



201600106928

DECLARATION 1/15 ✓

SUPPLEMENTARY DECLARATION NO. 233**LAS COLINAS AREA CCXXXIII****DALLAS COUNTY, TEXAS**

This Supplementary Declaration is made, effective as of this 15th day of March, 2016, by HINES LAS COLINAS LAND LIMITED PARTNERSHIP, hereinafter called "Developer".

BACKGROUND:

- A. 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 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 Hines Las Colinas Land Limited Partnership ("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 persons other than the Declarant if such other person obtains the written consent of The Las Colinas Association's Board of Directors and such other persons file a Supplementary Declaration of record, which Supplementary Declaration may modify Article V of the Declaration as it pertains to such additional property.

- H. Developer 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, and Developer does not desire to add Common Properties as defined by the Declaration by the filing of this Supplementary Declaration.
- I. Developer has obtained the written consent of the Board of Directors of The Las Colinas Association, as evidenced by its execution of the consent attached hereto.
- J. The following terms have the following definitions:
 - a. **Association** means The Las Colinas Association;
 - b. **Architectural Control Committee ("ACC")** means the Architectural Control Committee of The Las Colinas Association;
 - c. **Owner** means each and every person, persons or legal entity who owns fee simple title to any unit, lot, tract, or parcel of land in the Property.

All capitalized terms not defined herein have the same meaning as set forth in the Declaration.

NOW THEREFORE, Developer declares as follows:

- 1. The real property described in **Exhibit A-233** attached hereto and incorporated herein by reference for all purposes (designated as **Area CCXXXIII** 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 233, which is applicable only to Area CCXXXIII.

Section 233. Covenants Applicable to Area CCXXXIII. The following provisions are applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area CCXXXIII of the Properties:

- a. Use Limitations. Sites in Area CCXXXIII may be used for detached single family residential dwellings (as defined by The Las Colinas Association), and for parks and open spaces created as part of the development process.
 - (1) No lot shall be used except for residential purposes or parks and open spaces created as part of the development process or for those lots specifically designated by Developer for temporary marketing offices, construction trailers and field offices. No building shall be erected, altered, placed, or permitted to remain on any lot other than (i) one detached single family dwelling with a private garage for not more than four vehicles nor less than two vehicles, or (ii) park and open space related facilities created as part of the development process.

- (2) The floor area of the main structure, exclusive of one story open porches and garages, shall be no less than 1800 square feet for single story dwellings and 2200 square feet for any dwellings greater than one story.
- (3) 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.
- (4) 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.
- (5) 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 signs of a size and design approved by the Architectural Control Committee used by a builder to advertise the property during the construction and sale period.
- (6) No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot; except dogs, cats, or other household pets (as defined by The Las Colinas Association) may be kept provided that they are not kept, bred, or maintained for any commercial purposes.
- (7) 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.
- (8) Parking on the streets, in the driveways, or on any lot overnight (except where housed completely within an enclosed and roofed structure approved by the Architectural Control Committee) is prohibited for the following:
 - Commercial vehicles (The term "Commercial Vehicle" shall include all passenger vehicles, trucks, and vehicular equipment with signs printed on the sides of same which reference any commercial undertaking or enterprise.)
 - Trucks over 1 ton gross weight
 - Trailers
 - Mobile homes
 - Motorboats
 - Boats
 - Recreational vehicles

The preceding does not apply to temporary marketing offices, construction trailers, field offices, and related vehicles on specifically identified lot(s)

or model homes with prior approval by the Architectural Control Committee.

- (9) No clothesline may be maintained on any lot.
- (10) Except as otherwise permitted 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 streets and highways.
- (11) 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 except for activities consistent with temporary marketing offices, construction trailers, and field offices on specifically approved lot(s). This Section 233 a.(11) 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.
- (12) 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 233.

b. Minimum Setback Lines.

- (1) No structure of any kind and no part thereof may be placed within these setback lines:
 - (A) 10 feet front yard setback from any street right of way for the main residential structure; where residences will have front entry garages facing the street, the minimum setback from any property line to the face of the garage shall be 22 feet.
 - (B) 10 feet from any street right of way other than those referenced in (A) above.
 - (C) 10 feet from any rear property line.
 - (D) 5 feet from any interior side lot lines.
- (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 4 feet in height within the front "Minimum Setback Lines" created by Section 2(b.)(1)(A-B) above or 9 feet in height within rear, side, and side street "Minimum Setback Lines", except as approved by the Architectural Control Committee.
 - (D) Landscaping.
 - (E) Box or bay windows not extending into a side yard setback more than 12".
 - (F) Fireplaces and chimneys, to the extent any portion of same project from the side of a residential structure not extending into a side yard setback more than 12".
 - (G) Porches, balconies, stoops and awnings may encroach a maximum of 5 feet into the required front yard setbacks.
 - (H) Any other improvements approved in writing by Declarant. Roofed structures, including but not limited to cabanas, arbors, gazebos, etc., may in no event be approved within the front building setback, the side yard setback(s), or a rear yard setback equivalent in distance to the minimum side yard setback.
- (3) Declarant may grant exceptions to or variances from any setback lines established in 2.b.(1) above, provided that any variances or exceptions must be in writing.

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) A minimum two car garage (maximum four car garage) shall be constructed. A two car garage shall not be permitted to be enclosed for living or used for purposes other than storage of passenger vehicles and related normal uses except for the temporary use of a home as a builder's model, unless a new garage is constructed on the same property. A minimum of a two car garage is required to be maintained at all times.

d. Landscaping, Walls, and Fences:

- (1) The horizontal visibility triangle area (as determined by the City of Irving Transportation Department) at the intersection of a street, alley or

driveway shall remain clear of any man-made or natural items between an elevation of 2.5 feet and 7.5 feet above the pavement as measured at the gutter line. 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) The minimum landscape plan shall include one (1) tree in the front yard, with two (2) additional trees required in the side yard of a corner lot adjacent to a street, and foundation planting. A minimum of one (1) rear yard tree as approved by the Architectural Control Committee is required on all extra depth lots exceeding 20' in rear yard setback depth. Trees shall be a minimum 4" caliper, as measured vertically 12" from the ground line. Foundation planting is required as stipulated by the Architectural Control Committee based on the design of the house, including, but not limited to, a balanced combination of shrubs, vines, groundcovers and/or seasonal colors. All natural sod and planting bed areas must be irrigated by an underground programmable irrigation system. All applicants must submit landscape plans to the Architectural Control Committee for approval. The plans shall include, in general and as applicable, hardscape structures and walks where appropriate; a planting plan, including materials, species and size; landscape lighting, retaining walls and fencing; and an automatic, underground irrigation system. Landscaping shall be completed on all sites contemporaneously with completion of other improvements, but in no event later than 90 days after first occupancy of building(s). The use of artificial turf is at the sole discretion of the Architectural Control Committee.
- (3) Landscape border material, as an alternative to v-cut edging, is limited to steel edging, masonry or other hard surface construction materials to include brick, stone, moss boulders, or cast concrete stones or curbing specifically designed for borders. It is preferable that brick or stone match any brick or stone on the house. Complimentary brick or stone will be considered by the ACC. Stucco homes must have complimentary material and color. Wood, plastic, vinyl or non-suitable materials as determined by the ACC will not be approved. Installation of all masonry borders may be done by mortar or dry stack for natural stone. All installations should be top level and include a finished top or cap element. Holes in bricks may not be visible from any view.
- (4) 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.

Declarant may grant variances to and/or exceptions from any part of paragraph d. of this Section 233, provided that any such variances and/or exceptions must be in writing.

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 and stamped or sealed by a registered professional engineer. Any swimming pool shall be designed utilizing the data provided by the soils report and analysis with adequate surface and subsurface drainage provided.
- (2) All roof material must meet standards established by the Architectural Control Committee and may be 30-year or greater random tab architectural composition shingle roof (color must appear to be weathered wood shingles, black or slate, unless such other color is approved by the Architectural Control Committee, and must exhibit a raised profile look, i.e., varied levels of visual depth and texture that give a dimensional appearance and as approved by the Architectural Control Committee), tile, slate, standing seam metal, or other equal or greater product as approved by the Architectural Control Committee. All roof materials shall be compatible with the architectural style of the home.
- (3) The exposed exterior wall area, exclusive of doors, windows, and covered porch areas, shall not be less than 75% brick, brick veneer, stone, stone veneer, lathe and plaster stucco, or other low maintenance material approved by the ACC. Only clay brick will be permitted. Stucco shall be traditional 3-coat process cement plaster stucco. EIFS is not allowed. Wood is prohibited as a siding material.
- (4) Complete guttering, with downspouts, is required for the entire structure. All gutters and downspouts on the front of the house shall be molded from aluminum with a pre-painted finish, copper or paint grip metal. All downspouts except those emptying directly into streets or driveways shall be tied into underground drains if positive drainage does not exist. Gutters shall not drain across property lines.
- (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. All garage doors shall be equipped with automatic remote controlled door openers. All garage doors must have a cedar clad facing, woodgrain simulated metal facing equivalent in quality to the cedar clad facing, or equal, as approved by the Architectural Control Committee. All doors

must be stained or painted in a color compatible with the colors of the house.

- (6) All driveways must be concrete or other masonry products such as brick pavers, stone, interlocking pavers, stamped or stained concrete, or concrete with stone or brick veneer.
- (7) All exposed portions of the fire breast, flue and chimney shall be clad in brick, stone, or stucco and shall match the brick, stone or stucco used to meet the seventy five percent (75%) exterior surface requirement. Chimneys located on an exterior wall must be 100% brick or stone.
- (8) All window framing shall be bronzed, cream, sand, clay or white anodized aluminum, vinyl or wood. Painted wood or fiberglass window shutters may be used. No reflective window coverings or treatments shall be permitted. All windows facing a street front shall be divided light windows.
- (9) No exterior alterations of any existing building may be permitted without the prior written approval of the Architectural Control Committee. No additional windows, balconies, platforms, etc. which may invade the privacy of adjacent dwellings are permitted.
- (10) Any and all lines or wires for communication or for transmission of current outside of the building shall be constructed, placed and maintained underground.
- (11) Lighting plans shall be designed to delicately accent architectural elements, and shall include a minimum of one light near the front door or porch. 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.
- (12) Mailboxes shall be of a design and located as approved by the Architectural Control Committee.
- (13) 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.
- (14) 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.

- (15) Temporary portable buildings may be used for construction purposes or as field offices or temporary marketing offices within Area CCXXXIII in support of the sale of lots within Area CCXXXIII only with the prior written approval of the Declarant. Such temporary portable buildings 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 buildings shall be removed two (2) months after the date on which construction starts on the last of the lots. 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.

- (16) During construction on any lot, all trash and construction debris shall be contained within an on-site enclosure to be approved by the Association. The trash container 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 shall be removed within 10 calendar days following completion of construction on the lot.
- (17) No wooden fence, wall or hedge shall exceed eight (8) feet in height or be less than six (6) feet in height unless otherwise specifically required by the City of Irving or expressly approved by the Architectural Control Committee of the Las Colinas Association. All wooden fences shall be constructed of cedar and be stained a uniform color (medium brown as approved by the Architectural Control Committee), shall be supported with galvanized steel posts at six (6) feet on center, and all cedar privacy fences shall be board on board and include a top rail. Fence gates facing a street or open space shall be metal or wrought iron as approved by the Architectural Control Committee.
- (18) Roof vents and stacks should be located on the non-street slopes of a roof whenever possible. All exposed roof accessories (including, but not limited, to vents, flashing, attic ventilator, and metal chimney caps) must match or be compatible with the color of the roofing material.

- (19) Only concrete masonry type retaining walls are permitted. Examples (but not limited to) of permitted walls are stone, brick, interlocking wall systems, poured-in-place concrete utilizing a form liner or faced with an appropriate material, or CMU block faced with an appropriate material.
- (20) A cast stone address plaque is required.
- (21) In order to maintain architectural variety along residential streets, homes shall adhere to a 360 degree rule, meaning an individual standing in the street turning in a complete circle shall not be able to view the same front elevation. Elevations shall be substantially different when viewed under the 360 degree rule as determined by the ACC.

Declarant may grant variances to and/or exceptions from any part of paragraph e. of this Section 233, provided that any such variances and/or exceptions must be in writing.

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.

HINES LAS COLINAS LAND LIMITED
PARTNERSHIP, a Texas limited partnership

By: Hines Las Colinas Land GP LLC,
a Delaware limited partnership,
its General Partner

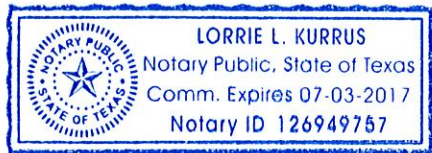
By: Hines Interests Limited Partnership,
a Delaware limited partnership,
its sole Member


By: Hines Holding, Inc.,
a Texas corporation,
its General Partner

By:  
Name: Robert W. Witte
Title: Sr. Managing Director

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 19, 2016, by Robert W. Witte, the Senior Managing Director of Hines Holdings, Inc., the General Partner of Hines Interests Limited Partnership, the sole member of Hines Las Colinas Land GP LLC, the General Partner of Hines Las Colinas Land Limited Partnership, a Texas limited partnership, on behalf of said corporation, limited liability company and limited partnerships.





Signature of Notary Public

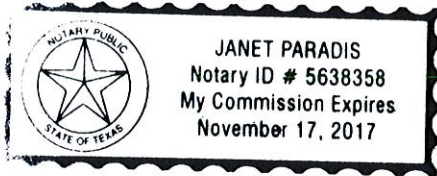
CONSENT:

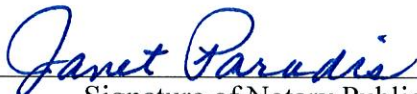
THE LAS COLINAS ASSOCIATION,
a Texas non-profit corporation

By: 
Ethan R. (Rick) Bidne, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 22, 2016, by Ethan R. (Rick) Bidne, President of The Las Colinas Association, on behalf of said non-profit corporation.




Signature of Notary Public

After Recording, Return to:

The Las Colinas Association
Attn: Jan Paradis
3838 Teleport Boulevard
Irving, Texas 75039-4303

EXHIBIT A -233

LAS COLINAS AREA CCXXXIII

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in a portion of the B.B.B. & C. R.R. Co. Survey, Abstract No. 196, the I. & C.R. R.R. Co. Survey, Abstract No. 1624, the B.B.B. & C. R.R. Co. Survey, Abstract No. 197, City of Irving, Dallas County, Texas, being part of that certain called 27.97 acre tract described in a Substitute Trustee's Deed to Armed Forces Bank, N.A. as successor by merger to Bank Midwest, N.A. on June 7, 2011 and recorded in Document No. 201100144776 of the Deed Records of Dallas County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a point for corner for the Southwest corner of said 27.97 acre tract, the Southeast corner of Mustang Park Addition recorded in Document No. 20060462239 (DRDCT), and being in the North right-of-way line of Kinwest Parkway (110 foot R/W) recorded in Volume 85086, Page 3430 (DRDCT), from which a 1/2" red capped iron rod found (illegible) bears South 86 deg. 21 min. 21 sec. West - 575.40 feet, and a 1/2" red capped iron rod found (illegible) bears South 00 deg. 21 min. 15 sec. East - 0.48 feet;

THENCE North 00 deg. 21 min. 15 sec. West departing said North right-of-way line and continue along the West line of said 27.97 acre tract and the East line of said Mustang Park Addition, a distance of 342.39 feet to a 1/2" red capped iron rod found (illegible) for the Northwest corner of said 27.97 acre tract, the Northeast corner of said Mustang Park Addition, the Southeast corner of Royal Tech 17 & 18 Addition recorded in Volume 200074, Page 21 (DRDCT), and the Southwest corner of a called 2.558 acre tract described in a deed to Transcontinental Realty Investors, Inc. recorded in Document No. 20080235849 (DRDCT);

THENCE North 89 deg. 32 min. 15 sec. East along the North line of said 27.97 acre tract and the South line of said 2.558 acre tract, a distance of 416.24 feet to a 1/2" iron rod found for the Southeast corner of said 2.558 acre tract, the Southwest corner of a called 3.8205 acre tract described in a deed to the State of Texas recorded in Document No. 200503592126 (DRDCT), same being the South right-of-way line Interstate Highway No. 635;

THENCE South 52 deg. 13 min. 09 sec. East along the North line of said 27.97 acre tract and the South right-of-way line of Interstate Highway No. 635 per TxDOT CSJ No. 2374-07 (no county records found), a distance of 69.50 feet to a 5/8" capped iron rod found stamped "PATE";

THENCE South 79 deg. 13 min. 50 sec. East along the North line of said 27.97 acre tract and said South right-of-way line, a distance of 140.03 feet to a 5/8" capped iron rod found stamped "PATE";

THENCE North 73 deg. 39 min. 49 sec. East along the North line of said 27.97 acre tract and said South right-of-way line, a distance of 257.90 feet to a 1/2" red capped iron rod found (illegible) for the Southwest corner of a called 0.583 acre Tract G described in a deed to Hunter

LBJ, LP recorded in Volume 2004245, Page 8535 (DRDCT);

THENCE North 89 deg. 33 min. 56 sec. East departing said South right-of-way line and continue along the North line of said 27.97 acre tract and the South line of said 0.583 acre tract, a distance of 664.14 feet to a 1/2" capped iron rod set (Goodwin & Marshall) for the Southeast corner of said 0.583 acre tract, being in the South right-of-way line of Interstate Highway No. 635 recorded in Volume 75113, Page 124 (DRDCT), from which a 1/2" iron rod found bears South 89 deg. 33 min. 56 sec. West - 3.19 feet, and a 1/2" iron rod found bears North 75 deg. 31 min. 34 sec. West - 213.33 feet;

THENCE South 75 deg. 31 min. 34 sec. East along the North line of said 27.97 acre tract and said South right-of-way line, a distance of 357.63 feet to a 1/2" iron rod found for the beginning of a corner clip of Mustang Pass (62 foot R/W) recorded in Document No. 20070243649 (DRDCT);

THENCE South 30 deg. 32 min. 37 sec. East departing the North line of said 27.97 acre tract and said South right-of-way line and continue along said corner clip, a distance of 114.42 feet to a 1/2" capped iron rod set (Goodwin & Marshall) for the end of said corner clip;

THENCE South 75 deg. 44 min. 56 sec. East along the West right-of-way line of said Mustang Pass, a distance of 4.50 feet to a 1/2" capped iron rod set (Goodwin & Marshall);

THENCE South 14 deg. 15 min. 04 sec. West along said West line, a distance of 380.10 feet to a 1/2" capped iron rod set (Goodwin & Marshall) for the beginning of a corner clip;

THENCE South 59 deg. 06 min. 12 sec. West along said corner clip, a distance of 42.32 feet to a 1/2" capped iron rod set (Goodwin & Marshall) in the North right-of-way line of Kinwest Parkway (110 foot R/W) recorded in Volume 2001197, Page 9 and Volume 88218, Page 1737 (DRDCT), said point being in the South line of said 27.97 acre tract, from which a 1/2" iron rod found bears South 76 deg. 02 min. 41 sec. East - 617.34 feet;

THENCE North 76 deg. 02 min. 41 sec. West along the South line of said 27.97 acre tract and the said North right-of-way line, a distance of 667.08 feet to a 1/2" red capped iron rod found (illegible), said point being a Point of Curvature of a circular curve to the left, having a radius of 2919.79 feet, a central angle of 17 deg. 30 min. 00 sec., and being subtended by a chord which bears North 84 deg. 47 min. 41 sec. West - 888.34 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 27.97 acre tract, and said North right-of-way line, a distance of 891.80 feet to a 1/2" iron rod found;

THENCE South 86 deg. 21 min. 21 sec. West non-tangent to said curve and along the South line of said 27.97 acre tract and said North right-of-line, a distance of 265.59 feet to the POINT OF BEGINNING, containing 733,661 square feet or 16.843 acres of land, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/22/2016 01:02:24 PM
\$78.00



A handwritten signature in black ink, appearing to be "JFW".

201600106928