

46

3

Return to (closer 04)  
AMERICAN TITLE COMPANY  
3029 Beltline Road, Suite 250  
Dallas, TX 75254

**SUPPLEMENTARY DECLARATION NO. 105**

LAS COLINAS AREA CV  
DALLAS COUNTY, TEXAS

2665773  
\$46.00 Deed

4318421  
12/05/03

This Supplementary Declaration, made this 5 day of December, 2003 by  
**LAS COLINAS LAND LIMITED PARTNERSHIP**, hereinafter called "Declarant".

WITNESSETH:

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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 such additional property; and

WHEREAS, Declarant desires to add additional property, such property being 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 such additional property;

NOW THEREFORE, Declarant hereby declares as follows:

1. That the real property described in Exhibit "A-105" attached hereto and incorporated herein by reference for all purposes (designated as "Area CV" for purposes of this Supplementary Declaration) is and shall be subject to the scheme of the Declaration, and is and shall be held, transferred, sold, conveyed, used, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth

in the Declaration (the Declaration being incorporated herein by reference for all purposes) as modified herein.

2. That Article V of the Declaration is hereby modified by the addition thereto of the following Section 105, which shall be applicable only to Area CV:

Section 105. Covenants Applicable to Area CV. The following provisions shall be applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area CV of the Properties:

a. Use Limitations. Sites in Area CV may be used for office buildings and related facilities ancillary to the use and operation of a Class A office building and intended to serve primarily the tenants of the building, or may be held in an undeveloped state, including for agricultural uses (to include but not be limited to the grazing of livestock or cultivation of crops) for the purposes of gaining any available agricultural tax exemptions until developed in accordance with the provisions of this Supplementary Declaration. The following uses of sites in Area CV are not permitted:

(1) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.

(2) Any use not expressly permitted by this Section 105.

b. Private Open Space Areas. If any owner desires to designate a portion of its land in conjunction with building improvements and landscaping the Property as provided in Subsection g. of Section 105, or if any owner desires to designate any portion of its land for use only for private open space purposes, including agricultural uses (to include but

not be limited to the grazing of livestock or cultivation of crops) for the purpose of gaining any available agricultural tax exemptions, (the designated portion being sometimes referred to as a "private open space area"), it may do so, from time-to-time, by filing with The Las Colinas Association a survey of its land showing the portion thereof which it desires to designate as being for private open space uses. Such survey shall: (i) be prepared and certified by a licensed surveyor; (ii) satisfy the requirements of a Category 1A, Condition II, Survey under the requirements of the Texas Surveyors Association; (iii) clearly show the boundaries of the private open space area; and (iv) contain metes and bounds descriptions of the private open space area and the entire tract of land. No improvements shall be constructed or permitted to remain in any private open space area except utilities, pedestrian or vehicle bridges, recreational facilities (such as tennis courts, jogging trails, bike paths, bridle paths, etc.), and landscape and hardscape (such as sidewalks, planters, etc.) structures. Private open space areas shall be subject to all of the terms and provisions of the Declaration and this Section 105, except the landscaping requirements of Subsection g. of this Section 105, and any such private open space area may be kept and maintained in its natural condition, other than receiving regularly scheduled mowing unless the property is being used for agricultural purposes. Each owner of a private open space area shall be required to file with The Las Colinas Association all items needed to satisfy the requirements of Article IV of the

Declaration in connection with any improvements it intends to place in its private open space area prior to the installation thereof. Any owner who has designated a portion of its land as being limited to private open space uses may from time-to-time withdraw such designation by giving written notice of withdrawal to The Las Colinas Association. Any such withdrawn private open space area shall become subject to all of the provisions of this Supplementary Declaration concerning landscaping and landscape irrigation, and such Owner shall promptly take all actions necessary to comply with such requirements.

c. Minimum Setback Lines. No structure of any kind and no part thereof shall be placed within these setback lines:

- (1) 50 feet from all public rights-of-way.
- (2) 30 feet from any private street right-of-way.
- (3) 10 feet from any other property line; other than an internal boundary line with an open space area.

The following improvements are expressly excluded from this restriction:

- (A) Structures below and covered by the ground;
- (B) Steps, walks, driveways, and curbing;
- (C) Planters, walls, or fences, not to exceed four (4) feet in height;
- (D) Landscaping;
- (E) Guardhouses;
- (F) Gatehouses;
- (G) Aerial pedestrian crossings or connections;

- (H) Canopies;
- (I) Minor encroachments of adequately screened parking structures or parking areas; and
- (J) Drainage and irrigation improvements and traffic control signs, provided that the same shall have been approved by the Architectural Control Committee.

Declarant may grant exceptions to and/or variations from any setback lines established in this subsection c. of this Section 105, provided that any such variances or exceptions must be in writing.

d. Parking Areas. Parking areas shall:

- (1) Be curbed, guttered, and paved with 5" reinforced concrete placed on a 6" lime stabilized base.
- (2) Have a maximum grade slope of 5% and a minimum grade slope of 1%.
- (3) Not be provided within the minimum setback lines established above. Not be provided in front of any building facing a public street unless expressly approved in writing by the Architectural Control Committee, which may not approve parking within minimum setback lines unless a written variance approving same is granted by Declarant; provided, that Architectural Control Committee approval shall not unreasonably withhold its approval of parking areas in front of any building facing a public street so long as no part of the parking area is within 250 feet of any such public street.
- (4) Be adequately screened by use of berms, trees, landscaping, or other means acceptable to the Architectural Control Committee.
- (5) Be sufficient to accommodate all parking needs for employees, company vehicles, customers, and visitors without the use of onstreet parking. If parking needs increase, additional offstreet parking shall be provided by the owner. In no event shall less than one parking space be provided for each of the following as applicable:

- i. 300 net square feet of office space.

Declarant may grant exceptions to and/or variations from any part of this subsection d., provided that any such variations and/or exceptions must be in writing.

- e. Driveways. Driveways shall:

- (1) Be constructed as specified in "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. Normally, such approval will be limited to those signs which:

- (1) Identify the name and business of the occupant, or which give directions, or which offer the premises for sale or for lease.
- (2) Are not of an unusual size or shape when compared to the building or buildings on the premises.
- (3) Preserve the quality and atmosphere of the area.

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 such approval.

g. Landscaping. Landscaping, other than any landscaping in an open space area, shall:

- (1) Be required 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 approved by the Architectural Control Committee pursuant to Article IV of the Declaration. Normally, such approval will be limited to landscaping plans which:
  - i. Provide automatic underground sprinkling systems for all landscaped areas;
  - ii. Preserve existing trees to the extent practical;
  - iii. Permit reasonable access to public and private utility lines and easements for installation and repair; and
  - iv. Include at least one tree for each 4,500 square feet of area between exterior building walls and public street right-of-way lines.
- (3) Owners shall provide landscaping, including hardscape structures and walks as well as plant materials, within the area adjacent to any public or private street in accordance with plans submitted by such owners and subjectively approved by the Architectural Control Committee. In particular, a 50 foot greenbelt shall be provided along the east right-of-way of Las Colinas Boulevard. Owners shall maintain the improvements within these areas in accordance with standards established from time to time by the Association.

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 shall 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. Such screening at ground level would normally include landscaping or permanent fences of solid materials and be located as far from property lines as reasonably possible.

- (2) No antenna or tower shall be erected on any property for any purposes without prior written approval from the Architectural Control Committee.

i. Loading Docks and Areas.

- (1) Loading docks and areas shall not be located on the 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, except that Declarant may give written approval for such encroachments in connection with the approval of side street loading areas for corner buildings.
- (3) Loading docks and areas shall be screened in a manner approved in writing by Declarant, considering such things as location and views from adjacent and nearby properties.

j. Exterior Illumination. Illumination will be required on all exterior building walls which face existing or proposed public or private streets and for all parking areas and walkways between buildings and parking areas unless otherwise waived or modified by Declarant in writing. All exterior illumination must conform to plans approved in writing by the Architectural Control Committee pursuant to Article IV of the Declaration.

k. Construction Standards.

- (1) All building sides must be faced with face brick or stone, or with such other quality face materials as may be approved in writing by the Architectural Control Committee. Windows shall not be glazed or reglazed with mirrored or reflective glass and the spandrel area between window openings shall not be

faced with a glass material without prior written approval of both the Architectural Control Committee and Declarant.

- (2) Construction must be consistent with the standard of construction of the existing office development of Exxon Mobil Corporation on Las Colinas Blvd. and the existing office development of Citigroup on Las Colinas Blvd. and conform to plans and specifications approved in writing by the Architectural Control Committee pursuant to Article IV of the Declaration. Normally, such approval will be limited to those plans which:
  - i. Do not include wooden frames, except for multifamily dwellings of three (3) stories or less;
  - ii. Preserve the quality and atmosphere of the area and do not detract from adjacent property; and
  - iii. Do not include exterior fire escapes.
- (3) The collection, storage, sorting, removing, and disposing of all trash and 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 will be equipped with gutters, downspouts, and/or other drainage conveyances.
- (5) All electrical, water, sewer, gas and other utilities and improvements therefor and thereto *installed after the date hereof* shall be placed underground and completely covered by the ground.
- (6) No excavation shall be made except in conjunction with construction of an improvement. When such improvement is completed, all exposed openings shall be back filled and graded; provided that the foregoing shall not apply to dredging or drainage work with

respect to Hackberry Creek or to any aesthetic or functional lake, reservoir or open - water drainage system.

- (7) Once commenced, construction shall be diligently pursued to the end that it will not be left in a partly finished condition for a period longer than eighteen (18) months without written approval from the Architectural Control Committee.

3. No approval of plans and specifications and no publication of requirements or guidelines herein or in the Declaration or otherwise by the Association or the Architectural Control Committee shall be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any approvals and observations incident thereto shall concern matters of an aesthetic nature. Such approvals and guidelines shall in no event be construed as representing or guaranteeing that any improvements built in accordance therewith will be designed or built in a good and workmanlike manner. Neither Declarant, the Association, their respective directors, officers, employees, and agents, the Architectural Control Committee, nor any of the members of the Architectural Control Committee shall be 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 such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications. Approval of plans and specifications by the Architectural Control Committee is not to 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 shall satisfy the requirements of all applicable subsections of this Supplementary Declaration which require written approval by the Architectural Control Committee for such plans and specifications.

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

EXECUTED as of the day and year first written above.

**LAS COLINAS LAND LIMITED PARTNERSHIP,**  
a Delaware limited partnership

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

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

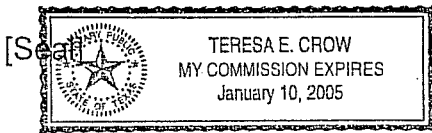
By: Charles E. Cotten  
Charles E. Cotten  
Senior Vice President

THE STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

This instrument was acknowledged before me on December 2, 2003, by Charles E. Cotten, Senior Vice President of Cousins Properties Services, Inc., a Georgia corporation, as 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,  
State of Texas

EXHIBIT "A-105"

PROPERTY DESCRIPTIONS

TRACT 1

Being a 35.20 acre tract of land, situated in the Joe E. Field Survey, Abstract No. 487 in the City of Irving, Dallas County, Texas and being a portion of that certain tract of land conveyed to Las Colinas Land Limited Partnership by Deed as recorded in Volume 89128, Page 0714, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the South line of Colwell Boulevard (a variable width right-of-way) as recorded in Volume 87230, Page 2250 and Volume 91205, Page 2973, Deed Records, Dallas County, Texas and the West line of Las Colinas Boulevard (a 110.00 foot right-of-way) as recorded in Volume 87199, Page 2967, Deed Records, Dallas County, Texas, said point also being also being the beginning of a curve to the right having a radius of 30.50 feet, a delta angle of 89 degrees 59 minutes 26 seconds, and a chord bearing and distance of South 86 degrees 30 minutes 51 seconds East, 43.13 feet;

THENCE in Southeasterly direction along said curve to the right and along the intersection of said Colwell Boulevard and said Las Colinas Boulevard, an arc distance of 47.90 feet to a 1/2 inch iron rod found for corner;

THENCE South 41 degrees 30 minutes 51 seconds East, along the Southwesterly line of said Las Colinas Boulevard, a distance of 441.35 feet to a 1/2 inch iron rod set for corner, said point being in the west line of that certain tract of land conveyed to Dallas County Utility and Reclamation District by Deed as recorded in Volume 92226, Page 1057, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the right having a radius of 1016.00 feet, a delta angle of 31 degrees 25 minutes 25 seconds, and a chord bearing and distance of South 25 degrees 48 minutes 06 seconds East, 550.26 feet;

THENCE in Southeasterly direction along said curve to the right and along the common line of said Dallas County Utility and Reclamation District tract and said Las Colinas Land Limited Partnership tract, an arc distance of 557.22 feet to a 1/2 inch iron rod found set for corner;

THENCE South 10 degrees 05 minutes 27 seconds East, through the interior of said Las Colinas Land Limited Partnership tract, a distance of 618.19 feet to a 1/2 inch iron rod set for corner, said point being in the Northerly line of that certain 20.490 acre tract of land conveyed to Dallas County Utility and Reclamation District (Hackberry Creek Channel) by Deed as recorded in Volume 81121, Page 2045, Deed Records, Dallas County, Texas, said point also being the beginning of a non-tangent curve to the right having a radius of 1824.28 feet, a delta angle of 25 degrees 33 minutes 18 seconds, and a chord bearing and distance of North 86 degrees 21 minutes 44 seconds West, 806.93 feet;

THENCE in a Northwesterly direction along said curve to the right and along the common line of said Las Colinas Land Limited Partnership tract and said Hackberry Creek Channel, an arc distance of 813.66 feet to a 1/2 inch iron rod set for corner;

THENCE North 75 degrees 37 minutes 13 seconds West, continuing along the common line of said Las Colinas Land Limited Partnership tract and said Hackberry Creek Channel, a distance of 678.18 feet to a 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the left having a radius of 1595.60 feet, a delta angle of 13 degrees 21 minutes 29 seconds, and a chord bearing and distance of North 82 degrees 17 minutes 58 seconds West, 371.16 feet;

THENCE in a Northwesterly direction along said curve to the left and continuing along the common line of said Las Colinas Land Limited Partnership tract and said Hackberry Creek Channel passing the

Northwest corner of that certain 20.490 acre Dallas County Utility and Reclamation District tract (Hackberry Creek Channel), same point being the northeast corner of that certain 2.696 acre tract of land conveyed to Dallas County Utility and Reclamation District (Hackberry Creek Channel) by Deed as recorded in Volume 86243, Page 4998, Deed Records, Dallas County, Texas, and continuing for a total arc distance of 372.00 feet to a 1/2 inch iron rod set for corner, said point being the Southwest corner of said Las Colinas Land Limited Partnership tract, said point also being in the Southerly line of said Colwell Drive, same point also being the beginning of a curve to the right having a radius of 575.94 feet, a delta of 02 degrees 20 minutes 10 seconds, and a chord bearing and distance of North 21 degrees 28 minutes 32 seconds East, 23.48 feet;

THENCE in a Northeasterly direction along said curve to the right and along the Southerly line of said Colwell Boulevard, an arc distance of 23.49 feet to a 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the right having a radius of 444.74 feet, a delta of 22 degrees 30 minutes 53 seconds, and a chord bearing and distance of North 33 degrees 54 minutes 04 seconds East, 173.64 feet;

THENCE in a Northeasterly direction along said curve to the right and continuing along the Southerly line of said Colwell Boulevard, an arc distance of 174.76 feet to a 1/2 inch iron rod set for corner;

THENCE North 45 degrees 09 minutes 31 seconds East, continuing along the Southerly line of said Colwell Boulevard, a distance of 949.02 feet to a 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the right having a radius of 2931.50 feet, a delta of 03 degrees 19 minutes 38 seconds, and a chord bearing and distance of North 46 degrees 49 minutes 20 seconds East, 170.21 feet;

THENCE in a Northeasterly direction along said curve to the right and continuing along the Southerly line of said Colwell Boulevard, an arc distance of 170.23 feet to a 1/2 inch iron rod set for corner;

THENCE North 48 degrees 29 minutes 09 seconds East, continuing along the Southerly line of said Colwell Boulevard, a distance of 326.09 feet to the POINT of BEGINNING and containing 1,533,265 square feet or 35.20 acres of land.

This is to certify that I have, this date, made an on the ground survey of the property located on COLWELL BOULEVARD and LAS COLINAS BOULEVARD in the City of IRVING, Texas, described above.

---

William P. Price, Texas R.P.L.S. No. 3047

Buena Tierra Group  
1206 West Eules Boulevard, Suite 108  
Eules, Texas 76040  
(469) 438-0700

Dated July 17, 2003  
Revised: August 5, 2003  
Revised: November 21, 2003

## TRACT 2

Being a 16.27 acre tract of land, situated in the Joe E. Field Survey, Abstract No. 487 and in the McKinney and Williams Survey, Abstract 1056 in the City of Irving, Dallas County, Texas and being a portion of that certain tract of land conveyed to Las Colinas Land Limited Partnership by Deed as recorded in Volume 89128, Page 0714, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the intersection of the East line of Colwell Boulevard (a variable width right-of-way) and the Northeasterly line of State Highway 114, said point also being also being that beginning point described for Part No. 9 in Deed to the State of Texas as recorded in Volume 84147, Page 3510, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 16 minutes 52 seconds East, along the Easterly line of said Colwell Boulevard, a distance of 301.00 feet to a 1/2 inch iron rod set for corner, said point being in the Southerly line of that certain 2.696 acre tract of land conveyed to Dallas County Utility and Reclamation District (Hackberry Creek Channel) by Deed as recorded in Volume 86243, Page 4998, Deed Records, Dallas County Texas, said point being the beginning of a curve to the right having a radius of 908.64 feet, a delta angle of 21 degrees 03 minutes 52 seconds, and a chord bearing and distance of South 82 degrees 03 minutes 06 seconds East, 332.18 feet;

THENCE in Southeasterly direction along said curve to the right and along the common line of said Hackberry Creek Channel and said Las Colinas Land Limited Partnership tract, an arc distance of 334.06 feet to a 1/2 inch iron rod found set for corner, said point being the Southeast corner of said 2.696 acre Dallas County Utility and Reclamation District, tract, said point also being the Southwest corner of that certain 20.490 acre tract of land conveyed to Dallas County Utility and Reclamation District (Hackberry Creek Channel) by Deed as recorded in Volume 81121, Page 2045, Deed Records, Dallas County, Texas;

THENCE South 71 degrees 31 minutes 10 seconds East, along the common line of said Hackberry Creek Channel and said Las Colinas Land Limited Partnership tract, a distance of 655.24 feet to a 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the left having a radius of 2237.28 feet, a delta angle of 04 degrees 17 minutes 16 seconds, and a chord bearing and distance of South 75 degrees 43 minutes 45 seconds East, 167.39 feet;

THENCE in a Southeasterly direction along said curve to the left and along the common line of said Las Colinas Land Limited Partnership tract and said Hackberry Creek Channel, an arc distance of 167.43 feet to a 1/2 inch iron rod set for corner, said point being in the Westerly line of a tract of land conveyed to Dallas County Utility and Reclamation District (Cottonwood Creek Channel) by Deed as recorded in Volume 86243, Page 5008, Deed Records, Dallas County, Texas, said point also being the beginning of a curve to the right having a radius of 50.00 feet, a delta angle of 104 degrees 22 minutes 16 seconds, and a chord bearing and distance of South 25 degrees 41 minutes 27 seconds East, 79.00 feet;

THENCE in a Southeasterly direction along said curve to the right and along the common line of said Las Colinas Land Limited Partnership tract and said Cottonwood Creek Channel, an arc distance of 91.07 feet to a 1/2 inch iron rod set for corner;

THENCE South 26 degrees 29 minutes 27 seconds West, continuing along the common line of said Las Colinas Land Limited Partnership tract and said Cottonwood Creek Channel, a distance of 428.44 feet to a 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the left having a radius of 9360.23 feet, a delta of 02 degrees 45 minutes 32 seconds, and a chord bearing and distance of South 25 degrees 06 minutes 41 seconds West, 450.67 feet;

THENCE in a Southwesterly direction along said curve to the left and continuing along the common line of said Las Colinas Land Limited Partnership tract and said Cottonwood Creek Channel, an arc distance of 450.71 feet to a 1/2 inch iron rod set for corner, said point being in the Northeasterly line of State



Highway Spur 348 (a variable width right-of-way) as recorded in Volume 5850, Page 247, Deed Records, Dallas County, Texas;

THENCE North 62 degrees 23 minutes 03 seconds West, along the Northeasterly line of said State Highway Spur 348, a distance of 121.45 feet to a 1/2 inch iron rod found for corner;

THENCE North 57 degrees 21 minutes 40 seconds West, continuing along the Northeasterly line of said State Highway Spur 348, a distance of 226.06 feet to a 1/2 inch iron rod found for corner, said point being at the intersection of the Northeast line of said State Highway 114 and the Northeasterly line of said State Highway Spur 348, said point also being the beginning of a curve to the right having a radius of 803.51 feet, a delta angle of 33 degrees 29 minutes 26 seconds, and a chord bearing and distance of North 21 degrees 25 minutes 50 seconds West, 463.01 feet;

THENCE in a Northwesterly direction along said curve to the right and along the Northeasterly line of said State Highway 114, an arc distance of 469.67 feet to a 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the left having a radius of 215.00 feet, a delta angle of 85 degrees 20 minutes 27 seconds, and a chord bearing and distance of North 47 degrees 21 minutes 21 seconds West, 291.45 feet;

THENCE in a Northwesterly direction along said curve to the left and continuing along the Northeasterly line of said State Highway 114, an arc distance of 320.24 feet to a 1/2 inch iron rod set;

THENCE South 89 degrees 58 minutes 26 seconds West, continuing along the Northeasterly line of said State Highway 114, a distance of 34.48 feet to a 1/2 inch iron rod set for corner;

THENCE North 45 degrees 01 minutes 34 seconds West, continuing along the northeasterly line of said State Highway 114, a distance of 70.71 feet to the POINT of BEGINNING and containing 708,582 square feet or 16.27 acres of land.

This is to certify that I have, this date, made an on the ground survey of the property located on COLWELL BOULEVARD AND STATE HIGHWAY 114 in the City of IRVING, Texas, described above.

---


William P. Price, Texas R.P.L.S. No. 3047

Buena Tierra Group  
1206 West Euless Boulevard, Suite 108  
Euless, Texas 76040  
(469) 438-0700

Dated July 17, 2003  
Revised: August 5, 2003  
Revised: November 21, 2003

Return to (closer  
AMERICAN TITLE COMPANY  
6029 Beltline Road, Suite 250  
Dallas, TX 75254

04

  
COUNTY CLERK  
DALLAS CO., TEXAS

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
2003 DEC -5 PM 2:10

2002 239 05735