

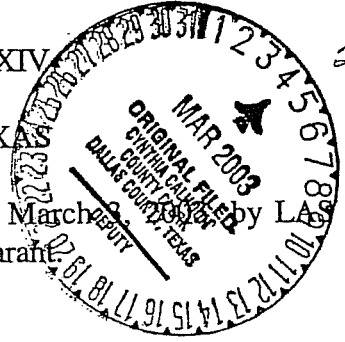
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AMERICAN TITLE COMPANY
6029 Beltline Road, Suite 250
Dallas, TX 75254

SUPPLEMENTARY DECLARATION NO. 64

LAS COLINAS AREA LXIV
DALLAS COUNTY, TEXAS



2220235

This Supplementary Declaration is made, effective as of March 2003 by LAS COLINAS LAND LIMITED PARTNERSHIP, hereinafter called Declarant.

BACKGROUND:

- A. Declarant's predecessor in interest, Las Colinas Corporation ("LCC"), executed a Declaration (as previously corrected and supplemented the "Declaration") on the 22nd of August, 1973, applicable to certain real property described in Exhibit "A" thereto and located in or adjacent to the City of Irving, County of Dallas, State of Texas.
- B. The Declaration was filed of record in Volume 73166, Page 1001, of the Deed Records of Dallas County, Texas, a Correction to Declaration was filed of record in Volume 77154, Page 1096, of the Deed Records of Dallas County, Texas, a Second Correction to Declaration was filed of record in Volume 79122, Page 0749, of the Deed Records of Dallas County, Texas, and a Third Correction to Declaration was filed of record in Volume 82071, Page 3244, of the Deed Records of Dallas County, Texas.
- C. LCC assigned all of its rights as "Declarant" under the Declaration to Declarant pursuant to a Corrected Assignment and Transfer of Rights of Declarant under Declaration dated as of June 29, 1989, recorded in Volume 92041, Page 0446, of the Deed Records of Dallas County, Texas.
- D. Additional real property has been added to the scheme of the Declaration as contemplated in Article I, Section 3, thereof by recording Supplementary Declarations in the Deed Records of Dallas County, Texas.
- E. Article V of the Declaration (entitled Protective Covenants), as originally written and as modified by the previous Supplementary Declarations is applicable only to the real property described in Exhibit "A" to the Declaration and in Exhibits to the previous Supplementary Declarations and not to additional real property which may be added to the scheme of the Declaration by subsequent Supplementary Declarations.
- F. Article I, Section 3, of the Declaration permits the addition of additional property to the scheme thereof by filing a Supplementary Declaration of record, which Supplementary Declaration may modify Article V of the Declaration as it pertains to the additional property.
- G. Declarant desires to add additional property located within the boundaries of the property described in Exhibit "B" to the Declaration to the scheme of the Declaration and to modify Article V of the Declaration as it pertains to the additional property;

3-4-03

NOW THEREFORE, Declarant declares as follows:

1. The real property described in Exhibit A-64 attached hereto and incorporated herein by reference for all purposes (designated as Area LXIV for purposes of this Supplementary Declaration) is and shall be subject to the scheme of the Declaration, and is and shall be held, transferred, sold, conveyed, used, and occupied subject to covenants, restrictions, easements, charges, and liens set forth in the Declaration (the Declaration being incorporated herein by reference for all purposes) as modified herein.
2. Article V of the Declaration is modified by the addition thereto of the following Section 64, which is applicable only to Area LXIV.

Section 64. Covenants Applicable to Area LXIV. The following provisions are applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area LXIV of the Properties:

- a. Use Limitations. Sites in Area LXIV may be used for single family residential dwellings.
 - (1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than four (4) vehicles.
 - (2) The floor area of the main structure, exclusive of one story open porches and garages, shall be no less than 2400 square feet for one-story dwellings and 2800 square feet for 1 ½ and two story dwellings.
 - (3) No residential structure shall be erected or placed on any building plot, which plot has a minimum lot width less than that shown on the recorded plat.
 - (4) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance, dangerous or a nuisance to the neighborhood.
 - (5) No structure of a temporary character, recreational vehicle, mobile home, trailer, boat trailer, tent, shed, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
 - (6) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or a sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

- (7) No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot; except dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.
- (8) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All garbage and trash shall be kept in sanitary containers fully enclosed by a walled structure.
- (9) No truck, trailer, mobile home, or vehicle other than passenger vehicle, shall be permitted to park on the streets, in the driveways, or on any lot overnight.
- (10) No motorboat, boat, trailer, recreational vehicle, mobile home, or other similar vehicle may be maintained, stored, or kept on a lot unless housed completely within an enclosed and roofed structure approved by the Architectural Control Committee.
- (11) No clothesline may be maintained on any lot.
- (12) Except as otherwise governed by Federal statutes and/or rules and regulations of the Federal Communications Commission, the use of antennas, including, without limitation, dish type antennas, and towers must be approved by the Architectural Control Committee, which may consider things like size, location, and ability to screen the antenna(s) and tower(s) from view from adjacent properties and from public and private streets and highways.
- (13) No manufacturing, trade, business, commerce, industry, profession, or other occupation whatsoever will be conducted or carried on upon any lot or any part thereof, or in any building or other structure erected thereon. This prohibition does not, however, prohibit a resident from using a dwelling for personal business or professional pursuits provided that: (i) the uses are incidental to the use of the dwelling as a residence; (ii) the uses conform to applicable governmental ordinances; and (iii) there is no external evidence of the uses.
- (14) The use of any carport, driveway, private or public street, or parking area that may be in front of, adjacent to, or part of any lot as a habitual parking place for trucks, trailers, mobile homes, recreational vehicles, boats, or commercial vehicles is prohibited. The term "Commercial Vehicle" shall include all passenger vehicles, trucks, and vehicular equipment which shall bear signs or shall have printed on the sides of same reference to any commercial undertaking or enterprise.
- (15) No above ground level swimming pool may be installed on any lot, and any swimming pool shall be designed and engineered in compliance with Paragraph e. (1) of this Section 64.

b. Minimum Setback Lines.

- (1) No structure of any kind and no part thereof may be placed within these setback lines:
 - (A) 20 feet from any public or private street right of way.
 - (B) 20 feet from any public or private side street right of way.
 - (C) 20 feet from any rear property line.
 - (D) 7 feet from any interior side lot lines, except that Declarant may authorize in writing lesser setbacks (0 to 7 feet) and except that if one Owner owns two or more adjacent lots and desires to construct one residence on such lots, construction of which residence would violate the interior side lot setback lines provided herein, the Declarant may waive, in writing, said interior side lot lines as to such residence, and such lots shall be considered to be one lot for the purpose of determining the setback lines and other restrictions applicable to such lots and such residence.
 - (E) Notwithstanding the foregoing, for lots on which garages using "swing-in" driveways are constructed between the actual living quarters and the street, the applicable setback line for the exterior of the garage wall closest to any public or private street shall be 15 feet from the public or private street right of way.

- (2) The following improvements are expressly excluded from these setback restrictions:
 - (A) Structures below and covered by the ground.
 - (B) Steps, walks, patios, swimming pools, driveways, and curbing.
 - (C) Planters, walls, fences or hedges not to exceed 9 feet in height.
 - (D) Landscaping.
 - (E) Box or bay windows.
 - (F) Fireplaces and chimneys, to the extent any portion of same project from the side of a residential structure.
 - (G) Any other improvements approved in writing by Declarant. Roofed structures, other than the following, may in no event be approved:
 - [1] guard houses
 - [2] gate houses
 - [3] swimming pool equipment houses and cabanas
 - [4] greenhouses

c. Garages and Parking.

- (1) The interior walls of all garages must be finished (tape, bed, and paint as a minimum) like other rooms in the building.

- (2) No garage shall be permitted to be enclosed for living or used for purposes other than storage of passenger vehicles and related normal uses.

d. Landscaping, Walls, and Fences:

- (1) No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 ½ and 8 feet above the grade of the street curb shall be placed or permitted to remain in any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at a point 35 feet from the intersection of the right-of-way lines, or in the case of a rounded property corner from the intersection of the right-of-way lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of street property lines with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.
- (2) No structure, wall, fence, or hedge over 4 feet in height shall be constructed, erected, placed, planted, set out, maintained, or permitted upon any lot outside the front building line on any lot or any side street building line or within 25 feet of the rear lot line of any lot facing on the golf course, except as approved by the Architectural Control Committee. However, all rear, or side entry garages, driveways, or aprons constructed on any lot facing and in line of sight from the golf course shall have a sight screen which is architecturally consistent with the design of the house proper. This may include walls, fences, landscaping or hedges, approved by the Architectural Control Committee, which will ensure the screening of garage doors, garage contents, or parked vehicles.
- (3) The owners of the lots shall be responsible for the maintenance of parkways located between their lot lines and the back of curb of streets and alleys on which said lots abut. The owners thereof shall likewise maintain the exterior of all structures on their lot and their yards, hedges, plants, and shrubs in a neat and trim condition at all times.

e. Construction Standards. The main structure on all lots shall meet with the following requirements (except as modified by the Architectural Control Committee):

- (1) The foundation system shall be designed by a Registered Professional Engineer based on recommendations given in a geotechnical soils report prepared by a geotechnical engineering firm. The soils investigation and analysis, and the design of the foundation system, shall be prepared by a registered professional engineer. Any swimming pool shall be designed utilizing the data provided by the soils report and analysis with surface and subsurface drainage provided.
- (2) No roof shall have composition type shingles.

- (3) The exposed exterior wall area, exclusive of doors, windows, and covered porch areas, shall be at least 75% masonry, masonry veneer, stucco or other low maintenance material approved by the Architectural Control Committee.
- (4) Complete guttering must be installed on all houses with downspouts carried to an outfall well away from the foundation.
- (5) Garages and all other outbuildings are to be given the same architectural treatment and be constructed of the same materials as the main structure.
- (6) No exterior alterations of any existing building may be permitted without the prior approval of the Architectural Control Committee. No additional windows, balconies, platforms, etc. which may invade the privacy of adjacent dwellings are permitted.
- (7) Any and all lines or wires for communication or for transmission of current outside of the building shall be constructed, placed and maintained underground.
- (8) No exterior light shall be installed or maintained on any lot which is found to be objectionable by the Architectural Control Committee. Upon being given notice by the Association that any exterior light is objectionable, the owner of the lot will immediately remove said light or have the light shielded in such a way that it is no longer objectionable.
- (9) Mailboxes shall be of a design as approved by the Architectural Control Committee.
- (10) Each dwelling shall contain a water flushing garbage grinder disposal.
- (11) No excavation may be made except in conjunction with construction or maintenance of an improvement. When the improvement or maintenance is completed, all exposed openings must be back filled, compacted, graded and landscaped in accordance with the approved landscape plan.
- (12) Once commenced, construction must be diligently pursued so it is not left in a partly finished condition for a period longer than ninety (90) days without written approval from the Architectural Control Committee.
- (13) A temporary portable building may be used for construction purposes or as a field office within Area LXIV in support of the sale of lots within Area LXIV only with the approval of the Architectural Control Committee. Such temporary portable building shall meet the following requirements:
 - (A) Be landscaped to the same standards as other residential lots.
 - (B) Allow no overnight parking of construction vehicles

- (C) Provide screening for all construction materials to be kept on site.
- (D) Be kept in a clean, well-kept condition at all times.

Such temporary portable building shall be removed immediately upon either completion or abandonment of construction or upon occupancy of ninety-five (95) percent of the lots in Area LXIV. All landscaping, irrigation systems, hardscaping, signs and debris are to be removed and the area is to be graded, cleaned and turf established to the satisfaction of the Architectural Control Committee.

- (14) Prior to commencement of construction on any lot, a temporary commercial size trash container or dumpster shall be placed on the lot for the collection, storage and removal of all waste materials and construction debris. The trash container or dumpster shall be maintained on the lot throughout the period of construction (subject to the need to promptly remove and replace same as it becomes full), and all waste materials and construction debris shall be placed therein on a daily basis in order to reduce the possible dispersal of such waste materials and construction debris to any other lot and to maintain a neat and orderly appearance on the lot on which construction is being performed. Such temporary trash container or dumpster shall be removed within 10 calendar days following completion of construction on the lot.

- 3. No approval of plans and specifications and no publication of requirements or guidelines herein or in the Declaration or otherwise by the Association or the Architectural Control Committee or granting of any exceptions or variances by Declarant may be construed as representing or implying that improvements built in accordance therewith will be free of defects or comply with applicable laws or ordinances. Any approvals and observations incident thereto concern matters of an aesthetic nature. No approvals and guidelines may be construed as representing or guaranteeing that any improvements built in accordance therewith will be designed or built in a good and workmanlike manner. The granting of any exceptions or variances by Declarant shall be in Declarant's sole discretion. Declarant, the Association, their respective directors, officers, employees, and agents, the Architectural Control Committee, and members of the Architectural Control Committee are not responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval or to any owner of land subject to the Declaration for any defects in any plans or specifications submitted, revised, or approved, any loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, any loss or damage arising from the noncompliance of the plans or specifications with any governmental ordinance or regulation, or any defects in construction undertaken pursuant to the plans and specifications. Approval of plans and specifications by the Architectural Control Committee may not be construed as approval by the City of Irving, Texas, as the approval processes are mutually exclusive. Unconditional approval of a complete set of plans and specifications by the Architectural Control Committee satisfies the requirements of all applicable subsections of this Supplementary Declaration that require written approval by the Architectural Control Committee for the plans and specifications. Any determination made by

Declarant under this Supplementary Declaration, and the grant or denial of any exception or variance by Declarant under this Supplementary Declaration, is in Declarant's sole discretion.

4. The Declaration, except as expressly modified herein, remains in force and effect and is ratified and confirmed.

EXECUTED as of the day and year first written above.

LAS COLINAS LAND LIMITED PARTNERSHIP,
a Delaware limited partnership

By: Cousins Properties Services LP,
a Texas limited partnership, Manager

By: Cousins Properties Services, Inc.
a Georgia corporation, its General Partner

By: Charles E. Cotten
Charles E. Cotten
As its: Senior Vice President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 6th, 2002, by Charles E. Cotten, Senior Vice President of Cousins Properties Services, Inc., a Georgia corporation, General Partner of Cousins Properties Services LP, a Texas limited partnership, Manager of Las Colinas Land Limited Partnership, a Delaware limited partnership, on behalf of said corporation and partnerships.

Teresa E. Crow
Notary Public in and for
the State of Texas

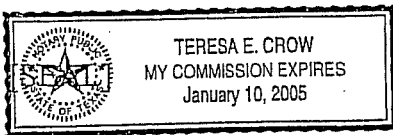


EXHIBIT A - 64

LAS COLINAS AREA LXIV

LEGAL DESCRIPTION

TRACT I:

BEING an 8.61 acre tract of land, situated in the Francis Jones Survey, Abstract No. 1626 and the S. P. Bird Survey, Abstract No. 176 in the City of Irving, Dallas County, Texas, and being the same tract of land conveyed as Tract 7.1 to Las Colinas Land Limited Partnership by deed recorded in Volume 89128, Page 0714, Deed Records, Dallas County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set at the Southwest corner of a tract of land conveyed to Dallas County Utility and Reclamation District by deed recorded in Volume 87250, Page 4045, Deed Records, Dallas County, Texas on the East right of way line of Story Road (100 foot right of way);

THENCE North 89 degrees 59 minutes 18 seconds East, along the South property line of said Dallas County tract, a distance of 366.78 feet to a 5/8 inch iron rod set;

THENCE North 64 degrees 18 minutes 28 seconds East, continuing along the South property line of said Dallas County tract, a distance of 103.83 feet to a 5/8 inch iron rod set at the Southeast corner of said Dallas County tract on the Southwest property line of a tract of land conveyed to Las Colinas Sports Club, Inc., as Tract 4, by deed recorded in Volume 84090, Page 3468, Deed Records, Dallas County, Texas;

THENCE along said Las Colinas Sports Club, Inc., Southwest property line with its meanders as follows:

South 19 degrees 47 minutes 45 seconds East, a distance of 31.24 feet to a 5/8 inch iron rod set;

South 63 degrees 10 minutes 39 seconds East, a distance of 150.04 feet to a 5/8 inch iron rod set;

South 76 degrees 35 minutes 34 seconds East, a distance of 212.91 feet to a 5/8 inch iron rod set;

THENCE South 71 degrees 49 minutes 11 seconds East, a distance of 578.82 feet to a 5/8 inch iron rod set on the Northwest property line of Lot 1, Block 13 of Cottonwood Valley, Phase II, Installment IV, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 85182, Page 3683, Map Records, Dallas County, Texas;

THENCE South 58 degrees 29 minutes 07 seconds West, along said Cottonwood Valley, Phase II, Installment IV Northwest property line, a distance of 214.96 feet to a 5/8 inch iron rod set at the West corner of Lot 2, Block 13 of said Cottonwood Valley, Phase II, Installment IV and the North corner of Lot 3, Block 13 of Cottonwood Valley, Phase II, Installment IV, Replat of Lot 1, Block 12, Lot 3, Block 13, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 86052, Page 3717, Map Records, Dallas County, Texas;

THENCE South 29 degrees 32 minutes 14 seconds West, along the Northwest property line of said Lot 3, Block 13, a distance of 125.82 feet to a 1/2 inch iron rod found at the West corner of said Lot 3, Block 13 on the North property line of Private Common Area Lot 3A, of said Replat said iron rod being at the

beginning of a non-tangent curve to the left having a delta of 05 degrees 15 minutes 12 seconds a radius of 1282.37 feet and a chord bearing and distance of North 64 degrees 35 minutes 15 seconds West, 117.54 feet;

THENCE around said non-tangent curve to the left and along said Private Common Area Lot 3A North property line, an arc distance of 117.58 feet to a 5/8 inch iron rod set at the North corner of said Private Common Area Lot 3A;

THENCE South 22 degrees 47 minutes 09 seconds West, along the Northwest property line of said Private Common Area Lot 3A, a distance of 20.00 feet to a 5/8 inch iron rod set on the North right of way line of Cottonwood Valley Parkway (100 foot right of way), said iron rod being at the beginning of a non-tangent curve to the left having a delta of 07 degrees 46 minutes 47 seconds, a radius of 1262.37 feet and a chord bearing and distance of North 71 degrees 06 minutes 15 seconds West, 171.28 feet;

THENCE around said non-tangent curve to the left and along said Cottonwood Valley Parkway North right of way line, an arc distance of 171.41 feet to a 5/8 inch iron rod set;

THENCE North 74 degrees 59 minutes 38 seconds West, continuing along said Cottonwood Valley Parkway North right of way line, a distance of 215.00 feet to a 5/8 inch iron rod set at the beginning of a curve to the left having a delta of 03 degrees 57 minutes 42 seconds, a radius of 1493.19 feet and a chord bearing and distance of North 76 degrees 58 minutes 28 seconds West, 103.22 feet;

THENCE around said curve to the left and continuing along said Cottonwood Valley Parkway North right of way line, an arc distance of 103.25 feet to a 5/8 inch iron rod set at the Southeast corner of a tract of land conveyed to Cottonwood Valley Home Owners Association by deed recorded in Volume 86154, Page 4646, and corrected by deed recorded in Volume 86234, Page 6624, both of the Deed Records, Dallas County, Texas;

THENCE North 11 degrees 02 minutes 41 seconds East, along the East property line of said Home Owners Association tract, a distance of 29.99 feet to a 5/8 inch iron rod set at the Northeast corner of said Home Owners Association tract;

THENCE North 80 degrees 27 minutes 36 seconds West, along the North property line of said Home Owners Association tract, a distance of 80.00 feet to a 5/8 inch iron rod set at the Northwest corner of said Home Owners Association tract;

THENCE South 08 degrees 02 minutes 06 seconds West, along the West property line of said Home Owners Association tract, a distance of 29.99 feet to a 5/8 inch iron rod set at the Southwest corner of said Home Owners Association tract on said Cottonwood Valley Parkway North right of way line, said iron rod being at the beginning of a non-tangent curve to the left having a delta of 08 degrees 01 minute 44 seconds, a radius of 1493.19 feet and a chord bearing and distance of North 85 degrees 58 minutes 46 seconds West, 209.07 feet;

THENCE around said non-tangent curve to the left and along said Cottonwood Valley Parkway North right of way line an arc distance of 209.24 feet to a 5/8 inch iron rod set;

THENCE North 89 degrees 59 minutes 38 seconds West, continuing along said Cottonwood Valley Parkway North right of way line, a distance of 225.21 feet to a 5/8 inch iron rod set at the East corner of a corner clip;

THENCE North 45 degrees 00 minutes 10 seconds West, along the Northeast line of said corner clip, a distance of 30.00 feet to a 5/8 inch iron rod set on the East right of way line of Story Road (100 foot right of way);

THENCE North 00 degrees 00 minutes 42 seconds West, along said Story Road East right of way line, a distance of 288.51 feet to the POINT OF BEGINNING and CONTAINING 375,129 square feet or 8.61 acres of land, more or less.

TRACT II:

BEING a 7.74 acre tract of land, situated in the Francis Jones Survey, Abstract No. 1626 in the City of Irving, Dallas County, Texas, and being the same tract of land conveyed as Tract 7 – 2 to Las Colinas Land Limited Partnership by deed recorded in Volume 89128, Page 0714, Deed Records, Dallas County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set at the Northwest corner of a tract of land conveyed to Las Colinas/Story Road Apartments by deed recorded in Volume 83115, Page 2240, Deed Records, Dallas County, Texas on the East right of way line of Story Road (100 foot right of way), said iron rod being in a curve to the right having a delta of 14 degrees 09 minutes 16 seconds, a radius of 1119.58 feet and a chord bearing and distance of North 07 degrees 38 minutes 55 seconds West, 275.88 feet;

THENCE around said curve to the right and along said Story Road East right of way line, an arc distance of 276.58 feet to a 5/8 inch iron rod set at the South corner of a corner clip;

THENCE North 45 degrees 00 minutes 54 seconds East, along the Southeast line of said corner clip, a distance of 29.86 feet to a 5/8 inch iron rod set at the East Corner of said corner clip on the South right of way line of Cottonwood Valley Parkway (100 foot right of way);

THENCE South 89 degrees 59 minutes 38 seconds East, along said Cottonwood Valley Parkway South right of way line, a distance of 225.21 feet to a 5/8 inch iron rod set at the beginning of a curve to the right having a delta of 07 degrees 51 minutes 09 seconds, a radius of 1393.19 feet and a chord bearing and distance of South 86 degrees-04 minutes 05 seconds East 190.79 feet;

THENCE around said curve to the right and continuing along said Cottonwood Valley Parkway South right of way line, an arc distance of 190.94 feet to a 5/8 inch iron rod set at the Northwest corner of a tract of land conveyed to Cottonwood Valley Home Owners Association by deed recorded in Volume 86154, Page 4646, and corrected by deed recorded in Volume 86234, Page 6624, both of the Deed Records, Dallas County, Texas;

THENCE South 07 degrees 51 minutes 31 seconds West, along the West property line of said Home Owners Association tract, a distance of 29.99 feet to a 5/8 inch iron rod set at the Southwest corner of said Home Owners Association tract;

THENCE South 80 degrees 27 minutes 36 seconds East, along the South property line of said Home Owners Association tract, a distance of 80.00 feet to a 5/8 inch iron rod set at the Southeast corner of said Home Owners Association tract;

THENCE North 11 degrees 13 minutes 17 seconds East, along the East property line of said Home Owners Association tract a distance of 29.99 feet to a 5/8 inch iron rod set at the Northeast corner of said Home Owners Association tract on said Cottonwood Valley Parkway South right of way line, said iron

rod being in a non-tangent curve to the right having a delta of 03 degrees 47 minutes 06 seconds, a radius of 1393.19 feet and a chord bearing and distance of South 76 degrees 53 minutes 10 seconds East, 92.01 feet;

THENCE around said curve to the right and along said Cottonwood Valley Parkway South right of way line, an arc distance of 92.03 feet to a 5/8 inch iron rod set;

THENCE South 74 degrees 59 minutes 38 seconds East, continuing along said Cottonwood Valley Parkway South right of way line, a distance of 215.00 feet to a 5/8 inch iron rod set at the beginning of a curve to the right having a delta of 07 degrees 46 minutes 46 seconds, a radius of 1162.37 feet and a chord bearing and distance of South 71 degrees 06 minutes 15 seconds East, 157.70 feet;

THENCE around said curve to the right and continuing along said Cottonwood Valley Parkway South right of way line, an arc distance of 157.82 feet to a 5/8 inch iron rod set at the Northwest corner of Private Common Area Lot 1A of Cottonwood Valley, Phase II, Installment IV, Replat of Lot 1, Block 12, Lot 3, Block 13, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 86052, Page 3717, Map Records, Dallas County, Texas;

THENCE South 22 degrees 47 minutes 09 seconds West, along the West property line of said Private Common Area Lot 1A a distance of 20.00 feet to a 5/8 inch iron rod set at the Southwest corner of said Private Common Area Lot 1A, said iron rod being at the beginning of a non-tangent curve to the right having a delta of 05 degrees 16 minutes 28 seconds a radius of 1142.37 feet and a chord bearing and distance of South 64 degrees 34 minutes 38 seconds East, 105.13 feet;

THENCE around said curve to the right and along the South property line of said Private Common Area Lot 1A, an arc distance of 105.16 feet to a 5/8 inch iron rod set at the end of said curve and the beginning of a curve to the right having a delta of 00 degrees 56 minutes 05 seconds, a radius of 1950.61 and a chord bearing and distance of South 61 degrees 27 minutes 40 seconds East, 31.82 feet;

THENCE around said curve to the right and continuing along the South property line of said Private Common Area Lot 1A, an arc distance of 31.82 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 1, Block 12 of said Replat;

THENCE South 04 degrees 15 minutes 58 seconds West, along the West property line of said Lot 1, Block 12, a distance of 150.13 feet to a 5/8 inch iron rod set at the Southwest corner of said Lot 1, Block 12 on the North line of a 20 foot alley and the most Westerly North line of Cottonwood Valley, Phase II, Installment IV, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 85182, Page 3683, Map Records, Dallas County, Texas;


THENCE North 85 degrees 40 minutes 05 seconds West, along said 20 foot alley North line and said Cottonwood Valley, Phase II, Installment IV most Westerly North line, a distance of 20 feet to a 5/8 inch iron rod set at the most Westerly Northwest corner of said Cottonwood Valley, Phase II, Installment IV;

THENCE South 04 degrees 17 minutes 02 seconds West, along the West line of said Cottonwood Valley, Phase II, Installment IV and the West line of said 20 foot alley, a distance of 79.20 feet to a 5/8 inch iron rod set at the Northeast corner of said Las Colinas/Story Road Apartments tract;

THENCE South 89 degrees 46 minutes 32 seconds West, along the North property line of said Las Colinas/Story Road Apartments tract, a distance of 369.67 feet to a 5/8 inch iron rod set;

THENCE North 61 degrees 07 minutes 18 seconds West, continuing along the North property line of said Las Colinas/Story Road Apartments tract, a distance of 348.74 feet to a 5/8 inch iron rod set;

THENCE North 89 degrees 46 minutes 32 seconds West, continuing along the North property line of said Las Colinas/Story Road Apartments tract, a distance of 330.14 feet to the POINT OF BEGINNING and CONTAINING 337,163 square feet or 7.74 acres of land, more or less.


 COUNTY CLERK
 DALLAS COUNTY, TEXAS
 MAR 4 2012

FILED
 2012 MAR 4 PM 2:12
 COUNTY CLERK
 DALLAS COUNTY

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