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SUPPLEMENTARY DECLARATION NO. 77

LAS COLINAS AREA LXXVII &

9812

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DALLAS COUNTY, TEXAS

This Supplementary Declaration, made this 29th day of April, 1986, by LAS COLINAS CORPORATION, hereinafter called Declarant.

WITNESSETH:

WHEREAS, Declarant executed a Declaration (the Declaration) on the 22nd day 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; and

WHEREAS, the Declaration was filed of record in Volume 73166, Page 1001 of the Deed Records of Dallas County, Texas, and corrected by Correction to Declaration, and recorded in Volume 77154, Page 1096 of the Deed Records of Dallas County, Texas, and a Second Correction filed of record in Volume 79122, Page 0749 of the Deed Records of Dallas County, Texas, and a Third Correction to Declaration filed of record in Volume 82071, Page 3244 of the Deed Records of Dallas County, Texas; and

WHEREAS, additional real property has previously been added to the scheme of the Declaration by Supplementary Declarations duly recorded in the Deed Records of Dallas County, Texas; and

WHEREAS, Article V of the Declaration (entitled Protective Covenants), as originally written and as modified by said previous Supplementary Declarations is applicable only to the real property described in said Exhibit "A" to the Declaration and in Exhibits to said previous Supplementary Declarations and not to additional real property which may be added to the scheme of the Declaration by subsequent supplementary declaration; and

WHEREAS, Article I, Section 3 of the Declaration permits the addition of additional property to the scheme thereof by filing a supplementary declaration which supplementary declaration may modify Article V of the Declaration as it pertains to such additional property; and

WHEREAS, Declarant desires to so 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 so modify Article V of the Declaration as it pertains to said additional property;

NOW THEREFORE, Las Colinas Corporation, Declarant, hereby declares as follows:

1. That the real property described in Exhibit "A-77" attached hereto and incorporated herein by reference for all purposes (designated as Area LXXVII 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. That Article V of the Declaration is hereby modified by the addition hereto of the following Section 77, which shall be applicable only to Area LXXVII.

Section 77. Covenants Applicable to Area LXXVII. The following provisions shall be applicable to any and all construction, improvement, alteration, addition, or use of, in, or to Area LXXVII of The Properties:

a. Use Limitations. Sites in Area LXXVII may be used for single family residential dwellings,

(1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than four (4) cars.

(2) The floor area of the main structure, exclusive of one story open porches and garages, shall be as follows:

i. On Lots 29 through 43 in Block 7, Lot 1 in Block 13, Lots 1 through 26 in Block 14, Lots 1 through 15 in Block 18, Lots 1 through 8 in Block 19, and Lots 1 through 9 and Lot 18 in Block 20, not less than 3300 square feet for one story dwellings and 3700 square feet for 1½ and two story dwellings.

ii. On Lots 1 through 15 in Block 12, Lots 2 and 3 in Block 13, Lots 1 through 10 in Block 15, Lots 1 through 5 and Lots 15, 16, and 29 in Block 16, Lots 3 through 15 in Block 17, and Lots 10 through 17 in Block 20, not less than 3000 square feet for one story dwellings and 3300 square feet for 1½ and two story dwellings.

iii. On all other lots in this area, not less than 2700 square feet for one story dwellings and 3000 square feet for 1½ and two story dwellings.

(3) No residential structure shall be erected or placed on any building plot, which plot has a minimum lot width less than that shown on the recorded plat. No dwelling may be occupied until

the Las Colinas Association Architectural Control Committee has issued a "certificate of occupancy".

(4) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance, dangerous or a nuisance to the neighborhood.

(5) No structure of a temporary character, recreational vehicle, mobile home, trailer, boat trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

(6) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or a sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

(7) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

(8) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All garbage and trash shall be kept in sanitary containers fully enclosed by a walled structure.

(9) No truck, trailer, mobile home, or vehicle other than passenger automobile, shall be permitted to park on the streets, in the driveways, or on any lot over night.

(10) No motor boat, boat, trailer, recreational vehicle, mobile home, or other similar vehicle may be maintained, stored, or kept on a lot unless housed completely within an enclosed and roofed structure approved by the Las Colinas Association's Architectural Control Committee.

(11) No clothesline may be maintained on any lot.

(12) No antenna or tower shall be erected on any lot for any purpose, nor shall any antenna or tower be affixed to the outside of any dwelling on any lot without the prior written consent of the Architectural Control Committee.

(13) No manufacturing, trade, business, commerce, industry, profession, or other occupation whatsoever will be conducted or carried on upon any lot or any part thereof, or in any building or other structure erected thereon.

(14) The use of any carport, driveway, private or public street, or parking area that may be in front of, adjacent to, or part of any lot as a habitual parking place for trucks, trailers, mobile homes, recreational vehicles, boats, or commercial vehicles is prohibited. The term "Commercial Vehicle" shall include all automobiles, trucks, and vehicular equipment, as well as station wagons, which shall bear signs or shall have printed on the sides of same reference to any commercial undertaking or enterprise.

(15) No above ground level swimming pool may be installed on any lot, and any swimming pool shall be designed and engineered in compliance with Paragraph e. (1)iii of this Section 77.

b. Minimum Set Back Lines. No structure of any kind and no part thereof shall be placed within these set back lines:

- (1) 25 feet from any public or private street right of way.
- (2) 25 feet from any public or private side street right of way.
- (3) 25 feet from any rear property line.
- (4) 8 feet from any interior side lot lines, except that Declarant may authorize in writing lesser setbacks (0 to 8 feet) and except that if one Owner owns two or more adjacent lots and desires to construct one residence on such lots, construction of which residence would violate the interior side lot set back lines provided herein, the Declarant may waive, in writing, said interior side lot lines as to such residence, and such lots shall be considered to be one lot for the purpose of determining the set back lines and other restrictions applicable to such lots and such residence.

The following improvements are expressly EXCLUDED from these set back restrictions:

- i. Structures below and covered by the ground.
- ii. Steps, walks, patios, swimming pools, driveways, and curbing.
- iii. Planters, walls, fences or hedges, not to exceed 9 feet in height.
- iv. Landscaping.

v. Any other improvements approved in writing by Declarant. Roofed structures, other than the following, may in no event be approved:

1. guard houses
2. gate houses
3. swimming pool equipment houses and cabanas
4. greenhouses

c. Garages and Parking.

(1) The interior walls of all garages must be finished (tape, bed, and paint as a minimum) like other rooms in the building. No garage entry may face any street except as approved by the Architectural Control Committee.

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

d. Landscaping, Walls, and Fences.

(1) No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain in any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property lines with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

(2) No structure, wall, fence, or hedge over 4 feet in height shall be constructed, erected, placed, planted, set out, maintained, or permitted upon any lot outside the front building line on any lot or any side street building line or within 25 feet of the rear lot line of any lot facing on the golf course, except as approved by the Architectural Control Committee. However, all rear, or side, entry garages, driveways, or automobile aprons constructed on any lot facing and in line of sight from the golf course shall have a sight screen which is

architecturally consistent with the design of the house proper. This may include walls, fences, landscaping, or hedges, approved by the Architectural Control Committee, which will insure the screening of garage doors, garage contents, or parked automobiles.

(3) The owners of the lots shall be responsible for the maintenance of parkways located between their lot lines and the streets on which said lots face. The owners thereof shall likewise maintain the exterior of all structures on their lot and their yards, hedges, plants, and shrubs in a neat and trim condition at all times.

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

(1) The foundation system shall be designed by a Registered Professional Engineer based on recommendations given in a soils report prepared by a soils engineering firm. The soils investigation and analysis, and the design of the foundation system, shall be made by registered professional engineers.

In all circumstances, no less than the following requirements shall be met:

- i. Any pier and beam foundation system shall be designed utilizing the information provided in the soils report. All soils reports shall include recommendations for type, size, and depth of pier, number and size of reinforcing steel within the piers, and method and extent of isolation of foundation beams from adjacent soil.
 - ii. Slab on grade foundation system may only be utilized for the garage floor, and have no structural supports to main living structure or roof, and be "floating" free of all pier and beam construction.
 - iii. Any swimming pool shall be designed utilizing the recommendations given by the soils engineer with surface and subsurface drainage provided.
- (2) No roof shall have composition type shingles.
- (3) The exposed exterior wall area, exclusive of door, window, and covered porch area, shall be at least 75% masonry, masonry veneer, or other low maintenance material approved by the Architectural Control Committee.

- (4) Complete guttering must be installed on all houses with downspouts carried to an outfall well away from the foundation.
- (5) Garages, tool sheds, and all other outbuildings are to be given the same architectural treatment and be constructed of the same materials as the main structure.
- (6) No exterior alterations of any existing building may be permitted without the prior approval of the Las Colinas Association's Architectural Control Committee. No additional windows, platforms, etc. which may invade the privacy of adjacent dwellings are permitted.
- (7) Any and all lines or wires for communication or for transmission of current outside of the building shall be constructed, placed and maintained underground.
- (8) It shall be the responsibility of the owner to install, in conjunction with the construction of any dwelling, and at the owner's sole expense, a conduit separate from other conduits, and for the sole purpose of permitting the connection of Las Colinas Association Communication System to an individual dwelling, building or other permanent facility. The termination points of the conduit, the conduit size and type, the type of pullwire or rope to be installed with the conduit and the physical routing and depth of the conduit shall be in accordance with plans and specifications approved in writing by the Architectural Control Committee of the Las Colinas Association.
- (9) No exterior light shall be installed or maintained on any lot which light is found to be objectionable by the Las Colinas Association's Architectural Control Committee. Upon being given notice by the Association that any exterior light is objectionable, the owner of the lot on which same is located will immediately remove said light or have shielded in such a way that it is no longer objectionable.
- (10) Mailboxes shall be of a design and located as approved by the Architectural Control Committee.
- (11) Each dwelling shall contain a trash compactor and a water flushing garbage grinder disposal.

(12) Once commenced, construction shall be diligently pursued to the end that it may not be left in a partly finished condition any longer than reasonably necessary.

f. Administrative and General.

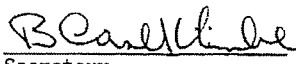
(1) If any paragraph, section, sentence, clause, or phrase of this Declaration shall be or become illegal, null, or void for any reason, or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses, or phrases of this Declaration shall continue in full force and effect and shall not be affected thereby.

(2) In the event of a violation or breach of any of these restrictions by any person or concern, Declarant and/or the Association, through their duly designated representatives, and the owners of the lots, or any of them, jointly or severally, shall have the right to immediately proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing right, Declarant, and/or the Association, through their duly designated representatives, shall have the right, whenever there shall have been built on any lot any structure which is in violation of these restrictions, to enter upon the lot where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement shall not be considered a trespass.

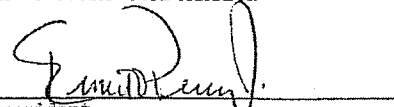
3. The Declaration, except as expressly modified herein, remains in full force and effect and is hereby ratified and confirmed.

EXECUTED as of the day and year first written above.

ATTEST:


Secretary
B. Carl Kliwke

LAS COLINAS CORPORATION

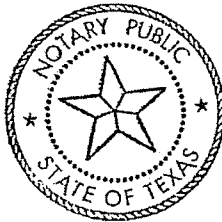

President
Ernest O. Perry, Jr.

COURTY OF DALLAS ¶
STATE OF TEXAS ¶

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared ERNEST O. PERRY, PRESIDENT, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said LAS COLINAS CORPORATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of April, 1986.

Patricia H. Ward
Notary Public



PAT WARD, NOTARY PUBLIC
STATE OF TEXAS
Notary's ~~Printed Name~~ COMMISSION EXPIRES OCTOBER 14, 1991

My Commission Expires

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LAS COLINAS AREA LXXVII

EXHIBIT A-77

TRACT 1

BEING a tract of land situated in the G.W. Clark Survey, Abstract 371, and the Samuel P. Bird Survey, Abstract 176, City of Irving and being a part of those tracts of land conveyed to Las Colinas Corporation by Deed recorded in Volume 69040, Page 1582, Deed Records, Dallas County, Texas, said tract being recorded by plats known as Cottonwood Valley Phase III-I, Volume 85121, Page 4919, Cottonwood Valley Phase III-II, Volume 85182, Page 3667, Cottonwood Valley Phase III-III, Volume 85182, Page 3651, Deed Records of Dallas County, an addition to the City of Irving and being more particularly described as follows:

COMMENCING at the northeast corner of intersection of Cottonwood Valley Circle (based on a 60' width) and Travis Circle North (based on a 50' width) in Cottonwood Valley Area XV, Phase I, as recorded in Volume 80017, Page 0001, Dallas County Plat Records;

THENCE North 61° 24' 00" East, along the east line of said 60' wide Cottonwood Valley Circle, 44.47 feet to a point at the beginning of a curve to the right having a central angle of 26° 00' 00", a radius of 227.49 feet, a tangent of 52.52 feet and a chord distance of 102.35 feet;

THENCE along said curve to the right, continuing along the east line of the aforementioned 60' wide Cottonwood Valley Circle, an arc distance of 130.46 feet to a point;

THENCE North 35° 24' 01" West, continuing along the east line of the aforementioned 60' wide Cottonwood Valley Circle, 300.00 feet to the beginning of a curve to the right having a central angle of 07° 30' 11", a radius of 420.00 feet, a tangent of 27.54 feet and a chord distance of 54.96 feet;

THENCE along said curve to the right, continuing along the east line of the aforementioned 60' wide Cottonwood Valley Circle, an arc distance of 55.00 feet to a 1/2 inch iron rod being the POINT OF BEGINNING;

THENCE South 45° 26' 50" West, 62.02 feet to a 1/2 inch iron rod;

THENCE South 44° 30' 54" West, 183.55 feet to a 1/2 inch iron rod;

THENCE South 11° 07' 56" West, 469.79 feet to a 1/2 inch iron rod;

THENCE South 34° 23' 32" West, 189.05 feet to a 1/2 inch iron rod;

THENCE South 85° 50' 43" West, 514.99 feet to a 1/2 inch iron rod;

THENCE South 85° 48' 38" West, 382.34 feet to a 1/2 inch iron rod;

THENCE North 51° 29' 23" West, 247.80 feet to a 1/2 inch iron rod;

THENCE North 36° 35' 46" East, 343.15 feet to a 1/2 inch iron rod;

THENCE North 16° 27' 20" West, 326.38 feet to a 1/2 inch iron rod;

THENCE North 07° 07' 14" West, 150.89 feet to a 1/2 inch iron rod;

THENCE North 08° 06' 01" East 315.65 feet to a 1/2 inch iron rod;

THENCE North 11° 56' 32" East 60.13 feet to a 12 inch iron rod;

THENCE North 21° 31' 34" East, 135.26 feet to a 1/2 inch iron rod;

THENCE North 51° 02' 04" East, 198.75 feet to a 1/2 inch iron rod;

THENCE North 70° 20' 55" East, 441.54 feet to a 1/2 inch iron rod;

THENCE North 69° 42' 41" East, 389.12 feet to a 1/2 inch iron rod;

THENCE North 82° 44' 33" East, 544.47 feet to a 1/2 inch iron rod;

THENCE South 63° 22' 14" East, 115.43 feet to a 1/2 inch iron rod;

TRACT 1

THENCE South 56° 59' 49" East 5.12 feet to a point being at the beginning of a non-tangent curve having a central angle of 69° 00' 59", radius of 569.67 feet, a chord distance of 645.46, and a chord bearing of North 61° 17' 24" East;

THENCE Northeasterly along said curve an arc distance of 686.20 feet to a point;

THENCE South 84° 12' 07" East, 23.50 feet to a point at the beginning of a curve having a central angle of 72° 00' 00", a radius of 180.00 feet, a chord distance of 211.60 feet, and a chord bearing of South 48° 12' 07" East;

THENCE Southeasterly along said curve an arc distance of 226.19 feet to a point at the beginning of a curve having a central angle of 41° 19' 50", a radius of 85.00 feet, a chord distance of 59.99 feet, and a chord bearing of South 32° 52' 01" East;

THENCE Southeasterly along said curve an arc distance of 61.31 feet to a point;

THENCE South 53° 31' 56" East, 74.87 feet to a point;

THENCE North 26° 43' 26" East, 44.54 feet to a point;

THENCE North 05° 28' 44" East, 124.93 feet to a point;

THENCE South 53° 31' 56" East, 82.17 feet to a point at the beginning of a curve having a central angle of 23° 01' 31", a radius of 561.74 feet, a chord distance of 224.23 feet, and a chord bearing of South 65° 02' 42" East;

THENCE Southeasterly along said curve an arc distance of 225.74 feet to a point;

THENCE South 76° 33' 27" East, 97.74 feet to a point at the beginning of a curve having a central angle of 5° 45' 53", a radius of 812.06 feet, a chord distance of 81.67 feet, and a chord bearing of South 79° 26' 23" East;

THENCE Southeasterly along said curve an arc distance of 81.70 feet to a point;

THENCE South 82° 19' 20" East, 251.50 feet to a point;

THENCE South 67° 08' 48" East, 255.01 feet to a point on the west right-of-way line of Mac Arthur Boulevard as recorded in Volume 80246, Page 2860, Deed Records, Dallas County, Texas;

THENCE South 09° 09' 20" West, along said right-of-way line, 300.00 feet to a point;

THENCE North 83° 44' 20" West, 180.95 feet to a point;

THENCE North 66° 32' 34" West, 172.81 feet to a point;

THENCE South 74° 45' 03" West, 94.63 feet to a point;

THENCE North 82° 19' 20" West, 114.60 feet to a point;

THENCE North 76° 33' 27" West, 262.75 feet to a point;

THENCE North 63° 16' 34" West, 239.65 feet to a point;

THENCE North 26° 43' 26" East, 160.81 feet to a point;

THENCE North 53° 31' 56" West, 85.17 feet to a point at the beginning of a curve having a central angle of 41° 19' 49", a radius of 145.00 feet, a chord distance of 102.34 feet, and a chord bearing of North 32° 52' 01" West;

THENCE Northwesterly along said curve an arc distance of 104.60 feet to a point at the beginning of a curve having a central angle of 72° 00' 00", a radius of 120.00 feet, a chord distance of 141.07 feet, and a chord bearing of North 48° 12' 07" West;

THENCE Northwesterly along said curve an arc distance of 150.80 feet to a point;

THENCE North 84° 12' 07" West, 23.50 feet to a point at the beginning of a curve having a central angle of 69° 45' 08", a radius of 509.67 feet, a chord distance of 582.86 feet, a chord bearing of South 60° 55' 19" West;

THENCE Southwesterly along said curve an arc distance of 620.48 feet to a point;
THENCE South 56° 59' 49" East, 5.12 feet to a 1/2 inch iron rod;
THENCE South 51° 18' 10" East, 99.71 feet to a 12 inch iron rod;
THENCE South 02° 01' 18" East, 92.07 feet to a 1/2 inch iron rod;
THENCE South 26° 44' 53" East, 130.78 feet to a 1/2 inch iron rod;
THENCE South 53° 14' 09" East, 135.52 feet to a 1/2 inch iron rod;
THENCE South 20° 40' 47" West, 273.26 feet to a 1/2 inch iron rod;
THENCE South 00° 17' 55" West, 218.70 feet to a 1/2 inch iron rod;
THENCE South 48° 30' 15" West, 149.26 feet to the POINT OF BEGINNING and
containing 71.90 acres (3,132,147 square feet) of land, more or less.

LAS COLINAS AREA LXXVII

EXHIBIT A-77

TRACT 2

BEING a tract of land situated in the Samuel P. Bird Survey, Abstract No. 176, Simon Fisher Survey, Abstract No. 471, and the Francis Jones Survey, Abstract No. 1626, City of Irving, Dallas County, Texas and being a part of that land conveyed to the Las Colinas Corporation by deed recorded in Volume 69040, Page 1582, Deed Records, Dallas County, Texas, said tract being recorded by plats known as Cottonwood Valley Phase II, Installment IV, Volume 85182, Page 3683, and Cottonwood Valley Phase II, Installment IV Replat of Lots 13, 14, & 15 Block 12, Volume 86052, Page 3733, Deed Records of Dallas County as an addition to the City of Irving and being more particularly described as follows;

COMMENCING at the centerline intersection of Cottonwood Valley Circle (based on a 60' width) and Crockett Circle (based on a 50' width) in Cottonwood Valley Area XV, Phase II, as recorded in Volume 82152, Page 2739, Dallas County Plat Records, said commencing point being at the beginning of a curve to the right having a central angle of 14° 41' 57", a radius of 651.86 feet, a tangent of 84.08 feet, and a chord distance of 166.78 feet;

THENCE along said curve to the right, said curve being the centerline of aforementioned 60' wide Cottonwood Valley Circle, an arc distance of 167.24 feet to a 1/2-inch iron rod being the POINT OF BEGINNING;

THENCE South 37° 49' 09" West a distance of 30.01 feet to a 1/2 inch iron rod;

THENCE South 09° 35' 18" East a distance of 14.30 feet to a 1/2 inch iron rod;

THENCE South 34° 46' 31" West a distance of 131.88 feet to a 1/2 inch iron rod;

THENCE South 15° 46' 32" West a distance of 37.95 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the left having a central angle of 64° 38' 28" a radius of 25.00 feet, a chord bearing of North 16° 32' 42" West and a chord distance of 26.73 feet;

THENCE along said curve to the left an arc distance of 28.21 feet to a 1/2 inch iron rod;

THENCE North 48° 51' 56" West a distance of 133.22 feet to a 1/2 inch iron rod at the beginning of a curve to the left having a central angle of 93° 08' 28", a radius of 25.00 feet, a chord bearing of South 84° 33' 50" West, and a chord distance of 36.31 feet;

THENCE along said curve to the left an arc distance of 40.64 feet to a 1/2 inch iron rod;

THENCE North 52° 00' 24" West a distance of 50.00 feet to a 1/2 inch iron rod;

THENCE North 38° 32' 51" East a distance of 12.09 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the left having a central angle of 83° 49' 04", a radius of 25.00 feet, a chord bearing of North 02° 48' 26" West and a chord distance of 33.40 feet;

THENCE along said curve to the left an arc distance of 36.57 feet to a 1/2 inch iron rod;

THENCE North 44° 42' 58" West a distance of 3.78 feet to a 1/2 inch iron rod at the beginning of a curve to the right having a central angle of 10° 00' 00", a radius of 1333.01 feet, a chord distance of 232.36 feet, and a chord bearing of North 39° 42' 58" West;

THENCE along said curve to the right having an arc distance at 232.65 feet to a 1/2 inch iron rod;

THENCE North 34° 42' 58" West a distance of 320.00 feet to a 1/2 inch iron rod at the beginning of a curve to the right having a central angle of 39° 00' 00", a radius of 754.78 feet, and a chord distance of 503.90 feet, and a chord bearing of North 15° 12' 58" West;

THENCE along said curve to the right at an arc distance of 79.37 feet passing the southeast corner of the Las Colinas/Story Road apartments as recorded in Volume 83115, Pages 2240 through 2255, Deed Records, Dallas County, Texas, and continuing along the east line of said Las Colinas/Story Road apartments for a total arc distance of 513.76 feet to a 1/2 inch iron rod at the northeast corner of said Las Colinas/Story Road apartments.

THENCE North 04° 17' 02" East a distance of 333.99 feet to a 1/2 inch iron rod;

THENCE South 85° 42' 58" East a distance of 20.00 feet to a 1/2 inch iron rod;

THENCE North 04° 17' 02" East a distance of 150.13 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the left having a central angle of 0° 56' 47", a radius of 1950.61 feet, a chord distance of 32.22 feet and a chord bearing of North 61° 28' 01" West;

THENCE along said curve to the left an arc distance of 32.22 feet to a 1/2 inch iron rod at the beginning of a curve to the left having a central angle of 7° 46' 47", a radius of 1162.37 feet, a chord distance of 157.83 feet to a 1/2 inch iron rod;

THENCE along said curve to the left an arc distance of 157.83 feet to a 1/2 inch iron rod;

THENCE North 22° 47' 08" East a distance of 20.00 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the left having a central angle of 5° 16' 27", a radius of 1142.37 feet, a chord distance of 105.12 feet and a chord bearing of North 64° 34' 38" West;

THENCE along said curve to the left an arc distance of 105.16 feet to a 1/2 inch iron rod;

THENCE North 74° 59' 38" West a distance of 215.00 feet to a 1/2 inch iron rod at the beginning of a curve to the left having a central angle of 15° 00' 00", a radius of 1393.19, a chord distance of 363.70 feet, and a chord bearing of North 82° 29' 38" West;

THENCE along said curve to the left an arc distance of 364.74 feet to a 1/2 inch iron rod;

THENCE North 89° 59' 38" West a distance of 232.42 feet to a 1/2 inch iron rod;

THENCE South 44° 55' 59" West a distance of 29.89 feet to a 1/2 inch iron rod on the east line of Story Road, and at the beginning of a non-tangent curve to the right having a central angle of 00° 40' 01", a radius of 119.58', a chord distance of 13.03, and a chord bearing of North 00° 24' 02" West;

THENCE along said curve to the right an arc distance of 13.03 feet along said east line of Story Road;

THENCE North 00° 04' 01" West, along said east line of Story Road a distance of 129.32 feet to a 1/2 inch iron rod;

THENCE South 45° 04' 01" East a distance of 30.00 feet to a 1/2 inch iron rod;

THENCE South 89° 59' 38" East a distance of 232.54 feet to 1/2 inch iron rod at the beginning of a curve to the right having a central angle of 15° 00' 00", a radius of 1493.19 feet, a chord distance of 389.80 feet, and chord bearing of South 82° 29' 38" East;

THENCE along said curve to the right an arc distance of 390.92 feet to 1/2 inch iron rod;

THENCE South 74° 59' 38" East a distance of 215.00 feet at the 1/2 inch iron rod at the beginning of a curve to the right having a central angle of 7° 46' 47", a radius of 1262.37 feet, a chord distance of 171.27, and a chord bearing of South 71° 06' 15" East;

THENCE along said curve to the right an arc distance of 171.40 feet to a 1/2 inch iron rod;

THENCE North 22° 47' 08" East a distance of 20.00 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the right having a central angle of 5° 16' 27", a radius of 1282.37 feet, a chord distance of 118.00 feet, and a chord bearing of South 64° 34' 38" East;

THENCE along said curve to the left an arc distance of 118.04 feet to a 1/2 inch iron rod;

THENCE North 29° 32' 14" East a distance of 126.29 feet to a 1/2 inch iron rod;

THENCE North 58° 29' 07" East a distance of 254.69 feet to a 1/2 inch iron rod;

THENCE South 43° 13' 28" East a distance of 105.00 feet to a 1/2 inch iron rod;

THENCE South 4° 17' 02" West a distance of 85.65 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the right having a central angle of 21° 44' 06", a radius of 283.50 feet, a chord distance of 106.90 feet, and a chord bearing of South 81° 31' 15" East;

THENCE along said curve to the right an arc distance of 107.54 feet to a 1/2 inch iron rod;

THENCE South 70° 39' 12" East a distance of 175.00 feet to a 1/2 inch iron rod at the beginning of a curve to the left having a central angle of 9° 39' 17", a radius of 341.26 feet, a chord distance of 57.44 feet, and a chord bearing of South 75° 28' 51" East;

THENCE along said curve to the left an arc distance of 57.50 feet to a 1/2 inch iron rod;

THENCE South 11° 55' 19" West a distance of 60.45 feet to a 1/2 inch iron rod at the beginning of a non-tangent curve to the right having a central angle of 9° 18' 21", a radius of 401.26 feet, a chord distance of 65.10 feet and a chord bearing of North 75° 18' 23" West;

THENCE along said curve to the right an arc distance of 65.17 feet to a 1/2 inch iron rod;

THENCE North 70° 39' 12" West a distance of 175.00 feet to a 1/2 inch iron rod at the beginning of a curve to the left having a central angle of 23° 32' 17", a radius of 223.50 feet, a chord distance of 91.17 feet and a chord bearing of North 82° 25' 21" West;

THENCE along said curve to the left an arc distance 91.82 feet to a 1/2 inch iron rod;

THENCE South 4° 17' 02" West a distance of 774.42 feet to a 1/2 inch iron rod;

THENCE South 31° 13' 28" East a distance of 479.04 feet to a 1/2 inch iron rod;

THENCE South 43° 08' 55" East a distance of 338.57 feet to a 1/2 inch iron rod on the northwesterly line of Cottonwood Valley Phase II, Installment I, as recorded in Volume 82152, Page 2739, Deed Records, Dallas County, Texas;

THENCE South 37° 53' 41" West a distance of 151.24 feet to a 1/2 inch iron rod;

THENCE South 37° 49' 09" West a distance of 30.01 feet to the POINT OF BEGINNING and containing 19.666 acres (854,647 square feet) of land, more or less.

5068 58098

FILED
Earl Bullock
COUNTY CLERK
DALLAS COUNTY

1988 MAY -1 PM 2: 29

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

MAY 1 1988 -



Earl Bullock
COUNTY CLERK, Dallas County, Texas

When Recorded Return to
B. Carl Klink
P. O. Box 610208
DFW Station
Dallas, Texas 75261-0208