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B1 (Official F	Form 1)	(04/13)
010	Official		04/13/

NORTHERN DIS	Bankruptcy Cou STRICT OF TEX S DIVISION			Volun	ntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Casa Blanca Condominium Association, Inc.		Name of Joint Deb	tor (Spouse) (Last, First, M	iddle):	
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):			sed by the Joint Debtor in th naiden, and trade names):	ne last 8 years	
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Comp than one, state all): 75-1952725	blete EIN (if more	Last four digits of S than one, state all)	Soc. Sec. or Individual-Taxpa	ayer I.D. (ITIN)/Co	omplete EIN (if more
Street Address of Debtor (No. and Street, City, and State): 5550 Spring Valley Road Dallas, TX		Street Address of	Joint Debtor (No. and Street	t, City, and State)	:
	ZIP CODE 75254				ZIP CODE
County of Residence or of the Principal Place of Business: Dallas		County of Residen	ce or of the Principal Place	of Business:	
Mailing Address of Debtor (if different from street address): P.O. Box 803142 Dallas, TX		Mailing Address of	Joint Debtor (if different fror	m street address)):
	ZIP CODE 75380	1			ZIP CODE
Location of Principal Assets of Business Debtor (if different from str	eet address above):				ZIP CODE
Type of Debtor (Form of Organization) (Check one box.) Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ✓ Corporation (includes LLC and LLP) Partnership Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Bu (Check one) Health Care Bus Single Asset Re in 11 U.S.C. § 1 Railroad Stockbroker Commodity Brok Clearing Bank V	box.) iness al Estate as defined 01(51B)	the Petiti Chapter 7 Chapter 9 ✓ Chapter 11 Chapter 12 Chapter 13	ion is Filed (Chapter 15 I of a Foreign Chapter 15 I	
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exer (Check box, Debtor is a tax-e under title 26 of	npt Entity if applicable.) xempt organization the United States al Revenue Code).	Debts are primarily co debts, defined in 11 L § 101(8) as "incurred individual primarily for personal, family, or h hold purpose."	onsumer U.S.C. I by an r a	Debts are primarily business debts.
 Filing Fee (Check one box.) ✓ Full Filing Fee attached. □ Filing Fee to be paid in installments (applicable to individuals or signed application for the court's consideration certifying that unable to pay fee except in installments. Rule 1006(b). See 0 □ Filing Fee waiver requested (applicable to chapter 7 individual attach signed application for the court's consideration. See 0 	the debtor is Official Form 3A. Is only). Must	Debtor is not Check if: Debtor's agg insiders or af on 4/01/16 a Check all appl A plan is beir Acceptances	mall business debtor as defii a small business debtor as regate noncontigent liquidat filiates) are less than \$2,490 nd every three years thereaf	ned by 11 U.S.C. defined in 11 U.S ed debts (excludi ,925 (amount sui ter).	S.C. § 101(51D). ing debts owed to bject to adjustment
Statistical/Administrative Information Debtor estimates that funds will be available for distribution to Debtor estimates that, after any exempt property is excluded a there will be no funds available for distribution to unsecured c	and administrative expe				THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors Image: style="text-align: center;">Image: style: style="text-align:	5,001- 10,000 25,000		D D 50,001- Ove 100,000 100	r ,000	
Estimated Assets Estimated Assets \$0 to \$50,001 to \$100,001 to \$500,001 \$500,000 to \$1 million Estimated Liabilities		00,001 \$100,000, 00 million to \$500 m		e than billion	
Estimated Liabilities So to \$50,001 to \$100,001 to \$500,001 \$50,000 \$100,000 \$500,000 to \$1 million to \$10 million		00,001 \$100,000, 00 million to \$500 m		e than billion	

Computer software provided by	v LegalPRO Systems.	Inc., San Antonio.	Texas (210) 561-5300.	Copyright 1996	-2013 (Build 9.1.85.1)	. ID 2349017189)

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B1 (0	Official Form 1) (04/13)	1	Page 2
Vc	oluntary Petition	Name of Debtor(s): Casa	Blanca Condominium Association, Inc.
(Tł	nis page must be completed and filed in every case.)		
	All Prior Bankruptcy Cases Filed Within Last	, , , , , , , , , , , , , , , , , , , ,	,
Loca Nor	tion Where Filed: 1 e	Case Number:	Date Filed:
Loca	tion Where Filed:	Case Number:	Date Filed:
	Pending Bankruptcy Case Filed by any Spouse, Partner or	Affiliate of this Debtor	(If more than one, attach additional sheet.)
Nam Nor	e of Debtor:	Case Number:	Date Filed:
Distri		Relationship:	Judge:
10Q	Exhibit A be completed if debtor is required to file periodic reports (e.g., forms 10K and) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) e Securities Exchange Act of 1934 and is requesting relief under chapter 11.) Exhibit A is attached and made a part of this petition.	whose I, the attorney for the petitione informed the petitioner that [he of title 11, United States Code	Exhibit B completed if debtor is an individual debts are primarily consumer debts.) r named in the foregoing petition, declare that I have e or she] may proceed under chapter 7, 11, 12, or 13 , and have explained the relief available under each that I have delivered to the debtor the notice o).
		x	
		<u></u>	Date
Doe	s the debtor own or have possession of any property that poses or is alleged to pose Yes, and Exhibit C is attached and made a part of this petition. No.	nibit C	able harm to public health or safety?
	Ext	nibit D	
	 be completed by every individual debtor. If a joint petition is filed, each Exhibit D, completed and signed by the debtor, is attached and n is is a joint petition: Exhibit D, also completed and signed by the joint debtor, is attached 	hade a part of this petition.	
	(Check any a	applicable box.)	
$\mathbf{\Lambda}$	Debtor has been domiciled or has had a residence, principal place of preceding the date of this petition or for a longer part of such 180 days		s in this District for 180 days immediately
	There is a bankruptcy case concerning debtor's affiliate, general partn	er, or partnership pending ir	n this District.
	Debtor is a debtor in a foreign proceeding and has its principal place of principal place of business or assets in the United States but is a defe or the interests of the parties will be served in regard to the relief soug	ndant in an action or procee	-
	Certification by a Debtor Who Resid (Check all ap	es as a Tenant of Residen plicable boxes.)	tial Property
	Landlord has a judgment against the debtor for possession of debtor's	residence. (If box checked	I, complete the following.)
	$\overline{0}$	Name of landlord that obtain	ed judgment)
	(,	Address of landlord)	
	Debtor claims that under applicable nonbankruptcy law, there are circle monetary default that gave rise to the judgment for possession, after t		•
	Debtor has included with this petition the deposit with the court of any petition.	rent that would become due	e during the 30-day period after the filing of the
	Debtor certifies that he/she has served the Landlord with this certificat	ion. (11 U.S.C. § 362(I)).	

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гач	e.	J

1 (Official Form 1) (04/13) Voluntary Petition	Page Name of Debtor(s): Casa Blanca Condominium Association, Inc.
(This page must be completed and filed in every case)	
	jnatures
Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Signature of a Foreign Representative I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.
X	V
×	(Signature of Foreign Representative)
Х	
Telephone Number (If not represented by attorney)	(Printed Name of Foreign Representative)
Date	Date
Signature of Attorney*	Signature of Non-Attorney Bankruptcy Petition Preparer
/s/ Joyce Lindauer Bar No. 21555700 Joyce W. Lindauer Bar No. 21555700 Joyce Joyce W. Lindauer Bar No. 21555700 Suite 301 Bar No. 21555700 Dallas, TX 75231 Bar No. 21555700	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.
Phone No. (972) 503-4033 Fax No. (972) 503-4034	Printed Name and title, if any, of Bankruptcy Petition Preparer
Date In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the nformation in the schedules is incorrect.	Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)
Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.	
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Address X
Casa Blanca Condominium Association, Inc.	
/s/ C. L. Carpenter Signature of Authorized Individual	Date Signature of bankruptcy petiton preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.
	Names and Social-Security numbers of all other individuals who prepared or
C. L. Carpenter Printed Name of Authorized Individual	assisted in preparing this document unless the bankruptcy petition preparer is not
	an individual.
President Title of Authorized Individual	If more than one person prepared this document, attach additional sheets
10/20/2012	conforming to the appropriate official form for each person.
10/30/2013 Date	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

RESOLUTION BY CASA BLANCA CONDOMINIUMS BOARD OF DIRECTORS

July 24, 2013

Whereas the financial condition of the Association has continued to suffer under a 24% assessment delinquency with no payments made since July 2010, and

Whereas the costs of ongoing litigation to defend the Association are excessive, and

Whereas the litigation has caused both significant increases in Casa Blanca insurance rates and exclusions in Director's and Officer's coverage related to said litigation, and

Whereas the Association management company resigned due to the Association insolvency, and

Whereas the financial condition of the Association does not provide sufficient funds for repairs and deferred maintenance on the property,

Therefore, be it resolved that the Board of Directors hereby agrees to seek protection for the Association under Chapter 11 bankruptcy.

Agreed this 24th day of July 2013, by Casa Blanca Condominiums Board of Directors:

Catherine Carpenter

Raynette Anderson

vn Malnsour

John Vakili

Steve Kazanas

Date

Date

Date

Date

7-24-13

Date

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UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF TEXAS DALLAS DIVISION

IN RE: Casa Blanca Condominium Association, Inc.

CASE NO

CHAPTER 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept:	\$15,000.00
Prior to the filing of this statement I have received:	\$6,500.00
Balance Due:	\$8,500.00

2. The source of the compensation paid to me was:

Debtor Debtor Other (specify)

3. The source of compensation to be paid to me is:

Debtor Debtor Other (specify)

- 4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.
 - □ I have agreed to share the above-disclosed compensation with another person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.
- In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

 Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
 - b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
 - c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- 6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

10/30/2013	/s/ Joyce Lindauer	
Date	Joyce Lindauer Joyce W. Lindauer	Bar No. 21555700
	Attorney at Law & Mediator	
	8140 Walnut Hill Lane	
	Suite 301	
	Dallas, TX 75231	
	Phone: (972) 503-4033 / Fax: (972) 5	03-4034

/s/ C. L. Carpenter

C. L. Carpenter President Case 13-35512-bjh11 Doc 1 Filed 10/30/13 Entered 10/30/13 19:05:59 Page 6 of 19

UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF TEXAS DALLAS DIVISION

IN RE: Casa Blanca Condominium Association, Inc.

CASE NO

CHAPTER 11

VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 10/30/2013

Signature /s/ C. L. Carpenter C. L. Carpenter

President

Date _____

Signature _____

A & F Elevator Service 620 Easy Street Garland, TX 75042

Access Gates P.O. Box 764946 Dallas, TX 75376

Adam Powell 5550 Spring Valley Rd., #C26 Dallas, TX 75254

Adrian Savastre 4916 Lakeland Dr. Frisco, TX 75075

Anbar Hedayat Elhan Chafli 4215 Shadow Glen Dr. Dalals, TX 75287

Anthony Eletu 4157 Courtshire Drive Dallas, TX 75229

Anthony Scalia 3419 Westminster, #346 Dallas, TX 75205

AT & T Uverse PO Box 5014 Carol Stream, IL 60197-5014

AT&T PO Box 630047 Dallas, Texas 75263-0047 Atmos Energy Attn: Bankruptcy Dept. PO Box 650205 Dallas, TX 75265-0654

Attorney General of Texas Bankruptcy Division P O Box 12548 Austin, TX 78711-2548

Breit Solutions, Inc. 16487 Frederick Rd. Woodbine, MD 21797

Carl Howard Vicki Daniels P.O. Box 376 Beaumont, MS 39423

Carrie Lyn Reynolds 7522 Campbell Rd., #113-230 Dallas, TX 75248

Christopher B. Stanley 6509 Birkdale Lane Frisco, TX 75035

Cindy Im 5550 Spring Valley Rd., #D23 Dallas, TX 75254

Community Waste Disposal 2010 California Crossing Dallas, TX 75220

Dallas Tactical Response Attn: Mark Williams 3960 Broadway Blvd., Suite 140 Garland, TX 75043 Dallas Water Utilities 1500 Marilla, Suite 3A North Dallas, TX 75201

Daniel Serra P.O. Box 866083 Plano, TX 75086

Daniel Vanian Carol Vanian 1839 Port Stanhope Newport Beach, CA 92660

David Najor 5550 Spring Valley Rd., #B12 Dallas, TX 75254

Doris O'Meara 5550 Spring Valley Rd., #F21 Dallas, TX 75254

Dragan Lajesic Marwela Lajesic 5550 Spring Valley Rd., #F31 Dallas, TX 75254

Dusan Plavsic 5550 Spring Valley Rd., #C21 Dallas, TX 75254

Edi Mendoza 3140 Oradell Lane Dallas, TX 75220

Emina Hasanovic 201 W. Southwest Pky., #12203 Lewisville, TX 75067 Erin Clapp Keith 3500 Goldstone McKinney, TX 75070

Farshid Gharemani 5550 Spring Valley Rd., #E24 Dallas, TX 75254

Gabriela Rios Mima G. Algarin 5550 Spring Valley Rd., #D13 Dallas, TX 75254

Gina Johnson 7182 Surreywood Way Sacramento, CA 95823

Hasib Amrou 5220 Spring Valley Rd., #500 Dallas, TX 75254

Hejin Hong 8620 Mill Creek Road Irving, TX 75063

Hua Yang 2709 Timber Brook Drive Plano, TX 75074

Internal Revenue Service Mail Code DAL-5020 1100 Commerce Street Dallas, Texas 75242-1100

Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346 IPFS Corporation PO Box 419090 Kansas City, MO 64141

Jack Kaczor Katarzyna Kaczor 2500 Green Castle Lane Plano, TX 75075

Jacqueline Pham 10536 Stone Canyon Dr., #219 Dallas, TX 75230

Jae Reuthinger 4334 Ocean Dr., #305 Corpus Christi, TX 78412

James Gray Dianne Gray 9102 Windy Crest Dallas, TX 75243

Jeanetta West 7302 Ramblewood Dr. Garland, TX 75044

Jerry Beller Cynthia Beller P.O. Box 430 Mountainburg, AR 72946

John Gravenkemper 14420 Southern Pines Dr. Farmers Branch, TX 75234

Jonathan Knight 5550 Spring Valley Rd., #H31 Dallas, TX 75254 Kelly Reeves 4200 Hidden Valley Dr. Carrollton, TX 75010

Ken Bennett 3824 Cedar Springs Rd., #745 Dallas, TX 75219

Kim Tuyet Kevin Le 2410 Bennington Dr. Arlington, TX 76018

Kimberly Nguyen Hong P. Bui 5550 Spring Valley Rd., #B24 Dallas, TX 75254

KWV Partners Attn: Wannee Whitis 5550 Spring Valley Rd., #B16 Dallas, TX 75254

Lee Tong 10401 Harris Court Irving, TX 75063

Leslie's Pool Supply 7114 Campbell Road Dallas, TX 75248

Liat Shuly Miriam Ratlev P.O. Box 3404 Santa Monica, CA 90408

Lila Seida 5725 Summit Knoll Trail Sachse, TX 75048 Linda Pearson 2361 Hartline Dr. Dallas, TX 75228

Luigi Bianco 17770 Preston Rd., #1B Dallas, TX 75252

Lyle Wilson 5550 Spring Valley Rd., #B22 Dallas, TX 75254

Marc Berman 5550 Spring Valley Rd., #D22 Dallas, TX 75254

Maricruz Rodriguez 5550 Spring Valley Rd., #D15 Dallas, TX 75254

Marius Boncea 3675 N. Country Club Dr., #2304 Aventura, FL 33180

Mark Drennan Cynthia Drennan 1655 Kessler Canyon Dr. Dallas, TX 75208

Mark Martinez 5550 Spring Valley Rd., #D24 Dallas, TX 75254

Mary Lee Koetz 5550 Spring Valley Rd., #B11 Dallas, TX 75254 Michael Scott Julie Wolf 4737 Twin Post Dallas, TX 75244

Moshen M. Vakili 5550 Spring Valley Rd., #G14 Dallas, TX 75254

Nancy Reudemann 3801 Denham Way Plano, TX 75023

Naomi Perez 5550 Spring Valley Rd., #H12 Dallas, TX 75254

Nina Soffer 5550 Spring Valley Rd., #H34 Dallas, TX 75254

Offenhauser & Co., Inc. Attn: Lanette Burnett 518 Pine Street Texarkana, TX 75501

Osnat K. Sindori 16647 Cleary Circle Dallas, TX 75248

Peter Kibrik c/o Gable Realty 5550 Spring Valley Rd., #F36 Dallas, TX 75254

Philip Kilolo 5550 Spring Valley Road, #A13 Dallas, TX 75254 Rahim Zahedi 5550 Spring Valley Rd., #G15 Dallas, TX 75254

Raune Rangel Oliveira 5550 Spring Valley Rd., #E15 Dallas, TX 75254

Raynette Anderson 5550 Spring Valley Rd., #B14 Dallas, TX 75254

Reza R. Ahrabi 2501 Suntree Lane Plano, TX 75025

Robert Martin 276 Cleve Cole Rd. Denison, TX 75021

Roberts Merkel Weinberg PC Attn: Clayton Hearn 6116 N. Central Expressway Suite 1201 Dallas, TX 75206

Robin Schwartz 5550 Spring Valley Rd., #F11 Dallas, TX 75254

Ronald Stramberg 10714 Pine Haven Terrace Rockville, MD 20852

Roupen Toranian Carla Toranian 1869 Hathaway Lane Frisco, TX 75034 Russell Hoff 5550 Spring Valley Rd., #A26 Dallas, TX 75254

Sam Javaherianj 5550 Spring Valley Rd., #E31 Dallas, TX 75254

Sanjay Goel Alka Goel 2917 Cascade Dr. Plano, TX 75025

Saunders & Walsh PLLC Attn: Brantley Saunders 6850 TPC Drive, Suite 210 McKinney, TX 75070

Scott Streit Deborah Streit 520 Mariah Bay Drive Heath, TX 75032

Sergio Abdalla Lenita Abdalla 5550 Spring Valley Rd., #C22 Dallas, TX 75254

Sharon Acton Scott Hudson 313 Lake Highlands Highland Village, X 75077

Shiva Salim 6 Indian Wells Frisco, TX 75634

Stacey J. Garrett 5550 Spring Valley Rd., #H25 Dallas, TX 75254 Stefanie S. Martin P.O. Box 1121 Van Alstyne, TX 75495

Steve Cowie P.O. Box 835753 Richardson, TX 75083

Steve Kazanas 5550 Spring Valley Rd., #C24 Dallas, TX 75254

Steven Nordseth 4639 Gus Thomasson Mesquite, TX 75150

Steven Treni 5550 Spring Valley Rd., #C31 Dallas, TX 75254

Texas Comptroller of Public Accounts Revenue Accting Div - Bankruptcy Section PO Box 13528 Austin, TX 78711-3528

Texas Workforce Commission 101 East 15th Street Austin, TX 78778-0001

Thang Hao Nguyen 5550 Spring Valley Rd., #H21 Dallas, TX 75254

The Blend Law Firm 14131 Midway Road, Suite 1240 Addison, TX 75001 Tongsun Kang 5550 Spring Valley Rd., #G21 Dallas, TX 75254

TRC Heating & Air, LLC 4621 S. Cooper, Suite 131-255 Arlington, TX 76017

Trinidad Maintenance Services 18484 Preston Road Suite 102, PMB 133 Dallas, TX 75252

TXU Energy Attn: Bankruptcy Dept. P.O. Box 650393 Dallas, TX 75265

U. S. Attorney General Department of Justice Main Justice Building 10th & Constitution Ave., NW Washington, DC 20530-0001

U. S. Trustee's Office 1100 Commerce Street Room 976 Dallas, TX 75242

Underwood Perkins P.C. Attn: Stephen Smith 5420 LBJ Freeway, Suite 1900 Dallas, TX 75240

Vicki Sue Claytor 5550 Spring Valley Rd., #D11 Dallas, TX 75254

Wen Xia Zhai 5550 Spring Valley Rd., #G32 Dallas, TX 75254 Willacin Gholston Willie Gholston 5550 Spring Valley Rd., #F16 Dallas, TX 75254

Zachary Baugh 5810 Kenwood Ave. Dallas, TX 75206