

# 2108-00739 245



SUPPLEMENTARY DECLARATION NO. 220

LAS COLINAS AREA CCXX

DALLAS COUNTY, TEXAS

This Supplementary Declaration, made this 13<sup>th</sup> day of June, 2008, by HINES LAS COLINAS LAND LIMITED PARTNERSHIP, hereinafter called the "Declarant").

- A. Declarant's predecessor in interest, Las Colinas Corporation ("LCC"), executed a Declaration (as previously corrected and supplemented (the "Declaration") on the 22<sup>nd</sup> 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 Las Colinas Land Limited Partnership ("LCLLP") 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. LCLLP assigned all of its rights as "Declarant" under the Declaration to Declarant pursuant to an Assignment and Transfer of Rights of Declarant and Class B Member under Declaration dated as of December 23, 2005, recorded in Volume 200503641275, Deed Records, Dallas County, Texas.
- E. 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.
- F. 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.
- G. 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.

- H. 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.
- I. The following terms have the following definitions: **Association** means The Las Colinas Association, the non-profit corporation of Las Colinas property owners; **Lake** means Lake Carolyn, the 125 acre flood control lake located within the Las Colinas Urban Center; **Architectural Control Committee** means the Architectural Control Committee of The Las Colinas Association; **District** means the Dallas County Utility and Reclamation District; and **Owner** means each and every person, persons or legal entity who owns fee simple title to any unit, lot tract, or parcel of land to the Properties. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration.

NOW THEREFORE, Declarant declares as follows:

1. The real property described in Exhibit "A 220" attached hereto and incorporated herein by reference for all purposes (designated as Area CCXX 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 the 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 220, which is applicable only to Area CCXX.

**Section 220. Covenants Applicable to Area CCXX.** The following provisions are applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area CCXX of the Properties:

- a. **Use Limitations.** Sites in Area CCXX may be used for multifamily residential purposes and for restaurants, health clubs, child care, commercial uses, and other retail sales and personal services facilities ancillary to the multifamily residential use and located within the main building in Area CCXX. The following uses of sites in Area CCXX are not permitted:
  - (1) Warehouses and manufacturing.
  - (2) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.
  - (3) Any use which violates any part of this Section 220.
- b. **Minimum Setback Lines.**
  - (1) No structure of any kind and no part thereof, other than encroachments as permitted by Section 52-44 of Irving Zoning Ordinance No. 1144, may be placed within these setback lines:

- (A) 50 feet from Spur 348 Right-of-Way.
  - (B) 25 feet from the dry wall of the Lake.
  - (C) 10 feet from any other internal public or private street (not including private driveways).
- (2) The following improvements are expressly excluded from this restriction, except with respect to b.1(c) above, in which case specific written approval is required from the Board of Directors of Dallas County Utility and Reclamation District:
- (A) Structures below and covered by the ground.
  - (B) Steps, walks, driveways, and curbing.
  - (C) Planters, walls, fences, or hedges, not to exceed four feet in height.
  - (D) Landscaping.
  - (E) Guardhouses.
  - (F) Gatehouses.
  - (G) Aerial pedestrian crossings or connections.
  - (H) Canopies.
  - (I) Minor encroachments of adequately screened parking structures or parking areas.
- (3) Except pursuant to (2)(I) above, no parking area and no part thereof may be placed within these setback lines:
- (A) 40 feet from Spur 348 Right-of-Way.
  - (B) 20 feet from the dry wall of the Lake.
- (4) Declarant may grant exceptions to or variances from any setback lines established in 2.b(1)(A,C) and 2.b(3)(A) above, provided that any variances or exceptions must be in writing.
- (5) Exceptions to or variances from both 2b(1)(B) and 2b(3)(B) may be granted only upon written approval of the Board of Directors of the District. If the District ceases to function as a separate political

subdivision of the State, exceptions to or variances from 2b(1)(B) and 2b(3)(B) may be granted only by the Architectural Control Committee, provided any exceptions or variances must be in writing.

- c. **Minimum Building Height.** The building or buildings in Area CCXX must have a minimum height of at least 3 stories. Exceptions to or variances from this minimum height requirement may be granted only upon written approval of the Declarant.
- d. **Minimum Habitable Building Floor Level.** The lowest habitable floor level of any building, other than basement mechanical storage and parking levels, may not be lower than elevation 425.0 feet mean sea level (MSL). No opening through the outside wall of any building is permitted lower than elevation 425.0 feet MSL.
- e. **Parking Areas.** Parking areas shall:
  - (1) Be curbed and guttered with concrete and paved with 5" reinforced concrete placed on a 6" lime stabilized base or an equivalent pavement section engineered by a registered professional engineer as approved by the Architectural Control Committee.
  - (2) For ground level surface parking, have a maximum grade slope of 7.5% and a minimum grade slope of 1%.
  - (3) Be adequately screened by use of walls, berms, trees, landscaping or other means reasonably acceptable to the Architectural Control Committee in accordance with its customary use of discretion. Screening shall occur between all ground level surface parking areas (not to include entrances and exits), adjacent public and private streets and adjacent exterior boundary lines.
  - (4) Be sufficient to accommodate all parking needs for residents, employees, company vehicles, customers and visitors. Parking shall meet or exceed the off-street parking requirements of the City of Irving, Development Codes, Zoning and Subdivision Ordinances as amended from time to time or as otherwise approved by the City of Irving.

Declarant may grant exceptions to or variances from any part of this subsection e [other than compliance with the parking requirements of the City of Irving as set forth in part (4)], provided that any exceptions or variances must be in writing.

- f. **Driveways.** Driveways must:
  - (1) Be constructed as specified in paragraph e(1) above.
  - (2) Have a minimum width of 10 feet.

g. Signs. All signs must be approved by the Architectural Control Committee in writing prior to installation and must meet the following requirements:

(1) A Master Signage Plan for Area CCXX must be developed by the property owner and be submitted for approval by the Architectural Control Committee. All signs must be in compliance with this Master Signage Plan as a condition to being considered for approval by the Architectural Control Committee. The Master Signage Plan must be based on these criteria:

(A) Building signage must be compatible with the building elevation in size, shape, color and location. Signage which establishes project identity is encouraged. The height of letters used on any exterior building front must be approved by the Architectural Control Committee as part of the Master Signage Plan.

(B) Monument signage must be consistent with the standards for monument signs adopted for Las Colinas by the Architectural Control Committee.

(C) Pylon signs are not permitted within CCXX.

(2) All signs and the wording and logos thereon must be approved by the Architectural Control Committee in writing prior to installation. Normally this approval will be limited to those signs which:

(A) Identify the name and business of the occupant, or which give directions, or which offer the premises for sale or for lease;

(B) Are not of an unusual size or shape when compared to the building or buildings on the premises; and

(C) Preserve the quality and atmosphere of the area.

(3) No signs, symbols, advertising insignia or similar items will be permitted on top of or on the face of buildings at a location higher than the area immediately above those levels where there are ground level outside entrances into such buildings; provided, Declarant may grant exceptions to or variances from the restrictions in this sentence as long as same are in writing. Signs of a flashing or moving character or inappropriately colored signs will not be permitted. The Association shall have the right to remove any sign erected without written approval.

h. Landscaping. Landscaping must:

(1) Be completed on all sites contemporaneously with completion of other improvements, but in no event later than 90 days after first occupancy of buildings.

- (2) Conform to a landscaping plan approved by the Architectural Control Committee under Article IV of the Declaration. Normally, approval will be limited to landscaping plans that:
    - (A) Provide automatic underground sprinkling systems for all landscaped areas;
    - (B) Permit reasonable access to public and private utility lines and easements for installation and repair; and
    - (C) Minimum tree requirements shall be as specified by the Architectural Control Committee.
  - (3) Owners of sites adjacent to the Lake must provide landscaping, including hardscape structures and walks as well as plant materials, within the property owned by the District along that portion of the Lake adjacent to their respective sites in accordance with plans submitted by the owners and subjectively approved by the Board of Directors of the District and the Architectural Control Committee. The adjacent property Owner shall maintain the improvements in that portion of land along the Lake in accordance with standards established by the District and the Association.
  - (4) Owners shall provide landscaping, including hardscape structures and walks as well as plant materials within the area adjacent to any public or private street, in accordance with plans submitted by the Owners and subjectively approved by the Architectural Control Committee. Owners shall maintain the improvements within these areas in accordance with standards established from time to time by the Association.
- i. Screening.
- (1) Storage areas, incinerators, storage tanks, vehicles based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof mounted equipment which rise above the roof line), and maintenance facilities must either be housed in closed buildings or otherwise screened from public view in a manner and at a location approved in writing by the Architectural Control Committee. Screening at ground level would normally include landscaping, earthen berms or permanent walls of comparable building materials and be located as far from property lines as reasonably possible.
  - (2) Trash containers must be screened from public view by pertinent walls constructed of stucco or other Approved Masonry Materials (hereafter defined) and the use of opaque decorative metal access gate(s), all as approved in writing by the Architectural Control Committee.
  - (3) Except as otherwise governed by Federal statutes and/or rulings and regulations of the Federal Communications Commission applicable to the

use of antennas by residents of multi-family residential complexes, 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 or private streets and highways.

j. Loading Docks and Areas.

- (1) Loading docks may not be located on the street-side of any building or structure, except the Architectural Control Committee may approve a street-side location in writing (subject to express screening requirements).
- (2) Loading areas may be located on the street-side of any building or structure for the limited purpose of short-term parking, loading and unloading of furniture, appliances and other personal belongings of residents of the building during move-in or move-out, but not otherwise.
- (3) Loading areas may not encroach setback areas, except that Declarant may give written approval for such encroachments.
- (4) Loading docks and areas must be screened in a manner approved in writing by the Architectural Control Committee considering factors like location and views from adjacent and nearby properties and public rights of-way.

Declarant may grant exceptions to or variances from any part of this subsection j. provided that any exceptions or variances must be in writing.

k. Exterior Illumination. Illumination is required for all exterior building walls that face existing or proposed public or private streets, the Lake and for all parking areas and walkways between buildings and parking areas unless otherwise waived or modified by Declarant in writing.

l. Special Lake Front Requirements.

- (1) Development plans and architectural plans for building and parking garage structures facing on the Lake must:
  - (A) Provide attractive facades facing on the Lake; and
  - (B) Provide public pedestrian access at the Lake level and around the perimeter of the site.
- (2) Automobile parking areas, loading docks, cooling towers, and other similar equipment and installation shall be screened from view from the Lake and from boats traveling on the Lake, as specified in paragraph 2.i. above.

- (3) Driveways viewed from the Lake must be minimized and carefully landscaped so that views of vehicles from across the Lake and from boats traveling on the Lake are minimized.
- (4) Special attention must be given to landscaping and its drainage in all areas lie between building structures and the Lake, and must conform to plans and specifications approved by the District and the Architectural Control Committee. Owners shall maintain the improvements within these areas in accordance with standards established by the District and the Association.
- (5) Boat docking, loading and unloading facilities, and storm sewers and storm sewer discharge structures, may be constructed only at locations approved in writing by the Board of Directors of the District, and the facilities must conform to designs approved by the District. All roof drainage and other collected storm water run-off must be carried into either a public storm sewer facility or into the Lake in a manner subjectively approved by the District. All discharge structures into the Lake for all collected storm water run-off must be below elevation 417.0 feet MSL and must be subjectively approved by the District.
- (6) The District requires that no trees be planted within 11 feet of the Lake wall. Exceptions or variances to this restriction may only be granted upon written approval of the District.

m. Construction Standards.

- (1) All building sides must be faced with stucco, face brick, stone, architectural precast, HardiePlank on gables, or with similar quality face materials approved in writing by the Architectural Control Committee (collectively, Approved Masonry Materials). The aggregate of the exterior surface area of all buildings, excluding the surface areas of doors, windows and other openings, in Area CCXX must contain a minimum of 35% of Approved Masonry Materials, other than stucco. The roofing material may be concrete tile, ceramic tile, stone coated metal tile, slate, faux slate, standing seam metal, asphalt built up roofs for flat roofs only, or other equal or greater product as approved by the Architectural Control Committee. Windows may not be glazed or reglazed with mirrored or reflective glass and the spandrel area between window openings may not be faced with a glass material without prior written approval of both the Architectural Control Committee and Declarant.
- (2) The exterior facade of all buildings, including garage structures, at ground or street level facing the Lake, Las Colinas Boulevard, Spur 348, or any other public or private drive must be of an attractive design approved by either Declarant or the Architectural Control Committee.



- (3) Subject to the provisions in m(1) above, construction must conform to plans and specifications approved in writing by the Architectural Control Committee under Article IV of the Declaration. Normally, approval will be limited to those plans which:
    - (A) Do not include wooden frames except in multifamily structures of 4 stories or less.
    - (B) Preserve the quality and atmosphere of the area and are compatible and harmonious with improvements on adjacent property.
    - (C) Do not include exterior fire escapes.
  - (4) Facilities for the collection, storage, sorting, removing, and disposing of all waste materials must be housed or screened in a manner approved in writing by either Declarant or the Architectural Control Committee. All facilities and plans for the disposal of wastes other than through public sanitary sewers (shredding, compaction, incineration, reclamation, or chemical dissolution) must be approved in writing by the Architectural Control Committee and the District.
  - (5) All structures, excluding balconies, must be equipped with gutters, downspouts, or other drainage conveyances approved by the Architectural Control Committee.
  - (6) All utility lines (public or private) shall be underground.
  - (7) Once commenced, construction must be diligently pursued so it is not left in a partly finished condition for a period longer than 120 days without written approval from the Architectural Control Committee.
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



EXHIBIT A - 220

LAS COLINAS AREA CCXX

LEGAL DESCRIPTION

PHASE II-TRACT I

Being an approximately 12.21 acre tract of land, situated in the McKinney & Williams Survey, Abstract No. 1056 and the Elizabeth Crockett Survey, Abstract No. 217 in the City of Irving, Dallas County, Texas and being a portion of that certain tract of land conveyed to Hines Las Colinas Land Limited Partnership (Tract 12) by Deed as recorded in County Clerk's Document No. 200503641265, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod set for corner in the intersection of the northeastern line of Northwest Highway (State Highway Spur 348) (a variable width Right-of-Way) and Las Colinas Boulevard (a variable width right-of-way), same point also being the southwest corner of said LPC Northwest Phase I LP by deed as recorded in Document No. 20070242080, Official Public Records, Dallas County, Texas;

THENCE South 65 degrees 07 minutes 59 seconds East, along the northeastern line of said Northwest Highway (State Highway Spur 348), a distance of 150.51 feet to a 1" iron pipe found for corner, said point being the beginning of a curve to the right having a radius of 5825.65 feet, a delta angle of 07 degrees 00 minutes 00 seconds, and a chord bearing and distance South 58 degrees 52 minutes 55 seconds East, 711.30 feet;

THENCE in a southeasterly direction along said curve to the right, continuing along the northeastern line of said Northwest Highway (State Highway Spur 348), an arc distance of 711.74 feet to a 1" iron pipe found for corner;

THENCE South 55 degrees 22 minutes 39 seconds East, continuing along the northeastern line of said Northwest Highway (State Highway Spur 348), a distance of 290.40 feet to a TXDOT monument found for corner;

THENCE South 74 degrees 41 minutes 27 seconds East, continuing along the northeastern line of said Northwest Highway (State Highway Spur 348), a distance of 105.95 feet to a 1" iron pipe found for corner, said point being the POINT OF BEGINNING, said point being the most southwest corner of said 12.21 acre tract of land being described;

THENCE North 34 degrees 37 minutes 05 seconds East, departing the common line of said Northwest Highway (State Highway Spur 348) and through the interior of said Hines Las Colinas Land Limited Partnership (known as Tract 12), a distance of 231.84 feet to a 1/2 inch iron rod found for corner;

THENCE North 19 degrees 09 minutes 27 seconds West, continuing through the interior of said Hines Las Colinas Land Limited Partnership (known as Tract 12), a distance of 40.54 feet to a 1/2 inch iron rod found for corner, said point being in the common line of said Hines Las Colinas Land Limited Partnership (known as Tract 12) and said Dallas County Utility and Reclamation District tract;

THENCE along the common line of said Hines Las Colinas Land Limited Partnership (known as Tract 12) and said Dallas County Utility and Reclamation District tract the following courses and distances:

THENCE North 70 degrees 50 minutes 33 seconds East, a distance of 75.37 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 31 minutes 13 seconds East, a distance of 152.92 feet to a 1/2 inch iron rod found for corner;

THENCE North 06 degrees 05 minutes 37 seconds East, a distance of 6.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 12 degrees 36 minutes 10 seconds East, a distance of 9.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 19 degrees 21 minutes 50 seconds East, a distance of 9.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 30 degrees 18 minutes 06 seconds East, a distance of 8.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 35 degrees 55 minutes 43 seconds East, a distance of 11.86 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 00 minutes 56 seconds East, a distance of 9.88 feet to a 1/2 inch iron rod found for corner;

THENCE North 54 degrees 02 minutes 00 seconds East, a distance of 10.19 feet to a 1/2 inch iron rod found for corner;

THENCE North 60 degrees 31 minutes 50 seconds East, a distance of 9.90 feet to a 1/2 inch iron rod found for corner;

THENCE North 70 degrees 31 minutes 04 seconds East, a distance of 9.73 feet to a 1/2 inch iron rod found for corner;

THENCE North 78 degrees 50 minutes 13 seconds East, a distance of 10.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 82 degrees 19 minutes 13 seconds East, a distance of 278.02 feet to a 1/2 inch iron rod found for corner;

THENCE South 87 degrees 37 minutes 57 seconds East, a distance of 16.93 feet to a 1/2 inch iron rod found for corner;

THENCE South 77 degrees 31 minutes 44 seconds East, a distance of 16.81 feet to a 1/2 inch iron rod found for corner;

THENCE South 68 degrees 20 minutes 45 seconds East, a distance of 17.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 58 degrees 16 minutes 00 seconds East, a distance of 16.94 feet to a 1/2 inch iron rod found for corner;

THENCE South 48 degrees 29 minutes 29 seconds East, a distance of 16.79 feet to a 1/2 inch iron rod found for corner;

THENCE South 38 degrees 31 minutes 34 seconds East, a distance of 17.10 feet to a 1/2 inch iron rod found for corner;

THENCE South 28 degrees 45 minutes 11 seconds East, a distance of 16.53 feet to a 1/2 inch iron rod found for corner;

THENCE South 24 degrees 16 minutes 24 seconds East, a distance of 674.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 13 degrees 24 minutes 37 seconds East, a distance of 18.63 feet to a 1/2 inch iron rod found for corner;

THENCE South 04 degrees 17 minutes 41 seconds East, a distance of 16.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 05 degrees 44 minutes 06 seconds West, a distance of 16.98 feet to a 1/2 inch iron rod found for corner;

THENCE South 15 degrees 44 minutes 48 seconds West, a distance of 19.23 feet to a 1/2 inch iron rod found for corner;

THENCE South 20 degrees 23 minutes 23 seconds West, a distance of 173.08 feet to a 1/2 inch iron rod found for corner;

THENCE South 04 degrees 39 minutes 11 seconds West, a distance of 60.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 85 degrees 29 minutes 25 seconds West, a distance of 24.87 feet to a 1/2 inch iron rod found for corner;

THENCE South 04 degrees 48 minutes 01 seconds West, a distance of 61.61 feet to a 1/2 inch iron rod found for corner;

THENCE South 81 degrees 29 minutes 10 seconds East, a distance of 4.36 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 12.00 feet, a delta angle of 117 degrees 16 minutes 26 seconds, and a chord bearing and distance of South 22 degrees 50 minutes 57 seconds East, 20.49 feet;

THENCE in a southeasterly direction along said curve to the right, along the common line of said Hines Las Colinas Land Limited Partnership (Tract 12) and said Dallas County Utility and Reclamation District, an arc distance of 24.56 feet to a 1/2 inch iron rod found for corner;

THENCE South 35 degrees 47 minutes 16 seconds West, continuing along the common line of said Hines Las Colinas Land Limited Partnership (Tract 12) and said Dallas County Utility and Reclamation District tract, a distance of 13.78 feet to a 1/2 inch iron rod found for corner, said point being in the northeastern line of said Northwest Highway (State Highway Spur 348), same point being the most southeast corner of said 12.21 acre tract of land being described;

THENCE North 55 degrees 22 minutes 55 seconds West, departing the common line of said Hines Las Colinas Land Limited Partnership (known as Tract 12) and said Dallas County Utility and Reclamation District and along the northeastern line of Northwest Highway (State Highway Spur 348), a distance of 480.13 feet to a TXDOT monument found for corner;

THENCE North 56 degrees 32 minutes 09 seconds West, continuing along the northeastern line of Northwest Highway (State Highway Spur 348), a distance of 500.04 feet to the POINT OF BEGINNING.

**TRACT II**

THOSE EASEMENTS RIGHTS appurtenant to Tract I created in Access Easement Agreement executed by and between LPC Northwest Phase I LP and Hines Las Colinas Land Partnership dated July 3, 2007, filed for record July 5, 2007 and recorded under Clerk's File No. 20070242081, Deed Records, Dallas County, Texas.



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*JFW*  
John F. Warren, County Clerk  
Dallas County TEXAS

June 13, 2008 03:02:54 PM

FEE: \$68.00

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