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SUPPLEMENTARY DECLARATION NO. 190

LAS COLINAS AREA CXC

DALLAS COUNTY, TEXAS

This Supplementary Declaration, made this 9 day of November, 2005, 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 "A-190" to the Declaration to the scheme of the Declaration and to modify Article V of the Declaration as it pertains to the additional property;

NOW THEREFORE, Declarant declares as follows:

1. The real property described in Exhibit A-190 attached hereto and incorporated herein by reference for all purposes (designated as Area CXC 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 190, which is applicable only to Area CXC.

Section 190. Covenants Applicable to Area CXC. The following provisions are applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area CXC of the Properties:

- a. Use Limitations. Sites in Area CXC may be used for multi-family residential dwellings and related facilities. Retail, restaurants, childcare facilities and health clubs are "related facilities" as long as these uses are located within the multi-family building complex for primary use by occupants of the multi-family residential dwellings. Sites in Area CXC may be used for office buildings and related uses, banking and financial institutions, medical facilities, hotels, retail, restaurants and childcare facilities only with prior written approval of the Declarant. In addition, sites in Area CXC may not be used for any purpose that involves noxious odors or any excessive noise level that constitutes a nuisance, any use contrary to law or which violates any part of this Section 190.a.
- b. Minimum Setback Lines.
 - (1) No structure of any kind and no part thereof may be placed within these setback lines:
 - (A) 5 feet from any public street right-of-way.
 - (B) 5 feet from the curb line of any private street right of way, private drive, or fire lane access easement.
 - (C) 0 to 5 feet from an adjacent or common property line.

- (2) The following improvements are expressly excluded from this restriction:
- (A) Structures below and covered by the ground;
 - (B) Steps, walks, driveways, and curbing;
 - (C) Landscaping and landscape furniture;
 - (D) Planters, retaining walls, hedges or fences not to exceed four (4) feet in height;
 - (E) Guardhouses;
 - (F) Gatehouses;
 - (G) Electrical transformers;
 - (H) Canopies, roof over hangs, and balconies;
 - (I) Parking areas in compliance with subsection 2.d. below;
 - (J) Lighting fixtures within parking areas in compliance with subsection 2.j. below;
 - (K) Masonry screen-walls and monument signs; and
 - (L) Building features or architectural elements.

- (3) No surface parking area and no part thereof may be placed within these setback lines except for on street parking as approved by the City of Irving:

- (A) 5 feet from any public street right-of-way
- (B) 10 feet from the center line of any private street right of way, private drive, or fire lane access easement.

- (4) Declarant may grant exceptions to or variances from any setback lines established above, provided that any variances of exceptions must be in writing.

c. Minimum Building Height Requirements. Principal structures erected on sites in Area CXC shall conform to the minimum height requirements set forth below:

- (1) Not less than twenty-two (22) feet from the floor level of the first story to the top of parapet or mid-point of roof.

Exceptions to or variances from minimum building heights established in this paragraph c may be granted only upon written approval of the Declarant.

d. Parking Areas. Parking areas shall:

- (1) (Surface Parking) 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) (Surface Parking) Have a maximum grade slope of 5% and a minimum grade slope of 1/2%.

- (3) (Surface Parking) Not be provided in front of the minimum parking setback lines to any public street nor be provided in front of any building facing a public street.
- (4) Be sufficient to accommodate all parking needs for employees, company vehicles, customers, and visitors without the use of public onstreet parking. If parking needs increase, additional offstreet parking on-site shall be provided by the Owner. 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 d, provided that any variances or exceptions must be in writing.

e. Driveways. Driveways shall:

- (1) Be constructed as specified in subsection d.(1) above.
- (2) Have a minimum width of 12 feet.

f. 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 CXC 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.
- (2) All signs, 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 and/or variations 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.

g. Landscaping. Landscaping must:

- (1) Be completed on all sites contemporaneously with completion of other improvements, but in no event later than 180 days after first occupancy of buildings.
- (2) Conform to a landscaping plan and be approved by the Architectural Control Committee. Normally, approval will be limited to landscaping plans which:
 - (A) Provide underground automatic sprinkling systems for all landscaped areas;
 - (B) Permit reasonable access to public and private utility lines and easements for installation and repair; and
 - (C) Include at least one tree for each 3,000 square feet of area between exterior building and parking structure walls and public street right-of-way or adjacent boundary lines.
- (3) Owners shall provide landscaping, including hardscape structures and walks as well as plant materials within the right-of-way areas 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.
- (4) Declarant may grant exceptions to or variances from the number of required trees established in g(2)(C) above, provided that any variances or exceptions must be in writing.

h. Screening.

- (1) Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof mounted equipment which rises above the roof line), trash containers 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 fences of solid materials and be located as far from property lines as reasonably possible.

- (2) 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.

i. Loading Docks and Areas.

- (1) Loading docks and areas may not be located on the public street-side of any building or structure, except that the Architectural Control Committee may approve such location in writing (subject to express screening requirements).
- (2) Loading areas may not encroach setback areas. If properly screened, loading areas may be located within 5 feet of the street right of way.
- (3) Loading areas must be screened in a manner approved in writing by the Architectural Control Committee considering factors like location and views from adjacent or nearby properties and public rights-of-way.
- (4) Declarant may grant exceptions to or variances from any part of this subsection i, provided that any exceptions or variances must be in writing.

j. Exterior Illumination. Illumination is required for all exterior building walls that may be viewed from existing or proposed public or private streets and for all parking areas and walkways around and between buildings and parking garages unless otherwise waived or modified by Declarant in writing. All exterior illumination must conform to plans approved in writing by the Architectural Control Committee.

k. Construction Standards.

- (1) All building sides must be faced with face brick, stone, lathe and plaster stucco, fiber-reinforced stucco, or with other quality face materials as may be approved in writing by the Architectural Control Committee. Roofing material shall be concrete tile, ceramic tile, stone coated metal tile, or metal tile. Windows or other openings may not be glazed or reglazed with mirrored or reflective glass and the spandrel area between windows or other openings may not be faced with a glass material without prior written approval of both the Architectural Control Committee and Declarant.
- (2) Construction must conform to plans and specifications approved in writing by the Architectural Control Committee. Normally, approval is limited to those plans which:

- (A) Do not include wooden frames except for multi-family dwellings of four (4) stories or less;
 - (B) Preserve the quality and atmosphere of the area and do not detract from adjacent property; and
 - (C) Do not include exterior fire escapes.
 - (D) Do not include exterior building mounted utility connections visible to adjacent property(s) or public streets.
- (3) 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 the Architectural Control Committee. All facilities and plans for the disposal of wastes other than through public sanitary sewers (such other methods including, without limitation, shredding, compaction, incineration, reclamation, or chemical dissolution) must be approved in writing by the Architectural Control Committee.
 - (4) All structures must be equipped with gutters, downspouts, and/or other drainage conveyances.
 - (5) Except for initial infrastructure development (streets and utilities), 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 and graded.
 - (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 ninety (90) days without written approval from the Architectural Control Committee.
1. La Villita Design and Development Guidelines. Notwithstanding anything contained herein to the contrary, all improvements within Area CXC must conform to the standards established under the "La Villita Design and Development Guidelines", as same may be modified from time to time by Declarant. The La Villita Design and Development Guidelines are held on file with The Las Colinas Association. In the event of any conflict between the rules, regulations, and requirements set out in sections a. through k. above and the rules, regulation, and requirements set out in the La Villita Design and Development Guidelines that are applicable to the same subject matter, the rules, regulations and requirements set out in the La Villita Design and Development Guidelines shall be controlling. Declarant shall have the right, in its sole discretion, to grant exceptions to or variances from the rules, regulations, and requirements of the La Villita Design and Development Guidelines, provided that any such exceptions or variances 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.

[Signature page follows.]

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 November 9th, 2005, 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

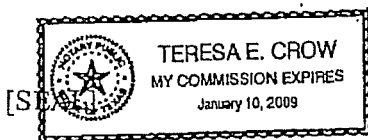


EXHIBIT A-190

LEGAL DESCRIPTION
OF
LAS COLINAS AREA CXC

TRACT 1:

BEING a 5.427 acre tract of land situated in the Antonio Hernandez Survey, Abstract No. 550, City of Irving, DALLAS County, Texas, and being part of the remainder of a called 276.597 acre tract of land, conveyed as Tract 14-5 to Las Colinas Land Limited Partnership by Deed recorded in Volume 89178, Page 3877 (described in a Volume 89128, Page 714), Deed Records, DALLAS County, Texas and a part of La Villita, Phase 1B, an addition to the City of Irving, as recorded in Volume 2005-006, Page 63, Map Records, DALLAS County, Texas, said 5.427 acre tract with reference bearing of North 20 degrees 16 minutes 48 seconds West, being the West line of said Tract 14-5, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set at the intersection of the South right-of-way of Arbol (a variable width right-of-way) and the East right-of-way of Verde (a 57 foot right-of-way), said point being an angle point in the South line of La Villita Townhomes, an addition to the City of Irving, as recorded in Volume 2005-091, Page 164, Map Records, DALLAS County, Texas, said point also being the beginning of a curve to the left having a central angle of 15 degrees 04 minutes 29 seconds, a radius of 953.50 feet, and a chord that bears North 58 degrees 58 minutes 23 seconds East a distance of 250.15 feet;

THENCE along the South right-of-way line of said Arbol and said curve to the left, passing at a distance of 25.00 feet a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" set for a Southeast corner of said La Villita Townhomes, same being a Southwest corner of aforesaid La Villita, Phase 1B, continuing over and across aforesaid Tract 14-5 and along a South line of said La Villita, Phase 1B, in all a total arc distance of 250.87 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner at the intersection of the said South right-of-way line of Arbol and the West right-of-way line of Estrella (a 67 foot right-of-way);

THENCE South 40 degrees 34 minutes 40 seconds East, over and across said Tract 14-5, passing at a distance of 21.00 feet a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for a Southwest corner of said La Villita, Phase 1B, continuing in all a total distance of 675.67 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner,

THENCE South 00 degrees 23 minutes 52 seconds West, continuing over and across said Tract 14-5, passing at a distance of 87.73 feet a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for a Northwest corner of said La Villita, Phase 1B, continuing in all a total distance of 107.73 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner on a North line of said La Villita, Phase 1B, same being the North right-of-way line of Gran Via (a variable width right-of-way);

THENCE North 89 degrees 36 minutes 08 seconds West, over and across said Tract 14-5 and along the North right-of-way line of said Gran Via, a distance of 276.76 feet to a point for corner and the beginning of a tangent curve to the left having central angle of 17 degrees 19 minutes 29 seconds, a radius of 648.00 feet, and a long chord that bears South 81 degrees 44 minutes 08 seconds West, a distance of 195.19 feet;

THENCE along said tangent curve to the left, continuing with the North right-of-way line of said Gran Via and the South line of said Tract 14-5, an arc distance of 195.94 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner at the intersection of the North right-of-way line of said Gran Via and the East right-of-way line of aforesaid Verde;

THENCE North 19 degrees 27 minutes 31 seconds West, along the East right-of-way line of said Verde, passing at a distance of 22.28 feet a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner on a North line of aforesaid La Villita, Phase 1B, and continuing over and across said Tract 14-5 passing at a distance of 523.72 feet a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner on a South line of aforesaid La Villita Townhomes, continuing along an East line of said La Villita Townhomes in all a total distance of 532.77 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner and the beginning of a tangent curve to the left having a central angle of 00 degrees 56 minutes 07 seconds, a radius of 1028.50 feet, and a long chord that bears North 19 degrees 55 minutes 34 seconds West a distance of 16.79 feet;

THENCE continuing along the East right-of-way line of said Verde and along said tangent curve to the left, an arc distance of 16.79 feet to the POINT OF BEGINNING and containing 5.427 acres of land, more or less.

TRACT II:

BEING a 5.829 acre tract of land situated in the Antonio Hernandez Survey, Abstract No. 550, City of Irving, DALLAS County, Texas, and being part of the remainder of a called 276.597 acre tract of land, conveyed as Tract 14-5 to Las Colinas Land Limited Partnership by Deed recorded in Volume 89178, Page 3877 (Described in a Volume 89128, Page 714), Deed Records, DALLAS County, Texas, said 5.829 acre tract with reference bearing of North 20 degrees 16 minutes 48 seconds West, being the West line of said Tract 14-5, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" set at the intersection of the South right-of-way of Arbol (a variable width right-of-way) and the East right-of-way of Deseo (a 57 foot right-of-way), said point also being an angle point on the South line of La Villita Townhomes, an addition to the City of Irving, as recorded in Volume 2005-091, Page 164, Map Records, DALLAS County, Texas;

THENCE along the South right-of-way of said Arbol and the South line of said La Villita Townhomes the following courses and distances:

North 69 degrees 43 minutes 12 seconds East, a distance of 171.50 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner and the beginning of a tangent curve to the left having a central angle of 01 degree 40 minutes 58 seconds, a radius of 1828.50 feet, and a long chord that bears North 68 degrees 52 minutes 43 seconds East a distance of 53.70 feet;

Along said tangent curve to the left, an arc distance of 53.70 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner;

North 68 degrees 02 minutes 14 seconds East, a distance of 261.84 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner at the intersection of the South right-of-way of said Arbol and the West right-of-way line of Verde (a 57 foot right-of-way), same being the beginning of a nontangent curve to the right having a central angle of 00 degrees 49 minutes 23 seconds, a radius of 971.50 feet, and a long chord that bears South 19 degrees 52 minutes 12 seconds East a distance of 13.96 feet;

THENCE along the West right-of-way of said Verde and said non-tangent curve to the right, an arc distance of 13.96 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner;

THENCE South 19 degrees 27 minutes 31 second East, continuing along the West right-of-way of said Verde, passing at a distance of 9.04 feet a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for an angle point on the South line of aforesaid La Villita Townhomes, departing the South line of said La Villita Townhomes, over and across aforesaid Tract 14-5, passing at a distance of 510.48 feet a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner on a North line of La Villita, Phase 1B, an addition to the City of Irving, as recorded in Volume 2005-006, Page 63, Map Records, DALLAS County, Texas, continuing in all a total distance of 532.48 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner on the North line of said La Villita, Phase 1 B, and the North right-of-way of Gran Via (a variable width right-of-way);

THENCE along the North line of said La Villita, Phase 1B and the North right-of-way of said Gran Via the following courses and distances:

South 69 degrees 41 minutes 14 seconds West a distance of 237.51 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner and the beginning of a tangent curve to the right having a central angle of 25 degrees 37 minutes 34 seconds, a radius of 281.00 feet, and a long chord that bears South 82 degrees 30 minutes 01 second West a distance of 124.64 feet;

Along said tangent curve to the right, an arc distance of 125.68 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner and the beginning of a reverse curve to the left having a central angle of 07 degrees 37 minutes 08 seconds, a radius of 517.00 feet, and a long chord that bears North 88 degrees 29 minutes 46 seconds West a distance of 68.70 feet;

Along said reverse curve to the left, an arc distance of 68.75 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner;

South 87 degrees 41 minutes 40 seconds West, a distance of 16.85 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner and the beginning of a tangent curve to the left having a central angle of 05 degrees 28 minutes 25 seconds, a radius of 437.50 feet, and a long chord that bears South 84 degrees 57 minutes 28 seconds West a distance of 41.78 feet;

Along said tangent curve to the left, an arc distance of 41.80 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner at an angle point on a North line of said La Villita, Phase 1B and being on the East right-of-way line of aforesaid Deseo;

THENCE North 20 degrees 16 minutes 48 seconds West, along the East line of said La Villita, Phase 1B and the East right-of-way line of said Deseo, passing at a distance of 408.80 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for an angle point on an East line of said La Villita, Phase 1B, same being an angle point on the South line of aforesaid La Villita Townhomes, continuing in all a total distance of 468.80 feet to the POINT OF BEGINNING and containing 5.829 acres of land, more or less.

TRACT III:

BEING a 1.449 acre tract of land situated in the Antonio Hernandez Survey, Abstract No. 550, City of Irving, DALLAS County, Texas, and being part of Lot 1, Block H of La Villita, Phase 1B, an addition to the City of Irving as recorded in Volume 2005-006, Page 63, Map Records, DALLAS County, Texas, said 1.449 acre tract with reference bearing of North 20 degrees 16 minutes 48 seconds West, being the West line of said La Villita, Phase 1B, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for the Southwest corner of said Lot 1, Block H, same being on the East line of a called 6.28 acre tract of land conveyed to Dallas Power and Light Company, as recorded in Volume 4804, Page 360, Deed Records, DALLAS County, Texas, and the North right-of-way line of Gran Via (a variable width right-of-way);

THENCE North 20 degrees 16 minutes 48 seconds West, along the West line of said Lot 1, Block H and the East line of said 6.28 acre tract, a distance of 250.00 feet to a 5/8 inch iron rod with yellow plastic cap

stamped "Carter Burgess" set for corner;

THENCE North 69 degrees 43 minutes 12 seconds East, over and across said Lot 1, Block H, a distance of 250.50 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner on the East line of said Lot 1, Block H, and the West right-of-way line of Deseo (a 57 foot right-of-way);

THENCE South 20 degrees 16 minutes 48 seconds East, along the East line of said Lot 1, Block H, and the West right-of-way line of said Deseo, a distance of 260.79 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for the Southeast corner of said Lot 1, Block H, same being at the intersection of the West right-of-way line of said Deseo and the North right-of-way line of aforesaid Gran Via, and the beginning of a non-tangent curve to the left having a central angle of 08 degrees 50 minutes 25 seconds, a radius of 908.00 feet, and a long chord that bears South 74 degrees 08 minutes 25 seconds West a distance of 139.96 feet;

THENCE along the South line of said Lot 1, Block H and the North line of said Gran Via the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 140.10 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Carter Burgess" set for corner,

South 69 degrees 43 minutes 12 seconds West, a distance of 110.96 feet to the POINT OF BEGINNING and containing 1.449 acres of land, more or less.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Cynthia Figueroa Calhoun

Cynthia Figueroa Calhoun, County Clerk
Dallas County TEXAS

November 14, 2005 11:14:54 AM

FEE: \$64.00

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