)
	14831 SEAGOVILLE RD	3: 14X72 72 MH (BLUE)

BOACTOTICS

2002	DALLAS, TEXAS 752533162 UNASSIGNED	S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000					
	No Jo	ournal Entries.					
2001	GIVENS BETTY H ET AL 14831 SEAGOVILLE RD DALLAS, TEXAS 752533162 UNASSIGNED	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000					
	No Journal Entries.						
2000	GIVENS BETTY H ET AL 14831 SEAGOVILLE RD DALLAS, TEXAS 752533162 UNASSIGNED	1: BLK 8823 2: TR 68 ACS 2.899 3: 14X72 72 MH (BLUE) S#77147021239 4: VOL99066/6479 DD031899 CO-DALLAS 5: 8823 000 068 3008823 000					
II							

PSDA-040-105

Market Value

Afren E PS 104

	Plainet value							
Year	Improvement	Land	Total Market	Homestead Capped	Contributory Amount			
2010	\$19,470	\$43,490	\$62,960	N/A	\$0			
2009	\$19,470	\$43,490	\$62,960	N/A	\$0			
2008	\$19,420	\$33,340	\$52,760	N/A	\$0			
2007	\$20,920	\$33,340	\$54,260	N/A	\$0			
2006	\$19,980	\$33,340	\$53,320	N/A	\$0			
2005	\$20,310	\$33,340	\$53,650	N/A	\$0			
2004	\$20,310	\$33,340	\$53,650	N/A	\$0			
2003	\$20,750	\$33,340	\$54,090	N/A	\$0			
2002	\$20,920	\$33,340	\$54,260	N/A	\$13,133			
2001	\$7,790	\$33,340	\$41,130	N/A	\$0			
2000	\$6,820	\$33,340	\$40,160	N/A	\$0			

Taxable Value

Year	City	ISD	County	College	Hospital	Special District
2010	\$62,960	\$62,960	\$62,960	\$62,960	\$62,960	\$0
2009	\$62,960	\$62,960	\$62,960	\$62,960	\$62,960	\$0
2008	\$52,760	\$52,760	\$52,760	\$52,760	\$52,760	\$0
2007	\$54,260	\$54,260	\$54,260	\$54,260	\$54,260	\$0
2006	\$53,320	\$53,320	\$53,320	\$53,320	\$53,320	\$0
2005	\$53,650	\$53,650	\$53,650	\$53,650	\$53,650	\$0
2004	\$53,650	\$53,650	\$53,650	\$53,650	\$53,650	\$0
2003	\$54,090	\$54,090	\$54,090	\$54,090	\$54,090	\$0
2002	\$54,260	\$54,260	\$54,260	\$54,260	\$54,260	\$0
2001	\$41,130	\$41,130	\$41,130	\$41,130	\$41,130	\$0
2000	\$40,160	\$40,160	\$40,160	\$40,160	\$40,160	\$0

Exemptions

	Exemptions							
2010	No Exemptions							
2009	No Exemptions							
2008	No Exemptions							
2007	No Exemptions							
2006	No Exemptions							
2005	No Exemptions							

BUA010-105

2004	No Exemptions
2003	No Exemptions
	No Exemptions
2001	No Exemptions
2000	No Exemptions

ps 105

Exemption Details History Lawsuit/25.25D

Year	Lawsuit Filed	25.25D Filed
2010	N	N
2009	N	N
2008	N	N
2007	N	N
2006	N	N
2005	N	N
2004	N	N
2003	N	N
2002	N	N
2001	N	N
2000	N	N

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Attach E
ps 106

EXHIBIT 10



BOA-090-105

CERTIFICATE OF AUTHENTICITY OF OFFICIAL RECORDS

BEFORE ME, the undersigned official on this day appeared DAVID PENNINGTON, who is personally known to me, and first being duly sworn according to law upon his oath deposed and said:

My name is DAVID PENNINGTON, I am over 18 years of age. I have never been convicted of a crime, and I am fully competent to make this affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am custodian of the records of the DALLAS CENTRAL APPRAISAL DISTRICT. Attached hereto are 18 pages of duplicate copies of official records from the District's Appraisal Records. These said pages of records are kept by the Appraisal District in the regular course of business, and it was the regular course of business of the Appraisal District for a representative of the District with knowledge of the act, event, condition, opinion, or diagnosis, recorded to make the record; and the record was made at or near the time of receipt of same or reasonable soon thereafter. The records attached hereto are exact duplicates of the originals.

CUSTODIAN OF THE RECORDS

SUBSCRIBED AND SWORN TO BEFORE ME ON THE , 2011, to certify which witness my hand and official seal.

My Commission Expires

03/07/2013 Brooks Name Typed or Printed



BDA 090-105 4-315

							BDA090-105
PAGE 49246	LAMP VALUE MPROVE VALUE MARKET VALUE AXABLE VALUE	\$15,710 \$31,250 \$46,960 \$32,872	816,520 812,900 829,420 829,420	\$10,120 \$10,120 \$10,120	\$2,500 \$2,500 \$2,500	851,730 851,730 851,730	998 8 AHALE 1111 PO 108
•	TAX CEILING ANT I AGRIC USE CODE AGRIC ADJ VALUE T						
	EXEMPTIONS TYPE AMOUNT SPLIT PCT	814,088					
→ -	× +	*					
COUNT	8400 8000 8000 8000 8000 8000	0 X	0 I	0 ¥	2 2	9 Z	0 ±
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N T Y A P P R AX ROLL FOR	ERTY 4 OF PROPERTY	REAGOVILLE RE SDERZS GOG	75253 SEAGOVILLE RD -DALLAS 5008823 GOG	TELE 75253 SEAGOVILLE RD 8	75253 \$EAGOYILLE RD 3006623 GOO	75253 CO-0ALLAS 5008823 000	75255 300882 000
ALCAS COUREAL PROPERTY T	LOCATION OF PROPERT LEGAL DESCRIPTION O	74929 SEAGOVILLE TR 67-67A 4.49AC SE 8823 000 067	14825 SEAGOVILLE ACRES 4.7222 ACRES BLK 8823 VOL85088 PG2189 CO- 8823 DOO 068	4851 SEAGOV INSIDE 120FR 8825 000 06	14831 SEAGOVILLE TR 66-8 - 0.206 AC 8823 000 066	14700 SEAGOVILLE TR69 14.78 ACRES VOLE4018 P63394 CO- 8823 000 069	15000 CMERRYSTONE TR 70 - 1.053AC CHERRYSTONE 98 5825 000 070
•	00 E 6 E	7111 7.69		<u></u>			
	SPTS CODE ACREAGE		4.72	2.5	110	14.78	0,
	ัด	ь 14	7	5	2	2	5
REPORT: JABR8200 DATE GT/24/85	DCAD ACCOUNT NUMBER JURISDICTION ACCT NUN TAXPAYER NAME/ADDRESS	DDDDD899840850000 ROLAND JOHNNY H 14929 SEAGOVILLE RD DALLAS TX	00000899840900000 MILEMICH LEOM 6331 PRESTONCREST LN DALLAS TX	OGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGG	OCCOCRPS#40960000 MAUPIN MORNA 14831 SEAGOVILLE RD DALLAS T75253	OOCODES99&41000000 HOUCHIN BONALD RAY ETAL X DREW BARRET 4531 STONEWALL GREENVILLE TX	CHAVARIA PAUL RT 3 BOX 756 BALCH SPRIMES TX 75180

		<u> </u>		 	- <u>,</u>	_	BDA-093-1	
								109
PAGE_48637	LAND VALUE IMPROVE VALUE MARKET VALUE	\$3,500 \$5,8,520 \$5,1,220	\$35,940 \$37,240 \$37,440	\$39,660 \$39,660 \$39,660	\$15,210 \$31,250 \$46,960 \$32,872	\$15,920 \$12,920 \$20,420 \$20,420	021,012	
	TAX CEILING ANT AGRIC USE CODE AGRIC ANJ VALUE							
1.5.1.8.1.C.T.	EXEMPTIONS TYPE AMOUNT SPLIT PCT				MSID \$14,088.		gibbs.	
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DALLAS	ENTITY CITY SATY	¥ 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4 4	9.4 9.6 9.5	74	\$ 4 A A	30 0	
REAL PROPERTY TAX ROLL FOR	LOCATION OF PROPERTY LEGAL DESCRIPTION OF PROPERTY	843 BELTLINE 75253 12 65-11 156 224264.92 8ELT LINE RO 8823 000 065 3008823 000	15029 SEAGOVILLE 75253 TR66 1,00AC SEAGOVILLE RD VOL85189 PG1065 CO-DALLAS R823 000 066	15029 SEAGOVILLE RD 18 66 11 33 AC\$ SEAGOVILE RD 81, 8823 VOL85189 PG1065 CO-DALLAS 8823 D000 066	14929 SEAGOVILLE 75253 TR 67-674 4 49AC SEAGOVILLE RD 8823 000 457	14825 SEAGOVILLE 75223 4CRES 4 7222 ACRES SEAGOVILLE RD VOLS 5088 PG2189 CO-DALLAS 8823 000 0688	14811 SEAGOVILLE 75253 TW 68-4 2,899 ACRES TWSTDE 1206R SEAGOVILLE RD 6821 000 068	
0 1	SPTB CODE ACREAGE	A1 111	1,080	11.330	4.490	41 4320	2.890	
REPORT: JABRE200-	DCAD ACCOUNT NUMBER JURISDICTION ACCT NUM TAXPAYER NAME/ADDRESS	00000899840750000 FRANKS JAMES D P 0 80x 53082 0ALLAS TX 75253	LORAY CORPORATION 241 W COMMERCE DALLAS IX 75208	00000899840800001 10847 CORPORATION 241 W COMMERCE DALLAS TX 75208	DDDDDSSSELDSSOODD ROLAND JOHNNY H 14929 SEAGOVILLE RD DALLAS TX	DODOOB99840900000 MILEMICH LEON 6331 PRESTONCREST LN DALLAS TX	DUDODS 28 4 05 50000 FEWNELL WERNIGE N F O BOX 53 23 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	

07866	960000 - A L. L. A S E. W. T. S. A. L A. B P. S REAL PROPERTY TAX ROLL FOR	DALLAS COUNTY		PAGE 48638	
SPTB CODE ACREAGE	ON OF PROPERTY DESCRIPTION OF PRO	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TAX CELLING ANT AGRIC USE CODE AGRIC ADL VALUE	LAND VALUE IMPROVE "ALUE HARKET VALUE IAXABLE VALUE	
	14831 SEAGOVILLE 75253 18 68-8 - 0.206 AC SEAGOVILLE RD 8823 000 068 AC SEAGOVILLE RD	0.4 b.0 0.5 P.K		\$2,500 \$2,500 \$2,500 \$2,500	
1,780	14700 SEAGOWILLE 75253 T869 14,78 ACRES VOL84198 PGO539 CO-DALLAS A823000 068 0000	24 P0 DC PH		251,230 851,730 851,233	
1	15000 CHERRYSTONE 75263 18 20 - 1.053AC CHERRYSTONE OR 8823 000 070 3008823 000	DA DO DC PK		\$4,000 \$4,000 \$4,000	
1	15000 CHEPPYSTONE 75253 TR 70A-0.624 AC CHERRYSTONE DR 8823 000 070 3008823 000	04 PH DC PH		\$2,500 \$2,500 \$2,500 \$2,500	
	14800 SEAGOVILLE 75253 EDWARDS JESSIE P 75253 EDWARDS JESSIE P 75253 BLK A/ 8823 VOL 83126 PG 1038 8823A000 001	DA DO DC PH DS		\$3,000 \$3,000 \$3,000 \$3,000	
	939 APPLEGATE 75253 EDWARDS JESSIE D PT LOT 2293 ACRES VOL83155 PG3702 8823A000 0002 3008823A000	DC PH 0V65 \$13,356	89,3	0000 0000 0000 0000 0000 0000 0000 0000 0000	A + - 4 E

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PAGE 40186 LAND VALUE AMARKET WARKET YAZABLE YILIE	03,3,0 01,0 01,0 01,0 01,0 01,0 01,0 01,	\$169,970 \$169,970 \$169,970 \$12,110 \$12,110	081, 78 081, 78 081, 78 081, 78	002.724 002.724
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CENTRALL PROPERTY TAX AOLL FOM OF PROPERTY ESCRIPTION OF PROPE	#53 SEAGOVILLE 75253 \$1.599 ACRES 6823 TR 48 6823 OOO 068 CO-PALLAS 6823 OOO 68 CO-PALLAS 6823 TR 488 6.206 ACRES 6823 TR 488 6.206 ACRES 6823 OOO 068 6823 TO 688 6823 OOO 068	14700 SEAGOVILLE 75253 12700 SEAGOVILLE 75253 12700 CHERKIZIONE 75253 15000 CHERKIZIONE 75253 15000 CHERKIZIONE 75253 15000 CHERKIZIONE 75253	700 070 300653 000 -	6623A000 61038 60-PALLA3
000000899840950000 JABAS 206 JANABER SPIB CODE LEGAL P AUMBER SPIB CODE LEGAL P AUMBER SPIB CODE LEGAL P	611,119	c11,110	- 38° - 113	
B 13 00000 REPORT: JABREZOD DATE 07/24/47 JURISDICTION ACCT NUM TAXP ATER NAME ACCT NUM	DODOG899840950000 FENSEL BERNICE H FO GOS 53321 PALL AS 75253 TX DODOG892840962000 HAUFIN NORMA 14831 SEAGOVILLE RD ALLAS P\$253 TX	00000000000000000000000000000000000000	90000000000000000000000000000000000000	11 1
W ZYX	PALL DOOR	DODO CHAY	0000 11,000 13,000 10,000	######################################

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I 13	TAPROVE VALUE NARKET VALUE TAXABLE VALUE	\$51,630 \$26,280 \$20,810 \$63,928	2,4,2,0 8,17,200 8,7,1,4,0 0,4,1,4,0	\$33,340 \$33,340 \$33,340	42,370 42,370 42,370	8456,160 8456,180 8456,180	812,119 812,110	P) 112
	TAX CELLING ANY AGRIC USE CODE AGRIC ADJ VALUE G.LAND MXI VALUE					} 		
1 3 1 8 1 5 1	EXCAPTIONS TYPE ABOUNT A PCT T	878 815,982						
COUNTY	M 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	0 3	g *	0 X	g x	2 2	. O I	
PALLAS	# # # # # # # # # # # # # # # # # # #	4 4 4	4 0 3	4 4 4	4 × 4	, , , , , , , , , , , , , , , , , , ,	4 2 7	
00000899840850000	SPIG CODE LOCATION OF PROPERTY ACREAGE LEGAL DESCRIPTION OF PROPERTY	14929 SEAGOVILLE 75253 A11 111 BLK BE23 IR A7 X 4.490 4.49 ACRE1 CO-DALLAS SOBAESS DOD	A11 111 BLK 8823 TR 48 4,720 4,7222 ACRES X 4,720 4,7222 ACRES X 6623 000 P62189 C0-841143	C11,110 BLK 8823 IR 68 C11,110 BLK 8823 IR 68 X 2,699 2,899 ACRES C0-84143 X 4823 000 068 C0-84143	C11 110 BLK 8023 TA 608 C11 110 BLK 6023 TA 608 K .206 0.206 ACRES C .206 0.206 ACRES C .206 0.206 ACRES	#ANK (119.10 #LK.##23 # 3424 59.666 ACS TX SESS TX SOCIETION CO-PALLAS TX SOCIETION CO-PALLAS DOO CO-PALLAS DOO	15000 CHERKITOME 75255 C11 110 BLK 8823 TR 70 1,055 PART64-2015-P5 V140/161 C0-DALLAS	
ACCOUNT NO.	DCAD ACCOUNT NUMBER JURISDICTION ACCT NUM TAXPAYER NAME/ADDRESS	COCCEPPE COSCOCC ROLAND JOHNNY H 14920 SEAGOVILLE RD TX DALLAS 75253	ODDDDASSRADSDDDDD MILENICH LEON 6331 PRESTONCREST LN 84144 P3250	0000009940950000 FERMEL BERNICE H PALLAS 75255	DODDORPSEADPEDDOD MAUPIN NORMA 14831 SEABOVILLE RD FALLAS PALLAS 73255	COCOOSTOR 1000000 CALLAS TSCELLEGAN EARK	00000000000000000000000000000000000000	

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*6267 VALUE WALUE VALUE VALUE VALUE SEE, 280 S79, 910 S63, 928	\$54,280 \$17,200 \$71,480 \$71,480	\$33,340 \$33,340 \$33,340	535 S	<u> </u>	200 2	Attah
LAND HARRET HARRET TAXABLE SSS SSS SSSS	Sab b	833, 340 833, 340 833, 340 833, 340	52.53 52.53 57.5.53 57.5.53	\$456, 160 \$0 \$456, 160 \$456, 160	\$12,110 \$12,110 \$12,110	P5
TAX CEJLING AHT 10MS AGRIC USE CODE PCT AG LAND MXT WALUE 815,982					4-000	
EXEMPTIONS TYPE ANDUNI SPLIT PCT						
2						
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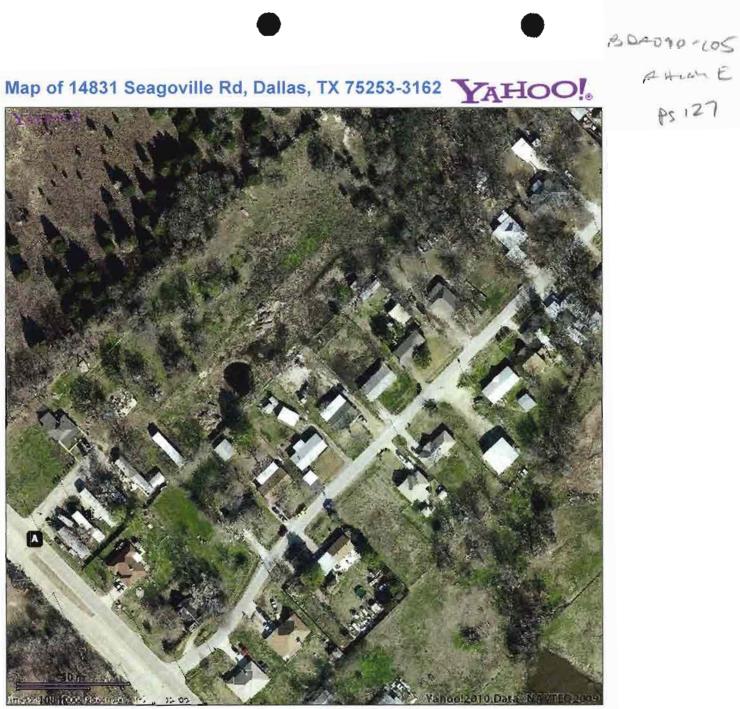
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EXHIBIT 11



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.



BDA 090-105

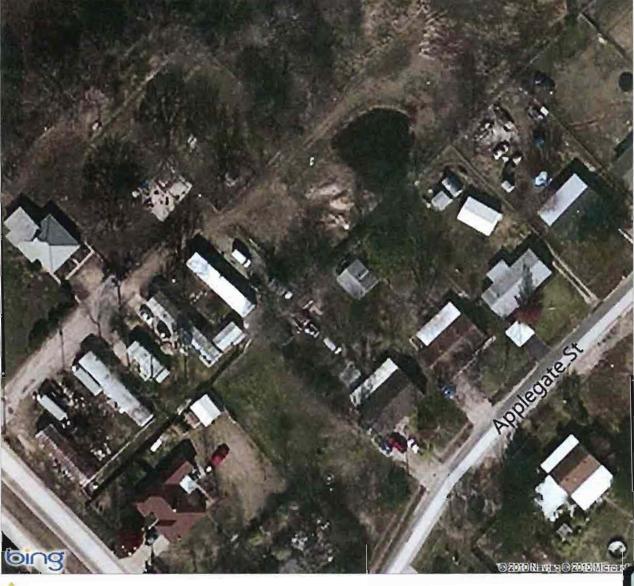
PS 128

Bing Maps

My Notes

FREE! Use Bing 411 to find movies, businesses & more: 800-BING-411





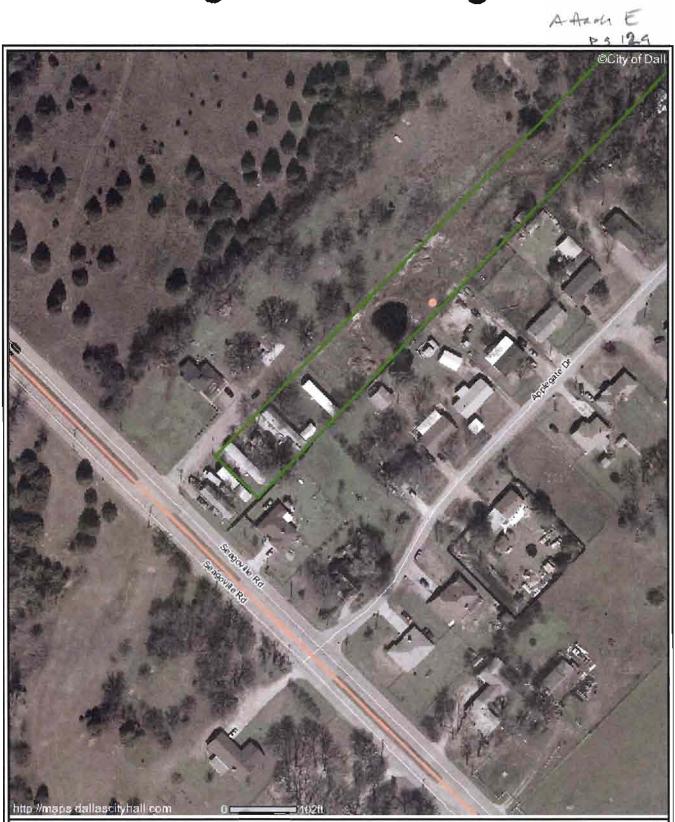


Bird's eye view maps can't be printed, so another map view has been substituted.

BDA 090-105

4-336







City of Dallas

This data has been compiled for The City of Dallas. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



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Chapter 52: Administrative Procedures for the Construction Codes



Current through January 12, 2011



209.3 Decision of the board. All decisions and recommendations of the board, with respect to a code amendment, require a concurring vote of a quorum, and the board shall forward any proposed amendment along with its recommendation to the city council for consideration. (Ord. 26029)

209.4 Representation of the board before city council. The chair of the board, or members that the chair may designate, may represent the board at public hearings held by the city council on amendments to the codes. (Ord. 26029)

SECTION 210 VIOLATIONS AND PENALTIES

210.1 General. A person commits a criminal offense if:

- 1. contrary to or in violation of any provision of this chapter or the codes, he knowingly:
 - 1.1. erects, constructs, enlarges, adds to, alters, repairs, replaces, moves, improves, removes, installs, converts, demolishes, equips, operates, uses, occupies, or maintains a structure or building service equipment;
 - 1.2. excavates or maintains an excavation;
 - 1.3. paves or grades on a property; or
 - 1.4. causes any work or activity described in Paragraphs 1 through 3 of this section to be done.
- 2. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
- 3. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.

For purposes of this section, a person acts knowingly, or with knowledge, with respect to the nature of their conduct or to circumstances surrounding their conduct when the person is aware of the nature of the conduct or that the circumstances exist. A person acts knowingly, or with knowledge, with respect to a result of their conduct when the person is aware that the conduct is reasonably certain to cause the result. (Ord. 26029; 26286)

Chapter 52, Administrative Procedures for the Construction Codes (current through 1/12/11) – Page 16

BDA-090-105 AHRAN E PS 133

210.2 Responsible parties. For the purpose of the codes, unless a particular section, subsection, or clause places compliance responsibility upon a different person, the owner, agent of the property owner, individual employed by the agent or property owner who is in control of the property, or tenant of the premises and the person, firm, or corporation performing the work have the duty to comply with all applicable code requirements. The owner, agent of the property owner, individual employed by the agent or property owner who is in control of the property, or tenant of the premises and the person, firm, or corporation performing the work shall provide for the applicable materials, methods or construction, standards and specifications required by the codes. The failure of the owner, agent of the property owner, individual employed by the agent or property owner who is in control of the property, or tenant and the person, firm, or corporation performing the work to so provide, subjects the owner, agent of the property owner, individual employed by the agent or property owner who is in control of the property, tenant, and the person, firm, or corporation to the criminal and civil penalties prescribed by this section. (Ord. 26029; 26286)

210.3 Punishment. Any person who knowingly violates a provision of this chapter or the codes is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000. (Ord. 26029; 26286)

210.4 Civil action. In addition to imposing the criminal penalty prescribed in Section 210.3, the city may, in accordance with Texas Local Government Code Chapter 54, bring a civil action against a person violating a provision of this chapter or the codes. The civil action may include, but is not limited to, a suit to recover a civil penalty not to exceed \$1,000 for each day or portion of a day during which the violation is committed, continued, or permitted. (Ord. 26029; 26286)

210.5 Other remedies. The penalties provided for in Sections 210.3 and 210.4 are in addition to any other enforcement remedies that the city may have under city ordinances and state law. (Ord. 26029; 26286)

Chapter 52, Administrative Procedures for the Construction Codes (current through 1/12/11) – Page 17

BDA010-105 AHRON E PS 134

SUBCHAPTER 3 PERMITS AND INSPECTIONS

SECTION 301 PERMITS

301.1 Permits required.

- **301.1.1 General.** A person, firm, or corporation shall not, without first obtaining a permit from the building official:
 - 1. erect, construct, enlarge, add to, alter, repair, replace, move, improve, remove, install, convert, demolish, equip, use, occupy, or maintain a structure or building service equipment;
 - 2. excavate or maintain an excavation;
 - 3. pave or grade on a property; or
 - 4. cause any work or activity described in Paragraphs 1 through 3 of this section to be done. (Ord. 26029)
- **301.1.2 Barricade permit required.** No building construction or demolition activity, including but not limited to equipment usage, deliveries, on and off loading of materials and storage of materials, supplies, or debris, shall be done on public property or within a public way, except as authorized by a barricade permit issued by the building official. A barricade permit is also required for any temporary or part-day blocking of a street or sidewalk. The issuance of a barricade permit requires the repair or replacement of any public street, curb, sidewalk, drainage structure, or boulevard landscaping located within the barricaded area, or otherwise damaged during construction or demolition, to equal or better condition than that prior to the start of construction or demolition activities. (Ord. 26029)
- **301.1.3 Proper permits.** The owner, agent, or lessee of a structure has the duty to ensure that permits are obtained by properly qualified persons before work is started, and the owner, owner's agent, or lessee shall be subject to the penalties provided in this chapter for failure to obtain a proper permit. (Ord. 26029)
- **301.1.4 Permit issued to another person, firm, or corporation.** A person, firm, or corporation shall not do work by authority of a permit issued to another person, firm, or corporation, except under direct supervision of the person, firm, or corporation to whom the permit was issued. (Ord. 26029)
- **301.1.5 Obtaining a permit for another person, firm, or corporation.** A person, firm, or corporation shall not obtain a permit for use by another person, firm, or corporation. (Ord. 26029)

Chapter 52, Administrative Procedures for the Construction Codes (current through 1/12/11) - Page 18

BUA-010-105 AH... E PS 135

304.9 Required irrigation inspections.

- **304.9.1 Rough.** To be made by reviewing irrigation designs and inspecting prior to the concealment of irrigation piping, control valves, and wiring. (Ord. 27107)
- **304.9.2 Final.** To be made after structure is completed. To pass final inspection, all zones of the system must comply with the submitted irrigation design and must comply with current code and local and state water conservation requirements. Building inspection must also be provided with a receipt of the required test report for the installed backflow prevention device. (Ord. 27107)
- **304.10 Other inspections.** In addition to the called inspections specified in this section, the building official may make or require any other inspection of any construction work to ascertain compliance with the codes and other applicable city ordinances. (Ord. 26029; 27107)
- **304.11 Reinspection.** For the purpose of determining compliance with Section 104.6, the building official may cause any structure to be reinspected. (Ord. 26029; 27107)
- **304.12 Periodic inspections.** Where the concealment of work proceeds continuously, the building official shall schedule periodic inspections. (Ord. 26029; 27107)

SECTION 305 SPECIAL INSPECTIONS

305.1 General. Refer to Section 1704 of the *Dallas Building Code*, as amended. (Ord. 26029)

SECTION 306 CERTIFICATE OF OCCUPANCY

306.1 Use or occupancy. No structure or land shall be used or occupied, no change in the existing occupancy classification, zoning use, or the tenant or occupant of a structure or portion of a structure shall be made, and no floor area increases or decreases of any existing tenancy area of a structure shall be used or occupied, until the building official has issued a certificate of occupancy and a fee has been paid as required in Section 303 of this chapter.

Exception: No certificate of occupancy is required for single family uses, handicapped group dwelling unit uses, duplex uses, U occupancies accessory to single-family or duplex uses, and tenant changes to individual dwelling units in Group R, Division 2 apartment houses. (Ord. 26029; 26579; 27107)

306.2 Change in use or occupancy. A change in the character, use, or occupancy of a building shall not be made except as specified in Chapter 34 of the *Dallas Building Code*. (Ord. 26029; 26579)

Chapter 52, Administrative Procedures for the Construction Codes (current through 1/12/11) - Page 50

Athen E PS 130

AFFIDAVIT

BOX 090-105 AAIN E 15 137

THE STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day appeared J. C. Adams who is personally known to me, and who, after being duly sworn according to law, upon oath deposed and said:

My name is J. C. Adams. I am a Section Chief for the City of Dallas' Fire Investigation/Explosive Ordinance Disposal Division with the Dallas Fire and Rescue Department. I have been an employee of the City for at least 26 years. I am of sound mind, capable of making this affidavit, have personal knowledge of the matters stated herein, and they are true and correct.

I am one of the custodian of records for the City of Dallas Fire and Rescue Department. Attached to this affidavit as Exhibit 13 are true and correct copies of the City's Fire and Rescue Department records regarding 14831 Seagoville Road, Dallas, Texas (the "Property") that were kept by the City in the regular course of business. It was the regular course of business for the City's Fire and Rescue Department for an employee with knowledge of the act, event, or condition to make a record or to transmit information thereof to be included in such record, and that such records be made at or near the time, or reasonably soon thereafter. The records attached hereto are exact duplicates of the original.

On March 25, 2011, Arson Investigation submitted the only fire investigation report found for the listed address of a fire that occurred on February 7, 2010. Arson investigation has no other record of any other fire investigations for the listed address at this time, or for the proceeding two years.

J. C. ADAMS

SUBSCRIBED AND SWORN TO BEFORE ME, on the 29 day of March, 2011.

ROSA BALEWIN and any Pablic State of Toxas State of Toxas My Carrent Toggines 08-31-2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DALLAS FIRE DEPARTMENT Fire Cause an Arson Investigation

PS 138



15

551 Baylor Street #500	· ·
ailas, Texas 75201	2

Phone Number: (214) 670-4312

Dailas, Texas 75201		Fax Number: (214) 670-465	
Date: 02/07/10 Time	of Alarm: 05.36 District/Shift:		
Incident Number: 24887	Investigation/Employee Number:	L. HENRY 66604	
Address: 1483	I SEAGOVILLE RD		
Apartment / Suite Number:	Exposure:	Same Building:	
Business Name:			
Property Owner: Gregor	y Rickey Rep:		
Occupant: Vacant	Rep:		
Type of Incident:	Description of Incident:		
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Non-Structure	,		
Criminal Attempt	Terroristic Threat	False Alarm	
Injury Number of injuries Death Number of deaths			
Multiple Alarm 2-11 3-11	4-11 5-11 6-11	7-11 Out Taps	
Vehicle Year Ma	ke Model State/License	Number Vin.	
Cause Income	iacy		

	Building / Vehicle	Content
Loss Estimate	8,000	200
Estimated Value	8 000	200
Insurance Coverage	No Incurance	
Insurance Company		
Policy Number / Date	EXHIBIT	
Adjuster's Loss Estimate	EARIBIT	
Company Adjuster	13	
Public Adjuster		
Insurance Agent		
Assigned BOA 090-105 DFD 300 Reviewed	Entered 46 Completed	Sup. Review 9/8/1

DFD 303 (Revised 11/08)

Attach E

DALLAS FIRE DEPARTMENT Fire Cause an Arson Investigation

PS 139





Phone Number: (214) 670-4312

	724		Fax Number:	(214) 670-465
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Loss Estimate

Estimated Value

Insurance Coverage

Insurance Company

Policy Number / Date

Adjuster's Loss Estimate

Company Adjuster

Public Adjuster

Insurance Agent

Assigned BDA 080-105 DFD 300 Reviewed Entered 347 Completed Sup. Review 310/10

DFD 303 (Revised 11/08)



AH. h E PS 141

STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF DALLAS §

I, **DEBORAH WATKINS**, City Secretary, of the City of Dallas, Texas, do hereby certify the attached records are maintained in the Dallas Municipal Archives:

City of Kleberg, Texas [Collection 91-064]

Box 1, Folder 4

Planning & Zoning Board Minutes:

November 20, 1975

and that I have custody and control of said records.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the 31st day of March, 2011.

DEBORAH WATKINS
CITY SECRETARY

CITY OF DALLAS, TEXAS

PREPARED BY _jhs_

PLANNING & ZUNING BUARD

MEETING

20×20-105 AHLLE 19 142

NOVEMBER 20, 1975

AGENDA

1. Public Hearing to consider a request for a Special Use Permit for a Mobile ome Park on property belonging to Bert Webb located on Old Seagoville Rd.

File #3515

PLANNING & ZONING BUARD MEETING

N-VEMBER 20, 1975

441.4 E 143

Members present were:

H. A. Armstrong; William Wagoner; Bill Rice; Bill Goss; George Holy; Jack Rowland; and Frank Garnett

The meeting was called to order and invocation was given by Mr. Armstrong.

Number one on the agenda was a Public Hearing to consider a request for a Special Use Permit for a Mobile Home Park on property belonging to Bert Webb located on Old Seageville Road.

There were several people present who owns property with-in 200 feet of this property who did not want to see a Mobile Home Park go in at this location.

After a long discussion Mr. Garnett made a motion to reject Mr. Webb his request for a Special Use Permit for a Mobile Home Park and recommends this to the City Council for their consideration.

Mr. Wagoner seconded the motion.

Vote: 4 for

1 oppossed

1 no vote

Mr. Rice made a motion to adjourn.

Mr. Holy seconded the motion.

Vote: Unanimous.

CPI Inflation Calculator

\$ 1.00

in 1999

Has the same buying power as:

\$0.39

in 1978

Calculate

About this calculator Mobile Browser? View full screen.





BOX-090-105

BLS Inflation Calculator

Attach E

PS 146

About the CPI inflation calculator

The CPI inflation calculator uses the average Consumer Price Index for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

For more information, see the Guide to available CPI data.

Back to the calculator

4-354

BEDA 090-105 AHLL E PS 147

EXHIBIT 16

CPI Inflation Calculator

BDA 010-105

Attent E

PS 148

\$ 1.00

in 2011

Has the same buying power as:

\$0.29

in 1978

Calculate

About this calculator Mobile Browser? View full screen.



BLS Inflation Calculator

BDA-390 1105

AHE. L

19 149

About the CPI inflation calculator

The CPI inflation calculator uses the average Consumer Price Index for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

For more information, see the Guide to available CPI data.

Back to the calculator

130 A 090 -105 AHLG E

P5 150

BOA 090-105 AHAH E Pg 151

CITY EXHIBIT 17 PRIOR OWNER(S) INVESTMENT AND INCOME

A.	Investment Gregory's claimed investment in 1999	\$40,000
	CPI adjustment to convert 1999 dollars to 1978 dollars	
	Adjusted investment	\$15,600

B. Gross income

Gregory claimed current income: \$275/month per lot or \$350/month per lot with unit

1	
Five Lots Annual income (\$275/month X 12 months X 5 lots)	\$16,500
CPI adjustment to convert 2011 dollars to 1978 dollars	
Adjusted income	\$4,785
Five Lots with Units Annual income (\$350/month X 12 months X 5 units) CPI adjustment to convert 2011	\$21,000
dollars to 1978 dollars	.29
Adjusted income	\$6,090
One Lot and Two Lots with Units Annual income (\$275/month X 12 months X 1 lot + \$350/month X 12 Months X 2 units)	\$11,700
CPI adjustment to convert 2011 dollars to 1978 dollars	
Adjusted income	\$3,393
C. Expenses Gregory claimed annual costs and expenses CPI adjustment to convert 2011 dollars to 1978 dollars	\$6,000



A Hz. L E P3 15 2

D. Net Annual Income

Five Lots	
Annual income	\$4,785
Annual expenses	<u>\$1,740</u>
Net annual income	\$3,045

Five Lots with Units

Annual income	\$6,090
Annual expenses	<u>\$1,740</u>
Net annual income	\$4,350

One Lot and Two Lots with Units

Annual income	\$3,393
Annual expenses	\$1,740
Net annual income	\$1,653

E. Time to Recover Investment

Renting

Five lots (\$15,600 / \$3,045)	5.1 years
Five lots with units (\$15,600/\$4,350)	3.6 years
One lot and two lots with units (\$15,600/\$1,653)	9.4 years

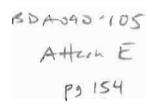
F. Total Net Income 1978 to 2011 (33 years) in 1978 dollars

Renting

Five lots (\$3,045 X 33 years)	\$100,485
Five lots with units (\$4,350 X 33 years)	\$143,550
One lot and two lots with units (\$1,653 X 33 years)	\$54,549 ¹

¹ Converting these totals back to 2011 dollars results in \$346,500, \$495,000, and \$188,100 respectively.

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CITY EXHIBIT 18 GREGORY'S INVESTMENT AND INCOME

A. Investment

Gregory's claimed investment in 1999

\$40,000

B. Gross income

Gregory claimed current income: \$275/month per lot or \$350/month per lot with unit

Five Lots

Annual income \$16,500

(\$275/month X 12 months X 5 lots)

Five Lots with Units

Annual income \$21,000

(\$350/month X 12 months X 5 units)

One Lot and Two Lots with Units

Annual income \$11,700

(\$275/month X 12 months X 1 lot + \$350/month X 12 Months X 2 units)

C. Expenses

Gregory claimed annual costs and expenses \$6,000

D. Net Annual Income

Five Lots

Annual income \$16,500
Annual expenses \$6,000
Net annual income \$10,500

Five Lots with Units

Annual income \$21,000 Annual expenses \$6,000 Net annual income \$15,000

One Lot and Two Lots with Units

Annual income \$11,700
Annual expenses \$6,000
Net annual income \$5,700

E. Time to Recover Investment

Renting

Five lots (\$40,000 / \$10,500)

Five lots with units (\$40,000/\$15,000)

One lot and two lots with units (\$40,000/\$5,700)

7.0 years



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F. Total Net Income 1999 to 2011 (12 years)

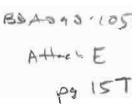
Renting

Five lots (\$10,500 X 12 years) \$126,000 Five lots with units (\$15,000 X 12 years) \$180,000 One lot and two lots with units (\$5,700 X 12 years) \$68,400

•

Att.4 E p3 150

AFFIDAVIT OF CUSTODIAN OF RECORDS



STATE OF TEXAS \$

COUNTY OF DALLAS \$

BEFORE ME, the undersigned authority, personally appeared Lisa Penney who, after being duly sworn, deposes as follows:

"My name is Lisa Penney. I am over the age of eighteen, of sound mind, have never been convicted of a felony or crime of moral turpitude, and am fully authorized and legally competent to make this affidavit. I have personal knowledge of the matters stated herein and they are true and correct.

I am employed by the Dallas City Attorney's Office ("CAO") of the City of Dallas ("City") as a paralegal. I have been employed by the CAO since February 2002. I have researched the various issues relating to the trailers and the property generally located at 14831 Seagoville Rd. in Dallas, Texas, which and is owned by Rickey Gregory. Some of the issues researched include locating aerial maps, determining the cost to move trailers, determining the cost to demolish trailers, and determining the rental fees for trailer lots.

Attached as Exhibit 11-A, 11-B and 11-C are aerial maps of the Property from Yahoo maps, Bing maps, and the City of Dallas Internet sites, respectively.

The following represents information concerning my research regarding moving fees, demolition fees and rental fees of trailers.

Moving a Trailer

With regard to moving a trailer, I called the following businesses on March 29, 2011 and was informed of the following regarding their fees:

 Owner, Bradley Berkenbile with Valero Construction stated that they charge \$2,000.00 to move a single wide trailer, measuring approximately 72 ft. x 14 ft., within a 75 mile radius. Valero Construction is located at 4433 I-30 in Mesquite, Texas. Their phone number is (972) 529-0610. They do not have a website.

4-365



- 2. Office Manager, Jackie Taylor with Big Johns Mobile Home Transport & Sales stated that they charge \$1,850.00 to move a single-wide trailer, up to approximately 70 miles. They charge by the job, not by the mile. This price would include blocking, hitching the tires, wheels and axels, blocking it and leveling it down. Big Johns Mobile Home Transport & Sales is located at 29848 State Hwy. 64 in Canton, Texas 75103. Their phone number is (903) 865-8100. Their website is www.bigjohnsmobilehome.com.
- 3. Owner/Partner, Denise Van Buren with Legendary Mobile and Modular Services stated that they charge \$1,600.00 to move a single-wide trailer, up to 10 miles. This price includes "make ready" which includes removing blocks, anchors, and strapping, leveling it and securing it to the ground. Legendary Mobile and Modular Services is located at 11423 C.F. Hawn in Dallas, Texas 75253. Their phone number is (972) 557-8000. Their website is www.legendaryservices.net.

Demolishing a Trailer

With regard to demolishing a trailer, I called the following businesses on March 29, 2011 and was informed of the following regarding their fees:

- 1. Owner, James Claxton with Claxton Demolition Services stated that they charge approximately \$3,000.00 to demolish a single-wide trailer, measuring approximately 72 ft. x 14 ft. This price includes the permit fee, registration fee and cleaning up the debris after the demolition. Claxton Demolition Services is located at 1614 Windmill Lane in Mesquite, Texas 75149. Their phone number is (214) 986-4959 or 866-424-8440. They do not have a website.
- 2. Owner, Clint Hankins with Concrete Cutters, Inc. stated that they charge approximately \$2,700.00 to \$3,200.00 to demolish a single-wide trailer, measuring approximately 72 ft. x 14 ft., assuming that it is easy access and level ground. If it is a "tight access", their charge is approximately \$5,000.00. This price includes permit fees and removal/clean up of the debris. Concrete Cutters, Inc. is located at 116 N. Saginaw Blvd. in Saginaw, Texas 76179. Their phone number is (817) 232-2442. Their website is www.concretecuttersinc.com.
- 3. Estimator/Owner, George Gomez with Billy L. Nabors Demolition stated that they charge approximately \$2,500.00 to \$3,000.00 to demolish a single-wide trailer, measuring approximately 72 ft. x 14 ft., assuming that this is for "normal" living conditions. This price includes removal of all debris. Bill L. Nabors Demolition is located at 2802 N. Hwy. 175 in Seagoville, Texas 75159. Their phone number is (972) 287-2287. Their website is www.naborsdemolition.com.

PSOA 093-105 Attach E PS 159

Renting Lots

With regard to rental fees for lots, I called the following businesses on March 29, 2011 and was informed of the following regarding their fees:

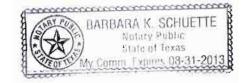
- Office Manager, Lucy Arciva with Woodshire Mobile Home Park stated that they charge approximately \$350.00 per month for the rental of a single-wide space. This price does not include utilities. Woodshire Mobile Home Park is located at 4820 Lawnview Ave. in Dallas, Texas 75227. Their phone number is (214) 381-4001. They do not have a website.
- 2. Owner, Larry Milliken with Royal Oaks Mobile Home Park stated that they charge approximately \$250.00 per month for the rental of a single-wide space. This price includes usage of water (if the occupant gets his/her own meter). The first 8,000 gallons of water per month is free of charge, and any over that amounts is charged. There is no extra charge for sewage. Royal Oaks Mobile Home Park is located at 11526 C.F. Hawn # 199 in Dallas, Texas 75253. Their phone number is (972) 286-8586. They do not have a website.
- 3. Manager, Luvia Coruna with Dallas Mobile Home Park stated that they charge approximately \$300.00 per month for the rental of a single-wide space. This price includes not include water and sewage. Dallas Mobile Home Park is located at 4010 West Davis St. in Dallas, Texas 75211. Their phone number is (214) 331-2342. They do not have a website.

Further, Affiant sayeth not."

LISA PENNEY

SUBSCRIBED AND SWORN TO BEFORE ME, on the day of April 2011 to certify which witness my hand and official seal.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BDA 090 -105 AHINE PS 160



A42.4 E ps 161

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

I, **DEBORAH WATKINS**, City Secretary, of the City of Dallas, Texas, do hereby certify the attached records are maintained in the Dallas Municipal Archives:

City of Kleberg, Texas [Collection 91-064]

Box 5, Folder 1

Code of Ordinances, Chapter 8 (Pages 55 - 58)

and that I have custody and control of said records.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the 31st day of March, 2011.

DEBORAH WATKINS CITY SECRETARY CITY OF DALLAS, TEXAS

PREPARED BY __jhs__



CHAPTER 8.

HOUSE TRAILER PARKS

SECTION 1. Definitions.

For the purpose of this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

House Trailer - A house trailer is a trailer or semi-trailer which is designed, contructed and equipped as a dwelling place, living abode or sleeping place (either permanently or temporarily) and is equipped for use as a conveyance on streets and highways; or, of which the chassis and exterior shell are designed and contructed for use as a house trailer, but which is used, instead, permanently or temporarily for the advertising sales display or promotion of merchandise or services, or for any other commercial purpose, except the transportation of property for hire or the transportation of property for distribution by a private carrier. (Ord. No. 258)

House Trailer Park - A house trailer park is any lot, tract or parcel of land used in whole or in part for the accommodation of transients by the day or week, or for a longer period of time, with or without compensation, and where parking facilities are provided for one or more house trailers.

Person - A person means any human being, his heirs, executors, administrators or assigns, and also includes a firm, partnership, association or corporation, or its successors or assigns, or the agent of any of the aforesaid.

Unit Plot - A unit plot is that space of ground set aside and permanently marked off as provided in this ordinance and designated as a parking space for a house trailer in a house trailer park. (Ord. No. 231)

Travel Trailer - A travel trailer is defined as a vehicle without motive power, designed for being drawn by a motor vehicle and constructed and equipped as a temporary dwelling place, a living abode or sleeping place, but which is not equipped for or capable of use as a conveyance on streets and highways, but can only be used when parked.

 $\underline{\text{Van}}$ - A van is defined as a motor vehicle which has been designed, contructed or recontructed and equipped as a

(Replacement Page)
SUPPLEMENT NO. 4, December, 1976

BDA 090-105

self-contained dwelling place, living abode or sleeping place, and which is also equipped for use as a conveyance of persons and property on streets and highways and which is entirely self-contained and contains no more than two axles.

 $\frac{\text{Mobile Home} - A \text{ mobile home is of the same definition as a house trailer. (Ord. No. 330)}$

SECTION 2. House Trailers - Unlawful, Except in House Trailer Park; Travel Trailer or Van Lawful on Private Property of Owner

It shall be unlawful and an offense for any person to park or occupy any trailer, house trailer, or mobile home upon any tract of land in the City, except on the premises of a House Trailer Park or Mobile Home Park, which is licensed to operate under the provisions of the Code of Ordinances. It shall be unlawful for any person to occupy any travel trailer or van upon any tract of land in the City, except in a House Trailer Park or Mobile Home Park, provided, however, that a travel trailer or van may be parked on the private property of the owner in any district. (Ord. No. 330)

SECTION 3. Building Permit Required.

No person shall erect or construct, or proceed with the erection or construction of, any house trailer park or building or structure related thereto, nor add to, enlarge, move, improve, alter, repair, convert, extend or demolish any house trailer park or any part thereof, or install any plumbing, electrical or mechanical equipment as a part of a building or structure, or make any other improvement in any building or structure or cause the same to be done within any house trailer park, as defined herein, without first obtaining a building permit therefore from the Building Official. In the absence of an official Building Official, said permit shall be obtained from the City Council.

SECTION 4. Application for Permit.

Application for a building permit shall be filed with the Building Official or the City Council, as the case may be, in writing. Every application for a building permit for a house trailer park shall be accompanied by two (2) copies of the plans and specifications and a site plot plan, showing the "unit plots" to be located in the house trailer park. Said application will

(Replacement Page)
SUPPLEMENT NO. 4, December, 1976

ROR 390-105 AHELL E PS 164

show the location of the proposed buildings to be erected and all existing buildings, if any, on the property or premises. Said plot plan shall also clearly indicate all streets, roads, drives, property lines, administrative buildings, toilet buildings, plumbing connections, accessory buildings and fences, together with the necessary space for parking passenger vehicles. Before proceeding with the actual work of constructing said house trailer park, the applicant shall have such plans approved by the Building Official or by the City Council. Such plans shall be drawn to scale upon substantial, clean, colorless paper or shall be good blueprints. Said plans and specifications shall be of sufficient clarity to indicate the nature and character of the work proposed.

SECTION 5. Location of House Trailer Park. .

All land used as a house trailer park shall be located on a well-drained site of ample size and in an area zoned for such use.

SECTION 6. Requirements For Each Unit Plot.

Every house trailer park shall be required to have at least five (5) unit plots which shall be clearly defined on the ground by proper permanent markers at each corner. Each unit plot shall contain sufficient space for the accommodation of one (1) house trailer and one (1) automotive vehicle. At least five (5) of the unit plots in every house trailer park shall be constructed so as to provide for separate sewer, water and electrical connection at each unit plot. Said connections to be approved by the Building and Plumbing Inspector and in compliance with all the City ordinances. It shall be unlawful for any person operating a house trailer park to allow any person to occupy, with a house trailer, any unit plot which does not have approved toilet, water and electrical facilities available to said unit plot.

SECTION 7. License Required to Operate House Trailer Park.

It shall be unlawful for any person to open, maintain or operate within the City a house trailer park, as defined herein, without first having secured a license from the City. Any person desiring to open, maintain or operate a house trailer park within the City shall make application for said license to the City, furnishing complete information as to the ownership and management and compliance with this ordinance. Said license may be issued for

BDA 070-105 AHILL E PS 165

an indefinite period of time, but may be revoked by the City Council for noncompliance with this ordinance. Provided, however, that no such license shall be revoked without first giving such owner or operator written notice, mailed at least ten (10) days prior to a hearing thereon, advising said person to appear at such hearing and show cause why such license should not be cancelled. Said notice shall be mailed to said owner or operator at the address shown on said person's Application for License. (Ord. No. 162A).

A HZINE PS 166

EXHIBIT 21

Certificate Detail for Certificate # 00813849

Home elected as Personal Property

ISSUE DATE: 01/17/1996

Certificate Number:

00813849

New/Used:

USED

Manufacture Date:

11/05/1984

Number of Sections:

RIDGEWOOD

Date of Sale:

09/28/1995

Model:

Date of Certificate:

01/17/1996

Square Feet:

1216

Right of Survivorship:

NO

Wind Zone:

Currently Installed in DALLAS County

	Owners	
Current Owner	Seller	Previous Owners
RICHARD A. GREGORY 2402 N. HWY 175 #47 SEAGOVILLE , TX 75159	1	RICKEY G. AND VIRGINIA E BUSBEE CAROL ANN HOLT

You may contact our Customer Service Representatives at 800-500-7074 for verbal confirmation of any additional ownership information regarding this home. For hard copies, you may submit a written request for which there may be a charge. If there is a charge, you will be billed, and the requested copies will be provided after payment is received.

	Active Mortgage Liens	
Lien Date	Lien Holder	
09/28/1995	OAKWOOD ACCEPTANCE 5316 W. HWY 290, #380 AUSTIN, TX 78735	

Tax Lien History	
Check Tax Lien Status	

On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lient must be recorded with the Manufactured Housing Division as provided by law. You may check our records through our website or contact us to learn of any recorded tax liens. To find out about the amount of any unpaid tax liabilities for a particular year, contact the tax office for the county where the home was actually located on January 1st of that year.

		Section	s		
	Label	Serial	Weight	Width	Length
1	TEX0328979	15L13357	14500	16	76

	Manufacturer	
M00137 LIBERTY HOMES INC [IA]		

BDA 090-105

4-375

INDUSTRIAL PARK ROAD, P. O. BOX 210 BELTON, TX 76513 BDA 340-105 A4221 E PS 168

Close Window

Print This Page

BOD000-105 AHZ.LE PS 149

EXHIBIT 22

BDA 090-105 4-377

the cheap transient park to the highly developed manufactured housing park designed for permanent living. Many parks will be mixed in quality in that they may have good-quality buildings, recreational facilities and low-cost utilities or roads, or they may have few extra facilities and large patios but average roads. For these hybrid parks the costs of the various items should be chosen from the quality of park where they would normally be found and built up to fit the subject park specifically. For example, a low-cost park in a cold climate may have concrete paved homestands completely under the trailers. One could either price the patio and walk costs from the excellent category or divide the low-quality lump sum cost by the typical square footage and thus develop a square foot cost to apply to the specific average area of flatwork for the park in

The costs are for organized commercial parks and do not include the poorest resort types, which merely provide a parking space and some common facilities such as restrooms and a water source. The costs listed are medians for each classification, excluding extremes.

prorated to each item. Architects' and designers' fees are included in the engineering costs for all The costs are broken into major cost items on a cost-per-trailer or home-space basis, and miscellaneous costs such as the cost of normal financing and contractors' profil and overhead are items except buildings, whose costs will include all fees applicable to the structural improvements. Developers' overhead and profit, advertising and other promotional expenses are not included. Local jurisdictional fees or assessments are not included and must be obtained

4-378

Off-site costs are not included. These may be costs of bringing utilities to the site, storm drains, access roads, bridges, traffic control, environmental impact studies, etc.

costs such as paving, sewers and water will be higher for hillside installation. All excluded costs For hillside parks, the cost of grading and terracing the hillside sites must be added. Also, other must be examined, as, in some cases, special local assessments and fees, off-site costs, developers' overhead and profit, etc., have equaled as much as an additional 40% of total project costs.

COST MODIFIERS

Costs for each park quality have been adjusted to a base number of units and gross area per unit which are roughly normal for that quality. Under the base costs for each quality, multipliers are given to adjust costs for deviations from the base. To determine the gross area per unit, divide the entire improved area of the park by the number of units.

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DESCRIPTION OF COST ITEMS

ENGINEERING includes plans, engineering, permits and design and specifications of the park, exclusive of buildings. GRADING includes leveling the site for drainage and roughing out roads but does not include excavation and terracing for hillside sites. It will normally include some leveling of the trailer sites in the Average and Good qualities.

STREET PAVING includes base preparation and paving.

PATIOS AND WALKS include all flat work except street paving.

SEWER includes all on-site work and laterals but does not include sewage disposal systems, offsite connections to a trunk line, or connection charges, except for septic tanks and cesspools, which are included in the Cheap quality. Storm sewers are not included.

include wells, storage tanks, pumps, off-site connections to other sources or connection fees. WATER includes all on-site mains, site services (laterals) and sprinkler systems but does

GAS includes all on-site píping and site connections (laterals) as well as connections to buildings, but does not include gas plumbing in buildings or off-site mains.

street lighting commensurate with the quality, and area lighting. It does not include building ELECTRIČAL includes all on-site conduit, electrical and telephone wiring, trailer site outlets, lighting or off-site connections.

better to compute these from other sections of the manual, since the age and lifestyle of the BUILDINGS include structures commensurate with the quality and size of the parks. It is often occupants will dictate the type of amenities offered. For example, an upscale resort retirement project may have a large, high-cost activities clubhouse, while first-time family park design may stress outdoor recreation with a smaller, very limited, low-cost clubhouse facility. These costs also appliances and all furnishings must be added separately. See Section 11 for clubhouses and poo include all building design costs, and plumbing and electrical items for the buildings. Buil

enclosures, and Section 12 for office apartments. For convenience markets or snack bars, see- To Section 13. Restroom and shower room facilities are found in Section 18. For miscellaneous outbuildings, see Section 17. Marinas are found in Section 67.

MISCELLANEOUS includes an average amount of entrance ornamentation, signs and common fill landscaping commensurate with the park quality. Outdoor recreational facilities, swimming pools, tennis courts, etc., and ornamental lakes and ponds should always be computed as extras. Recreational equipment, game tables, kitchen equipment, etc., are not included. Off-site signs are not included

6/2002

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TRAILER AND RECREATIONAL VEHICLE PARKS

CHEAP

LOW COST

Typical sites developed for transient use in outlying rural or resort areas where there are either no beging codes or minimal code enforcement. They will be closely spaced, have few facilities beyond the minimum subsistence level, and be designed for smaller trailers and recreational vehicles. The base area per trailer space is 1,600 square feet and the base number of spaces is 50.

Typical sites developed for transient or semipermanent occupancy in seasonal resort areas or near industrial or military areas. Usually designed to hold car-drawn trailers up to 40 to 45 feet long. The base area per site is 2,400 square feet and the base number of spaces is 80.

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permits	minimur	o curbs o	te or			nd office	e street	:	ncrete	ection 66	:		120	.95		2,800	1.05
of site and	ared and	il base, n	st concre		:	aldings a	ace. Som	office	nry or co	ed from S			100	76.		2,600	1.02
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fications,	oughed in	asphalt (are feet o	de, simpl	every two	ıre gas to) ampere (not inclu	ms, laun	cape, so	sts should		MODIFIERS	09	1.03		2,200	.97
and speci	e, roads r	adway, 2"	205 squ arking, so	imum co	hydrant	w-pressu	1, 30 to 80 ne booth	d restroo	ost lands	soo lood I		_	20	1.05		2,000	.95
ed plans	drainage	to 22' ros g area .	. Average	ains, min	service,	oaces. Lo	ad wiring Telephor	owers an	gn, low-c	wimming	st per sp		40	1.07		1,600	88.
G - Limite	raded for	NG - 18' on parkin	WALKS -	nes, 6" m	ains, 3/4'	trailer sp	- Overhe : system.	Utility, sh	ous - Si	ntrance.S	ARK - Co		30	1.10		1,200	.83
ENGINEERING - Limited plans and specifications, survey of site and permits	GRADING - Graded for drainage, roads roughed in, site cleared and minimum site leveling	STREET PAVING - 18' to 22' roadway, 2" asphalt on natural base, no curbs or edging, common parking area	PATIOS AND WALKS - Average 205 square feet of low-cost concrete or asshalf for hardstand, patio or parking, some walks near buildings	SEWER - 4" lines, 6" mains, minimum code, simple layout	WATER - 3" mains, 3/4" service, hydrant every two spaces	GAS - None to trailer spaces. Low-pressure gas to utility buildings and office	ELECTRICAL - Overhead wiring, 30 to 80 amperes per space. Some street lights. Speaker system. Telephone booth (not included)	BUILDINGS - Utility, showers and restrooms, laundry and office	MISCELLANEOUS - Sign, low-cost landscape, some masonry or concrete	work around entrance. Swimming pool costs should be added from Section 66	LOW-COST PARK - Cost per space		NUMBER OF SPACES	MULTIPLIER		GROSS AREA PER SPACE	MULTIPLIER
\$ 220	180	430	240	330	265		360		965	145	\$3,135		120	.91		2,800	1.18
:		:		pep	··· sdnx	;	ller :			:	:		100	.93		2,400	1.12
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s, engine	jraded fo	phalt, nat	135 squ ildings .	or vents	nommo	(not inclu	circuits, o systems	nowers, ⅓	and part	שועושוש	:	_	30	1.05		1,200	.93
num plan	eveling, g	imum ası	Average near bui	few traps	vice to co	ttled gas	nperage (speaker	ns and sh	p fixtures	gnboard,	er space		20	1.08		1,000	68.
G - Minim	inimum le	NG - Min area	WALKS - ew walks	4" clay,	ains, sen	xcept bo	- Low-an hones or	Restroon	ck, chea	is - s no	- Cost p		10	1.12		800	.86
ENGINEERING - Minimum plans, engineering and permits	GRADING - Minimum leveling, graded for drainage, cleared	STREET PAVING - Minimum asphalt, natural base, 15' to 20' wide, paved parking area	PATIOS AND WALKS - Average 135 square feet of small asphalt patio or hardstand, few walks near buildings	SEWER - 3" to 4" clay, few traps or vents. Cesspool and septic tank are included	WATER - 2" mains, service to common hydrants and buildings, no trailer hookups Σ	GAS - None, except bottled gas (not included)	ELECTRICAL - Low-amperage circuits, overhead wiring, simple outlets at trailer sites. No telephones or speaker systems	BUILDINGS - Restrooms and showers, laundry, office, lowest-cost frame	or concrete block, cheap fixtures and partitions	MISCELLANEOUS - Signboard, minimum landscape and entrance	CHEAP PARK - Cost per space		NUMBER OF SPACES	MULTIPLIER		GROSS AREA PER SPACE	MULTIPLIER

BSA-040-105

The typical good park is a manufactured housing park catering to the larger manufactured homes and represents the median for permanent parks. It will accommodate large manufactured homes with private patios and gardens, and offers complete recreational facilities. The base area per site

is 4,400 square feet, and the base number of spaces is 175.

June 2002

These are average costs of parks built more or less for permanent occupancy and represent the offices, recreation buildings and other recreational facilities, which may be computed from other sections of the service. The base area per site is 3,200 square feet, and the base number of low-end midpoint for permanent parks. They will have spaces to accommodate the manufactured house up to 55 or 60 feet long, as well as large transient trailers. They will have utility buildings, spaces is 100.

ENGINEERING - Well-detailed plans, site survey, simple specifications, permits and bonds	585	ENGINEERING - Complete detailed plans and specifications, permits, bonds and survey
GRADING - Graded for drainage, roads roughed in, some trailer site leveling	505	GRADING - Graded for drainage, view, and appearance, roads roughed in
STREET PAVING - 22' to 26' wide, 2" asphalt on good base, some edging or curb, some common parking	855	STREET PAVING - Good 3" asphalt roadways on prepared base, 26' to 32' wide edged or curbs, parking areas for visitors and extra cars
PATIOS AND WALKS - Average 310 square feet of concrete for patios, hardstands and walks near buildings	645	PATIOS AND WALKS - Home stands, patios, and car stands. Average 470 squa feet of concrete per space, including walks around buildings and recreation area
SEWER - 4" service, 6" mains, adequate vents, good code installation	202	SEWER - 4" service, 6" mains, 8" trunk, good code installation, well vented and
WATER - 3" to 4" mains, valve connections and hydrants at sites	580	WATER 4" to 6" mains good valve connections and hydrants at sites
GAS - Low-pressure gas to all sites and buildings	310	GAS - Low-pressure gas to all sites and buildings
ELECTRICAL - Underground conduit, 60 to 150 amperes per site. Telephone		ELECTRICAL - Underground conduit, 80 to 200 amperes per space. Good stree

ENGINEERING - Well-detailed plans, site survey, simple specifications, permits and bonds	3 - Well-d	etailed pla	ans, site	survey, si	mple spec	ifications	s, permits	:	\$ 585	ENGINEERING - Complete detailed plans and specifications, permits, bonds and survey	- Complet	e detailec	plans ar	nd specifi	cations, p	ermits, bo	spuc	↔	850
GRADING - Graded for drainage, roads roughed in, some trailer site leveling	raded for	drainage,	roads rc	ughed in,	some trai	iler site le	eveling .	:	505	GRADING - Graded for drainage, view, and appearance, roads roughed in	ded for dr	ainage, v	iew, and	арреагап	ce, roads	roughed	i ii	•	780
STREET PAVING - 22' to 26' wide, 2" asphalt on good base, some edging or curb, some common parking	NG - 22' t	o 26' wide	e, 2" aspl	halt on go	od base, s	some edç	ging or c	urb,	855	STREET PAVING - Good 3" asphalt roadways on prepared base, 26' to 32' wide, edged or curbs, parking areas for visitors and extra cars	G - Good parking al	3" asphal eas for v	t roadwa) sitors and	ys on pre d extra ca	pared ba:	se, 26' to	32' wide,	:	1,235
PATIOS AND WALKS - Average 310 square feet of concrete for patios, hardstands and walks near buildings	WALKS	Average ;	310 squa	ire feet of	concrete	for patios	s, hardsta	spue	645	PATIOS AND WALKS - Home stands, patios, and car stands. Average 470 square feet of concrete per space, including walks around buildings and recreation areas.	ALKS - H per space	ome stan , includin	ds, patios j walks a	s, and cal round bu	stands.	4verage 4 id recreati	I70 square ion areas .	:	950
SEWER - 4" service, 6" mains, adequate vents, good code installation	ervice, 6"	mains, ad	lequate v	rents, goo	d code ins	stallation	:	:	705	SEWER - 4" service, 6" mains, 8" trunk, good code installation, well vented and	vice, 6" m	ains, 8" tr	unk, goo	d code in	stallation	well vent	ted and	:	905
WATER - 3" to 4" mains, valve connections and hydrants at sites	4" mains,	, valve co	nnection	s and hyd	rants at si	ites		:	580	WATER - 4" to 6" mains, good valve connections and hydrants at sites	" mains, g	good valve	sconnect	tions and	hydrants	at sites		: :	815
GAS - Low-pressure gas to all sites and buildings	ssure gat	s to all sit	es and b	. sguidin				:	310	GAS - Low-pressure gas to all sites and buildings	sure gas t	o all sites	and buil	dings				:	490
ELECTRICAL - Underground conduit, 60 to 150 amperes per site. Telephone extensions in buildings and most sites. Speaker system. Lighted recreation areas and street	- Undergr buildings a	round con	iduit, 60 l sites. Sp	to 150 am eaker sys	peres per tem. Light	site. Telk ed recrea	ephone ation area	as	920	ELECTRICAL - Underground conduit, 80 to 200 amperes per space. Good street lighting and lighted recreation areas. Costs include telephone connection boxes at sites and cable TV systems	Undergroi ed recrea IV systerr	und condition areas	uit, 80 to . Costs ir	200 ampinclude tel	eres per ephone c	space. Go connection	ood street boxes at	:	1,345
BUILDINGS - Utility, laundry, recreation, public restrooms	Utility, lau	ndry, recr	eation, p	ublic restr	smoo			:	1,645	BUILDINGS - Office, recreation, laundry	ffice, recre	ation, lau						:	2,090
MISCELLANEOUS - Adequate landscaping and sprinklers, some masonry ornamentation, average sign and entrance. Outdoor recreational facilities are not included and should be added from Sections 66 and 67	OUS - Ad average hould be	equate la sign and added froi	ndscapin entrance m Sectio	ig and spr . Outdoor ns 66 and	inklers, sc recreation 67	ome masinal faciliti	onry les are no	: :	565	MISCELLANEOUS - Above-average landscaping and sprinklers, signs, masonry ornamentation and walls. Outdoor recreational facilities are not included and should be added from Sections 66 and 67	US - Abov nd walls. (sections 6	/e-averag Dutdoor π 5 and 67	e landsco ecreation	aping and al facilitie	sprinklers s are not	s, signs, r included	masonry and should	:	995
AVERAGE PARK - Cost per space	RK - Cost	t per spac	: :					:	\$7,315	GOOD PARK - Cost per space	Cost per s	pace					:	£ :	125
																		rs	BDA
			Š	MODIFIERS	Ś								MO	MODIFIERS	m			17	- 0°
NUMBER OF SPACES	40	09	80	100	125	150	175	200	250	NUMBER OF SPACES	20	75	100	125	150	175 2	200 250	2	, Š
MULTIPLIER	1.10	1.06	1.03	1.00	.97	.95	.93	<u>6</u> .	68.	MULTIPLIER	1.17	1.12	1.08	1.05	1.02	1.00	96.		8; 10 5

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6/2002

6,000 1.06

5,600 1.05

5,200 1.03

4,800

4,400

4,000

3,600

3,200

2,800

GROSS AREA

PER SPACE MULTIPLIER

5,200 1.12

4,800 1.10

4,400 1.08

4,000 1.05

3,600 1.03

3,200

2,800

2,400

2,000

GROSS AREA

9.

.97

8

89

MULTIPLIER PER SPACE

1.01

9.

86

96

93

9

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MANUFACTURED HOUSING PARKS

EXCELLENT

The excellent manufactured fousing park provides deluxe accommodations for the largest site-ereded manufactured home units and represents the high-end midpoint for permanent parks. It will have complete and varied recreational facilities of top quality. The base area per site is 5,600 square feet, and the base number of spaces is 200.

PATIOS AND WALKS - Home stands, patios, and car stands. Average 700 square feet of concrete per space, including walks around buildings and recreation areas ... 1,410

ELECTRICAL - Underground conduit, 100 to 200 amperes per space. Good street lighting, floodlighted recreation areas. Costs include telephone connection boxes at sites and cable TV systems

1,775

2,350

1,435 \$13,580

lakes and ponds should be added from Sections 66 and 67

6,800 1.02 300 97 6,400 50. 250 6,000 1.0 225 66. 5,600 1.00 1.00 200 MODIFIERS 5,200 1.02 175 66 4,800 1.04 150 86 4,400 9 97 4,000 95 20 GROSS AREA OF SPACES PER SPACE MULTIPLIER MULTIPLIER NUMBER

350 .97 7,200

DEPRECIATION

The life expectancy of manufactured housing parks is 10 to 35 years, depending on quality, and is dependent to a great extent on business management and regional economics. These areas of economic obsolescence cannot be considered in this manual.

The depreciation tables for manufactured housing parks are based on physical depreciation only, and are based on the assumption that in a normally well-maintained park, components will be replaced or renewed as they age. Adjustments should be made for deferred maintenance.

Typical life expectancies for manufactured housing represent the projected mortality of structures produced after the enactment of more stringent local and national (U.S.) building codes.

The life expectancy of a manufactured house can be greatly influenced by its location, i.e., the individual site, the type of park and/or local acceptance of sizes and styles. Influences causing economic obsolescence are not considered in the tables.

Those houses that the market accepts as equivalent to site-built single family homes may follow the normal physical and functional residential depreciation tables found in Section 97, see the general discussion that follows on page 5.

	ű				
	Multisection	32	40	45	
IVES	Single-Section	30	32	40	ENTAGE
BUILDING L	QUALITY	Good	Very Good	Excellent	DEPRECIATION - PERCENTAGE
ECOMMENDED BUILDING LIVES	Multisection	22	22	30	IAL DEPRECIA
2	Single-Section	20	20	22	NORMAL
	QUALITY	Low	Fair	Average	

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		45	1%	7	က	4	2	9	/	ω	6	7	13	16	19	22	25	28	32	35	38	41	44	48	51	54	99	58	8	6
	ES	40	2%	4	9	7	œ	10	7	5	15	16	19	23	26	59	31	35	37	4	43	46	49	52	54	22	09	63	9	
	MOH	32	3%	2	œ	10	12	14	15	17	19	7	24	28	31	34	37	41	4	47	20	54	26	29	. 29	99		:		
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TYPICAL LIFE EXPECTANCY IN YEARS		15	2%										:																	
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TYPICAL LIFE	IG PA	30	Í _					1														09	l							
	OUSIN	25	2%					:					į	42																
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	-ACTU	15												65																
	MANUFACTURED HOUSING PARKS		%9					;																						
ii ii	AGE:	_	-	7	ო	4	2	9	^	∞	_	9		4	16	18	20	22	54	56	78	30	32	34	36	38	40	42	4 :	46

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EXHIBIT

23

CPI Inflation Calculator

AHA E 45 175

\$ 1.00

in 2002

Has the same buying power as:

\$0.36

in 1978

Calculate

About this calculator Mobile Browser? View full screen.



BOA0901105

BLS Inflation Calculator

Attach E

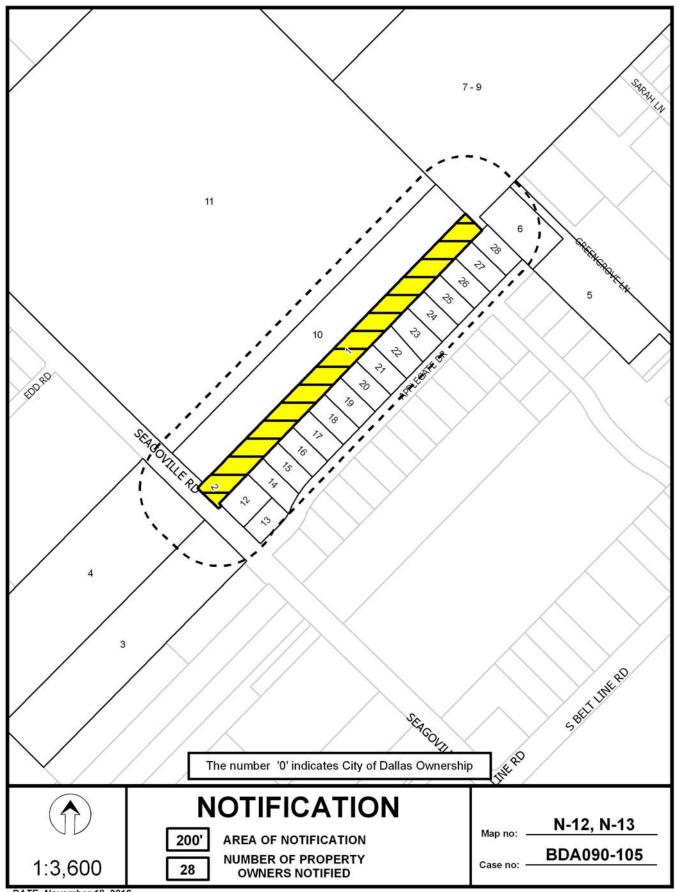
PS 176

About the CPI inflation calculator

The CPI inflation calculator uses the average Consumer Price Index for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

For more information, see the Guide to available CPI data.

Back to the calculator



DATE: November 18, 2010

BDA 090-105 4-385

Notification List of Property Owners

BDA090-105

28 Property Owners Notified

Label #	Addres	s	Owner
1	14831	SEAGOVILLE RD	GREGORY RICKEY
2	14831	SEAGOVILLE RD	GREGORY RICKEY TRLR 1
3	14800	SEAGOVILLE RD	GOOD FRED
4	14700	SEAGOVILLE RD	GOOD FRED
5	13304	GREENGROVE	RIZO MARY & JOSE GUADALUPE
6	13102	GREENGROVE	ROMO GUSTAVO
7	13064	FISH	COOPER W L
8	13038	FISH	COOPER W L
9	13064	FISH	COOPER W L
10	14825	SEAGOVILLE RD	BRASWELL EVELYN J L
11	14709	SEAGOVILLE RD	SEAGOVILLE REALTY LTD
12	14805	SEAGOVILLE RD	RIVERA MIRIAM
13	939	APPLEGATE	BAGGETT L L ESTATE OF % LOU ANN BAGGETT
14	933	APPLEGATE	BAGGETT L L
15	927	APPLEGATE	DIGGS BRAD & PEGGY
16	921	APPLEGATE	TRAMEL CHARLES T
17	915	APPLEGATE	PAUL JAMES A CATHERINE C
18	909	APPLEGATE	LANE CLARENCE D
19	903	APPLEGATE	BERG GAIL LYNN
20	851	APPLEGATE	SAVANNA DON & BINH VAN VU
21	857	APPLEGATE	JUAREZ MARIA S
22	845	APPLEGATE	COSTLOW CLINT & LENELLE
23	839	APPLEGATE	COSTLOW CLINT L III
24	833	APPLEGATE	COSTLOW MAC A
25	827	APPLEGATE	COLEGROVE BILLY F & VICKI
26	821	APPLEGATE	WARREN CHRISTMAN LEA & JUDITH
27 28	815 807	APPLEGATE APPLEGATE	SANCHEZ MARIA S & LANE WILLARD

BDA 090-105 4-386