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COMMERCIAL RTT #04R18682 NDS

SUPPLEMENTARY DECLARATION NO. 130

LAS COLINAS AREA CXXX

DALLAS COUNTY, TEXAS

This Supplementary Declaration, made this 17 day of JANUARY, 2006, by OWW TWO, L.L.C., hereinafter called Owner.

WITNESSETH:

WHEREAS, Las Colinas Corporation as 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, on August 22, 1973, and corrected by Correction to Declaration dated August 8, 1977, and recorded in Volume 77154, Page 1096 of the Deed Records of Dallas County, Texas, and corrected by Second Correction to Declaration dated June 19, 1979, and recorded in Volume 79122, Page 0749 of the Deed Records of Dallas County, Texas, and corrected by Third Correction to Declaration dated March 1, 1982 and recorded in Volume 82071, Page 3244 of the Deed Records of Dallas County, Texas; and

WHEREAS, Las Colinas Corporation assigned all of its rights as Declarant under the Declaration to Las Colinas Land Limited Partnership under 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.

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



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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 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 persons other than Declarant who obtain approval from The Las Colinas Association's Board of Directors and file a supplementary declaration of Record, which supplementary declaration may modify Article V of the Declaration as it pertains to such additional property; and

WHEREAS, Owner has obtained approval from the Board of Directors of The Las Colinas Association as evidenced by the consent set forth hereinafter; and

WHEREAS, Owner 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; and

WHEREAS, Owner does not desire to add Common Properties as defined by the Declaration by the filing of this Supplementary Declaration;

NOW, THEREFORE, Owner hereby declares as follows:

1. That the real property described in Exhibit "A-130" attached hereto and incorporated herein by reference for all purposes (designated as Area CXXX for the 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 thereto of the following section 130 which shall be applicable only to Area CXXX.

a. Covenants Applicable to Single family Residential Uses in Area CXXX.

The following provisions shall be applicable to any and all single family residential construction, improvement, alteration, addition, or use of, in or to Area CXXX:

(1) Use Limitations.

i. Lots may be used for single family attached and detached residential purposes. No residential structure shall exceed three stores in height.

ii. Upon platting, each lot shall contain the minimum land area required by the City of Irving.

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

iv. 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.

v. 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, or temporary political, holiday or school signs.

vi. 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.

vii. 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 as required by the City of Irving.

viii. No truck, trailer, mobile home, or vehicle, other than passenger truck or vehicle, shall be permitted to park on the streets, in the driveways, or on any lot overnight.

ix. 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.

x. No clothesline may be maintained on any lot.

xi. Except as otherwise governed by Federal statutes and/or rulings and regulations of the Federal Communications Commission applicable to the use of antennas, antennas including, without limitation, dish type antennas, and towers must be approved by the Architectural

Control Committee, which may consider things like size, location, and ability to screen the antenna(s) and tower(s) from view from adjacent properties and from public or private streets and highways.

xii. No manufacturing, trade, business, commerce, industry, profession, or other occupation whatsoever will be conducted or carried on upon any residential lot or any part thereof, or in any building or other structure erected thereon. This prohibition does not, however, prohibit a resident from using a dwelling for personal business or professional pursuits provided that: (1) the uses are incidental to the use of the dwelling as a residence; (2) the uses conform to applicable governmental ordinances; and (3) there is no external evidence of the uses other than a sign permitted by Paragraph (v) above. Notwithstanding the above, model homes and construction trailers shall be allowed during the initial construction of houses on each of the lots.

xiii. 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 an habitual parking place for trucks (other than passenger vehicles), 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 be printed on the sides of same reference to any commercial undertaking or enterprise.

xiv. No above-ground-level swimming pool may be installed on any lot, and any in-ground swimming pool shall be designed and engineered in compliance with Paragraph 6 (i) of this Section.

(2) Streets and Driveways

i. Each street shall have a minimum drivable width of twenty-seven (27) feet and shall be paved with concrete, with concrete curbs and gutters and shall meet all City of Irving standards and requirements for public streets.

ii. Driveways intersecting roads, streets or thoroughfares shall conform to City of Irving standards and requirements.

(3) Minimum Set-Back Lines. No structure of any kind or any part thereof shall be placed within these set-back lines:

i. 15 feet from any public or private street right of way;

ii. 15 feet from any rear property line;

iii. 15 feet from public or private side street R.O.W., not including alleys.

iv. No side yard requirement except between buildings where each lot will have a 5 foot side yard requirement.

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

1. Structures below and covered by the ground;
2. Steps, walks, patios, swimming pools, driveways, and curbing;

3. Planters, walls, fences or hedges, not to exceed 8 feet in height;

4. Landscaping;

5. Any other improvements approved in writing by the Architectural Control Committee.

(4) Garages and Parking.

i. The construction and maintenance of a carport approved in writing by the Architectural Control Committee is permitted.

ii. The interior walls of all garages must be finished (tape, bed, and paint as a minimum).

iii. No garage shall be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal uses (unless a new garage satisfying the requirements of this Supplementary Declaration is constructed to replace the garage enclosed).

(5) Landscaping, Walls and Fences.

i. Landscaping shall be required on all sites contemporaneously with completion of other improvements, but in no event later than ninety days after first occupancy or completion of buildings, whichever shall first occur, and shall conform to a landscaping plan approved by the Architectural Control Committee that will:

1. Provide automatic underground sprinkling systems for all landscaped area;

2. Not obstruct sight lines at street or driveway intersections;

3. Preserve existing trees to the extent practical; and

4. Permit reasonable access to public and private utility lines and easements for installations and repair.

ii. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 7 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 10 feet from the intersection of the street lines or City of Irving requirement, whichever is greater, or in the case of a rounded property corner from the intersection of the property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line 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.

iii. The owners of the lots shall be responsible for the maintenance of parkways (if any) 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.

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

i. The foundation systems 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. Any swimming pool shall be designed utilizing the recommendations given by the soils engineers with surface and subsurface drainage provided.

ii. No roof with a composition type shingle may use a shingle with less than a 25 year warranty without prior written approval of The Las Colinas Association's Architectural Control Committee.

iii. The exposed exterior wall area, exclusive of door, window, and covered porch area, shall be at least 75% masonry, masonry veneer, Hardie plank, or other low maintenance material approved by the Architectural Control Committee.

iv. Complete guttering must be installed on all houses with downspouts carried to any outfall well away from the foundation.

v. 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.

vi. Any and all lines or wires for communications or for transmission of current outside of the building, shall be constructed, placed and maintained underground, including feeder lines from primary distribution points.

vii. No exterior light shall be installed or maintained on any lot which light shines past the property line and 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 shines past the property line and is objectionable, the owner of the lot on which same is located will immediately remove said light or have it shielded in such a way that it no longer shines past the property line.

viii. Mailboxes shall be of a design and located as approved by the Architectural Control Committee.

ix. Each dwelling shall contain a water flushing garbage grinder disposal.

x. Once commenced, construction shall be diligently pursued to the end, and said construction may not be left in a partly finished condition for a period exceeding 90 days.

b. Covenants Applicable to Commercial and Multifamily Uses in Area CXXX. The following provisions shall be applicable to any and all commercial and multifamily construction, improvement, alterations, additions, or use of, in or to Area CXXX:

(1) Use Limitations.

i. Sites in Area CXXX may be used for office buildings and related facilities, medical and professional offices and related facilities, banking and financial institutions, restaurants, health clubs and related sports facilities, child care, shopping center, retail, hotel and/or conference center, hospital and related uses, data processing centers, parks, sports facilities and multifamily residential.

ii. The following uses of sites in Area CXXX are not permitted:

1. Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance – it being agreed that diesel engine generators for emergency power do not violate this restriction.

2. Any use which is not expressly permitted by this section unless approved by the Board of Directors of The Las Colinas Association.

(2) Minimum Setback Lines.

i. No structure of any kind and no part thereof shall be placed within these setback lines:

1. 25 feet from any public street right-of-way; or
2. 10 feet from any interior boundary line (i.e., a common boundary line with another owner).

ii. The following improvements are expressly excluded from this restriction:

1. Structures below and covered by the ground;
2. Steps, walks, patios, swimming pools, driveways, and curbing;
3. Planters, walls, fences or hedges not to exceed four (4) feet in height located outside the front building line or side street building line;
4. Landscaping;
5. Guardhouses;
6. Gatehouses;
7. Aerial pedestrian crossings or connections;
8. Canopies;
9. Minor encroachments of adequately screened parking structures;
10. Parking areas in compliance with these restrictions; and
11. Lighting fixtures within parking areas in compliance with these restrictions.

iii. The Architectural Control Committee may grant exceptions to or variances from any setback lines established in these restrictions, provided that any such variances or exceptions must be in writing.

(3) Commercial and Multifamily Parking Areas. Parking areas shall:

- i. Be curbed and guttered with concrete meeting City of Irving standards.

ii. Have a maximum grade slope of 7.5% and a minimum grade slope of 1%.

iii. Not be closer than 10 feet to any public street R.O.W. unless expressly approved in writing by the Architectural Control Committee.

iv. Be adequately screened by use of berms, trees, landscaping, or other means reasonably acceptable to the Architectural Control Committee in accordance with its customary use of discretion. Screening shall occur between all surface parking lots and adjacent public streets.

v. Be sufficient to accommodate all parking needs for employees, company vehicles, customers, and visitors without the use of on-street parking. If parking needs increase, additional off-street 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.

(4) Commercial and Multifamily Driveways. Driveways shall:

i. Be constructed as specified in subsection 3 (i) above.

ii. Have a minimum width of 12 feet.

(5) Commercial and Multifamily 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:

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

(6) Landscaping. Landscaping shall:

- i. Be required on all sites contemporaneously with completion of other improvements, but in no event later than 90 days after first occupancy or completion of buildings, whichever occurs first or as otherwise approved by the Architectural Control Committee.

- ii. Conform to a landscaping plan approved by the Architectural Control Committee. Normally, such approval will be limited to landscaping plans which:

- 1. Provide automatic underground sprinkling systems for all landscaped areas;
- 2. Do not obstruct sight lines at street or driveway intersections; and
- 3. Permit reasonable access to public and private utility lines and easements for installation and repair.

- iii. 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 approved by the Architectural Control Committee.

(7) Screening.

i. Commercial and multifamily storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights, and all roof-mounted equipment which rise 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 permanent fences of solid materials and be located as far from property lines as reasonably possible.

ii. Except as otherwise governed by Federal statutes and/or rulings and regulations of the Federal Communications Commission applicable to the use of antennas, antennas, including, without limitation, dish type antennas, and towers must be approved by the Architectural Control Committee, which may consider things like size, location, and ability to screen the antenna(s) and tower(s) from view from adjacent properties, and from public or private streets and highways.

(8) Commercial and Multifamily Loading Docks and Areas.

i. 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).

ii. Loading areas may not encroach setback areas, except that the Architectural Control Committee may give written approval for such encroachments in connection with the approval of side street loading areas for corner buildings.

iii. Loading docks and areas shall be screened in a manner approved in writing by the Architectural Control Committee, considering such things as location and views from adjacent and nearby properties.

(9) Commercial and Multifamily Exterior Illumination. Illumination will be required on all exterior building walls which face existing or proposed public streets and for all parking areas and walkways between buildings and parking areas unless otherwise waived or modified by the Architectural Control Committee in writing. All exterior illumination must conform to plans approved in writing by the Architectural Control Committee.

(10) Construction Standards

i. All building sides must be faced with face brick, stone, or architecturally designed concrete, or with such other quality face materials as may be approved in writing by the Architectural Control Committee. Windows shall not be glazed or re-glazed 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 the Architectural Control Committee.

ii. Construction must conform to plans and specifications approved in writing by the Architectural Control Committee. Normally, such approval will be limited to those plans which:

1. Do not include wooden frames, except in the case of multifamily structures or two-story office structures not over 40,000 s.f. each;
2. Preserve the quality and atmosphere of the area and do not detract from adjacent property; and
3. Do not include exterior fire escapes.

iii. 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, incineration, reclamation, or chemical dissolution) must be approved in writing by the Architectural Control Committee.

iv. All structures must be equipped with gutters, downspouts, and/or other drainage conveyances.

v. No excavation shall be made except in conjunction with construction of an improvement approved by the Architectural Control Committee. When such improvement is completed, all exposed openings shall be back filled and graded.

vi. All utility lines (public and private) shall be underground, including feeder lines from primary distribution points.

vii. 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 six (6) months without written approval from the Architectural Control Committee.

viii. Each dwelling unit or kitchen facility (other than break areas in office spaces) within a commercial building or complex of buildings shall contain a water flushing garbage grinder disposal.

c. 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, the Association, through its 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, the Association, through its 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) Indemnification: 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 all improvements described in those 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.

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

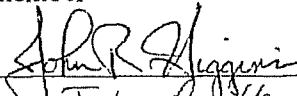
NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, this Supplementary Declaration No. 130 shall not take effect until the subject property is re-zoned by the City of Irving, to allow for townhomes, and the re-zoning is final. If the subject property is not re-zoned on or before September 30, 2006, then this Supplementary Declaration No. 130 will be considered null and void without any action necessary to be taken by any party. This Supplementary Declaration No. 130 shall not be filed of record until the re-zoning is final.

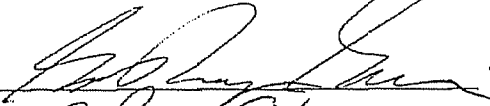
EXECUTED AS OF THE DATE AND YEAR FIRST WRITTEN ABOVE.

OWNER:

OWW TWO, L.L.C.,
a Delaware limited liability company

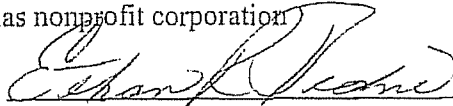
By: AMBERJACK, LTD., an Arizona corporation,
its managing member

By: 
Name: John R. Higgins
Title: Vice President

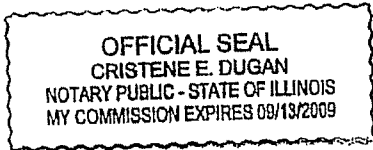
By: 
Name: Gi Roger Stelew
Title: Secretary

CONSENT:

THE LAS COLINAS ASSOCIATION,
a Texas nonprofit corporation

By: 
Name: Ethan R. Bidne
Title: Executive Vice President / General Manager

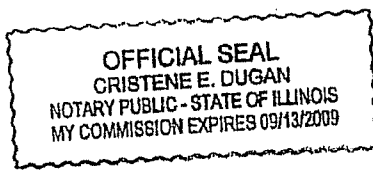
BEFORE ME, this instrument was acknowledged on March 20, 2006, by
date
John R. Higgins, Vice President, of Amba Jack Ltd., an
name title company
Arizona corporation, on behalf of said corporation and of Old Top L.L.C.
state company/corporation company/corporation



Cristene E. Dugan
Notary Public in and for the State of ~~Texas~~ Illinois
Cristene E. Dugan
(Printed or Typed Name of Notary)

My Commission Expires: _____

BEFORE ME, this instrument was acknowledged on March 20, 2006, by
date
G. Roger Gielow, Secretary, of Amba Jack Ltd., an
name title company
Arizona corporation, on behalf of said corporation and of Old Top L.L.C.
state company/corporation company/corporation



Cristene E. Dugan
Notary Public in and for the State of ~~Texas~~ Illinois
Cristene E. Dugan
(Printed or Typed Name of Notary)

My Commission Expires: _____

BEFORE ME, this instrument was acknowledged on January 17, 2006, by
Ethan R. Bidne, Executive Vice President / General Manager, of The Las Colinas Association, a
Texas non-profit corporation, on behalf of said corporation.



Janet Paradis
Notary Public in and for the State of Texas
Janet Paradis
(Printed or Typed Name of Notary)

My Commission Expires: 11-17-09

EXHIBIT A-130

BEING all that tract of land in the City of Irving, Dallas County, Texas, a part of the SAMUEL T. BROWN SURVEY, ABSTRACT No. 50, a part of the I. & G.N.R.R. Co. SURVEY, ABSTRACT No. 1624, and being all of those tracts of land described as Tract A, Tract B, and Tract C conveyed to OWW Two, L.L.C. as recorded in Volume 2001064, Page 11586, Dallas County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for corner said point being in the east line of Emerald Valley, Phase 1, an addition to the City of Irving as recorded in Volume 2005158, Page 34, Dallas County Deed Records, said point being the northwest corner of Tract B;

THENCE South 74 degrees 51 minutes 12 seconds East, 815.99 feet to a point for corner, said point being the northeast corner of said Tract A;

THENCE South 15 degrees 08 minutes 48 seconds West, 494.00 feet to a point for corner, said point being the southeast corner of said Tract A;

THENCE North 74 degrees 51 minutes 12 seconds West, 729.18 feet to a point for corner, said point being the northeast corner of said Tract C;

THENCE South 58 degrees 11 minutes 49 seconds West, 263.49 feet to a point for corner, said point being the south corner of said Tract C;

THENCE South 12 degrees 47 minutes 38 seconds West, 35.13 feet to a point for corner, said point being the southeast corner of said Tract B, said point being in the north line of Market Place Boulevard (65 foot right-of-way);

THENCE North 31 degrees 48 minutes 11 seconds West, 116.00 feet along the north line of Market Place Boulevard to a point for corner, said point being the southwest corner of said Tract B, said point being in the east line of said Emerald Valley, Phase 1;

THENCE along the west line of said Tract B and along the east line of said Emerald Valley, Phase 1 as follows:

South 77 degrees 15 minutes 33 seconds East, 35.08 feet to a point for corner;
Northeasterly, 412.93 feet along a curve to the left, having a central angle of 40 degrees 55 minutes 56 seconds, a radius of 578.00 feet, a tangent of 215.72 feet, whose chord bears North 35 degrees 36 minutes 46 seconds East, 404.20 feet;
North 15 degrees 08 minutes 48 seconds East, 262.30 feet to the POINT OF BEGINNING and containing 426,973 square feet or 9.802 acres of land.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Cynthia Figueroa Calhoun

Cynthia Figueroa Calhoun, County Clerk

Dallas County TEXAS

March 24, 2006 03:26:10 PM

FEE: \$104.00

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