

SUPPLEMENTARY DECLARATION NO. 215

LAS COLINAS AREA CCXV

DALLAS COUNTY, TEXAS

This Supplementary Declaration is made this 8th day of January 2007, by HINES LAS COLINAS LAND LIMITED PARTNERSHIP, hereinafter called the "Declarant").

- A. Declarant's predecessor in interest, Las Colinas Corporation ("LCC"), executed a Declaration (as previously corrected and supplemented (the "Declaration") on the 22nd of August, 1973, applicable to certain real property described in Exhibit "A" thereto and located in or adjacent to the City of Irving, County of Dallas, State of Texas.
- B. The Declaration was filed of record in Volume 73166, Page 1001, of the Deed Records of Dallas County, Texas, a Correction to Declaration was filed of record in Volume 77154, Page 1096, of the Deed Records of Dallas County, Texas, a Second Correction to Declaration was filed of record in Volume 79122, Page 0749, of the Deed Records of Dallas County, Texas, and a Third Correction to Declaration was filed of record in Volume 82071, Page 3244, of the Deed Records of Dallas County, Texas.
- C. LCC assigned all of its rights as "Declarant" under the Declaration to Las Colinas Land Limited Partnership ("LCLLP") pursuant to a Corrected Assignment and Transfer of Rights of Declarant under Declaration dated as of June 29, 1989, recorded in Volume 92041, Page 0446, of the Deed Records of Dallas County, Texas.
- D. LCLLP assigned all of its rights as "Declarant" under the Declaration to Declarant pursuant to an Assignment and Transfer of Rights of Declarant and Class B Member under Declaration dated as of December 23, 2005, recorded in Volume 200503641275, Deed Records, Dallas County, Texas.
- E. Additional real property has been added to the scheme of the Declaration as contemplated in Article 1, Section 3, thereof by recording Supplementary Declarations in the Deed Records of Dallas County, Texas.
- F. Article V of the Declaration (entitled Protective Covenants), as originally written and as modified by the previous Supplementary Declarations is applicable only to the real property described in Exhibit "A" to the Declaration and in Exhibits to the previous Supplementary Declarations and not to additional real property which may be added to the scheme of the Declaration by subsequent Supplementary Declarations.
- G. Article 1, Section 3, of the Declaration permits the addition of additional property to the scheme thereof by filing a Supplementary Declaration of record, which Supplementary Declaration may modify Article V of the Declaration as it pertains to the additional property.

- H. Declarant desires to add additional property located within the boundaries of the property described in Exhibit "A-215" to the Declaration to the scheme of the Declaration and to modify Article V of the Declaration as it pertains to the additional property.
- I. The following terms have the following definitions: **Association** means The Las Colinas Association; **Architecture Control Committee** means the Architectural Control Committee of The Las Colinas Association; **District** means the Dallas County Utility and Reclamation District; and **Owner** means each and every person, persons or legal entity who owns fee simple title to any unit, lot, tract, or parcel of land in the Properties. All capitalized terms not defined herein shall have the same meaning as set forth in the Declaration.

NOW THEREFORE, Declarant declares as follows:

1. The real property described in Exhibit A-215 attached hereto and incorporated herein by reference for all purposes (designated as Area CCXV purposes of this Supplementary Declaration) is and shall be subject to the scheme of the Declaration, and is and shall be held, transferred, sold, conveyed, used, and occupied subject to covenants, restrictions, easements, charges, and liens set forth in the Declaration (the Declaration being incorporated herein by reference for all purposes) as modified herein.
2. Article V of the Declaration is modified by the addition thereto of the following Section 215 which is applicable only to Area CCXV:

Section 215. Covenants Applicable to Area CCXV. The following provisions are applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area CCXV of the Properties:

- a. Use Limitations. Sites in Area CCXV may be used for enclosed self-storage (approved only for Tract 1 described on Exhibit B-215), office buildings, gasoline service stations with related convenience store and automated car wash, banks and financial institutions (including drive through facilities), professional office uses [including, but not limited, to medical, dental, real estate, veterinarian clinic or veterinarian hospital (provided, however, such veterinarian clinics and/or veterinarian hospitals will not be permitted to include outside runs), or any other office or profession which is of the same general character], schools and studios for art, dancing, drama, music, photography, or interior decorating, and retail. Sites in Area CCXV may be used for automobile related retail (excluding sale or leasing of automobiles), full service car wash facility, and restaurants (including drive through service and outdoor dining), but only with the prior written approval of Declarant. Sites in Area CCXV may not be used for the outdoor storage of automobiles, recreational vehicles, boats, or any other type of vehicle. Outside storage related to self storage is prohibited except as provided in 2.g (Screening). In addition, sites in Area CCXV may not be used for any purpose that involves a noxious odor or any excessive noise level that constitutes a nuisance. Upon request by an owner of all or any portion of Area CCXV,

Declarant may issue a written determination stating whether a specific use is a "related facility" that is permitted under this Section.

b. Minimum Setback Lines.

- (1) No structure of any kind and no part thereof may be placed within these setback lines:
  - (A) 40 feet from State Highway 161 right-of-way.
  - (B) 25 feet from Riverside Drive right -of-way.
  - (C) 10 feet from any interior property line (i.e., common boundary line with the adjacent owner); Except that Declarant may grant a lesser setback to 0 feet, 0 inches.
- (2) The following improvements are expressly excluded from and are not covered by the setback requirements of this Section 215.b.
  - (A) Structures below and covered by the ground;
  - (B) Steps, walks, driveways and curbing;
  - (C) Planters, walls, fences, or hedges, not to exceed four (4) feet in height along street frontage and not to exceed eight (8) feet along interior property lines;
  - (D) Landscaping and art approved by the ACC;
  - (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) Signage as permitted under 2.e.
- (3) No parking areas and no part thereof may be placed within these setback lines:
  - (A) 40 feet from State Highway 161 right-of-way.
  - (B) 25 feet from Riverside Drive right-of-way.

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

c. Parking Areas. Parking areas must:

- (1) Be curbed and guttered with concrete as approved by the Architectural Control Committee and paved with 5" reinforced concrete placed on an engineer designed base supported by a registered professional engineer's recommendation.
- (2) Have a maximum grade slope of 5% and a minimum grade slope of 1%.
- (3) Be adequately screened from adjacent streets and adjacent properties by use of berms, trees, landscaping or other means acceptable to the Architectural Control Committee.
- (4) 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 offstreet parking shall be provided by the owner. Parking shall meet or at Owners option exceed all City of Irving Development Codes, Zoning Ordinances as amended from time to time or as approved by the City of Irving.

Declarant may grant exceptions to or variances from any part of this paragraph c, which variances or exceptions must be in writing.

d. Driveways. Driveways must:

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

e. Signs. All signs must be approved by the Architectural Control Committee in writing prior to installation. Normally approval will be limited to those signs that conform to the following:

- (1) Identify the name and business of the occupant, or give directions, or offer the premises for sale or for lease.
- (2) Are not of an usual 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 are 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 the buildings; provided,

Declarant may grant exceptions to or variances from the restrictions in this sentence as long as they are in writing. Signs of a flashing or moving character or inappropriately colored signs are not permitted. The Association may, but is not obligated to, remove any sign erected without written approval.

f. Landscaping. Landscaping must:

- (1) Be completed on all sites contemporaneously with completion of other improvements, but in no event later than 90 days after first occupancy of buildings.
- (2) Conform to a landscaping plan approved by the Architectural Control Committee under Article IV of the Declaration. Normally, approval will be limited to landscaping plans that:
  - (A) Provide automatic underground sprinkler systems for all landscaped areas;
  - (B) Preserve existing trees to the extent practical;
  - (C) Permit reasonable access to public and private utility lines and easements for installation and repair; and
  - (D) Include at least one tree for each 4,500 square feet of area between exterior building walls (including parking structures) and public street right-of-way lines and adjacent boundary 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 the owners and subjectively approved by the Architectural Control Committee. Owners shall maintain the improvements within these areas in accordance with standards established from time to time by the Association.

Provisions must be made through the City of Irving and The Las Colinas Association for the creation of an entry feature, consisting of public art and landscaping the corner intersection of SH 161 frontage road and Riverside Drive and within the area described as Tract 1 on Exhibit B-215, Lot 1, Block A.

g. Screening.

- (1) Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities must either be housed in closed buildings or otherwise screened from public view in a manner and at a location

approved in writing by the Architectural Control Committee. Screening at ground level would normally include landscaping or permanent fences of solid materials and be located as far from property lines as reasonably possible.

- (2) Except as otherwise governed by Federal statutes and/or rulings and regulations of the Federal Communications Commission applicable to the use of antennas by residents of multi-family residential complexes, 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, the Lake and from public or private streets and highways.

h. Loading Docks and Areas.

- (1) Loading docks and areas may 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 must be screened in a manner approved in writing by Declarant, considering factors like location and views from adjacent and nearby properties and streets.

i. Exterior Illumination. Illumination is required on all exterior building walls that 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.

j. Construction Standards.

- (1) All building sides must be faced with face brick, stone, stucco, architectural precast concrete or with other similar face materials as may be approved in writing by the Architectural Control Committee. Window spandrel glass or other openings may not be glazed or reglazed with glass that exceeds twenty-two (22) percent exterior light reflectance.

In the event Tract 1 (described on Exhibit B-215) is developed as a self-storage facility per the attached site plan identified as Exhibit C-215, the standards listed or described on Exhibit D-215 and Exhibit D-215a shall apply to such facility.

- (2) Construction must conform to plans and specifications approved in writing by the Architectural Control Committee. Normally, approval is limited to those plans that:
    - (A) Do not include wooden frames;
    - (B) Preserve the quality and atmosphere of the area and do not detract from adjacent property;
    - (C) Do not include exterior fire escapes; and
    - (D) Provide for all underground utilities (public and private), both on-site and in the adjacent public street right-of-ways (the Owner will not, however, be required to relocate any existing off-site above grade power or utility lines underground).
  - (3) Facilities for the collection, storage, sorting, removing, and disposing of all waste materials must be housed or screened in a manner approved in writing by the Architectural Control Committee. All facilities and plans for the disposal of wastes other than through public sanitary sewers (including, without limitation, shredding, compaction, incineration, reclamation, or chemical dissolution) must be approved in writing by the Architectural Control Committee.
  - (4) All structures must be equipped with gutters, downspouts, and/or other drainage conveyances.
  - (5) No excavation may be made except in conjunction with construction or maintenance of an improvement. When the improvement or maintenance is completed, all exposed openings must be back filled and graded.
  - (6) No rooftop HVAC will be allowed on self storage units or self storage buildings.
  - (7) Once commenced, construction must be diligently pursued so it is not left in a partly finished condition for a period longer than 6 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 or granting of any exceptions or variances by Declarant may be construed as representing or implying that improvements built in accordance therewith will be free of defects or comply with applicable laws or ordinances. Any approvals and observations incident thereto concern matters of an aesthetic nature. No approvals and guidelines may be construed as representing or guaranteeing that any improvements built in accordance therewith will be designed or built in a good and workmanlike manner. The granting of any exceptions or variances by Declarant shall be in Declarant's sole discretion. Declarant, the Association, their respective directors, officers, employees; and agents,

the Architectural Control Committee, and members of the Architectural Control Committee are not responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval or to any owner of land subject to the Declaration for any defects in any plans or specifications submitted, revised, or approved, any loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, any loss or damage arising from the noncompliance of the plans or specifications with any governmental ordinance or regulation, or any defects in construction undertaken pursuant to the plans and specifications. Approval of plans and specifications by the Architectural Control Committee may not be construed as approval by the City of Irving, Texas, as the approval processes are mutually exclusive. Unconditional approval of a complete set of plans and specifications by the Architectural Control Committee satisfies the requirements of all applicable subsections of this Supplementary Declaration that require written approval by the Architectural Control Committee for the plans and specifications. Any determination made by Declarant under this Supplementary Declaration, and the grant or denial of any exception or variance by Declarant under this Supplementary Declaration, is in Declarant's sole discretion.

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

*[Signature Page Follows]*



EXECUTED as of the day and year first written above.

HINES LAS COLINAS LAND LIMITED PARTNERSHIP, a Texas limited partnership

By: Hines Las Colinas Land GP LLC, its General Partner

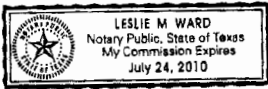
By: Hines Interests Limited Partnership, its sole member

By: Hines Holdings, Inc., its General Partner

By: [Signature]
Name: CLAYTON C. ELLIOTT
Title: SENIOR VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on JANUARY 8, 2007, by CLAYTON C. ELLIOTT the SENIOR VICE PRESIDENT of Hines Holdings, Inc., the General Partner of Hines interests Limited Partnership, the sole member of Hines Las Colinas Land GP LLC, the General Partner of Hines Las Colinas Land Limited Partnership, a Texas limited partnership, on behalf of said corporation, limited liability company and limited partnerships.



[Signature]
Signature of Notary Public

[ Personalized Notary Seal ]

EXHIBIT A-215  
LAS COLINAS AREA  
LEGAL DESCRIPTION

BEING a 5.40 acre tract of land, situated in the ANTONIO HERNANDEZ SURVEY, ABSTRACT NO. 550 in the City of Irving, Dallas County, Texas and being a portion of that certain tract of land conveyed to the Las Colinas Land Limited Partnership by deed as recorded in Volume 89128, Page 714, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for corner, said point being at the intersection of the southerly line of said State Highway No. 161 and the easterly line of said Riverside Drive, said point also being the east corner of a tract of land conveyed to the State of Texas by deed as recorded in Volume 97054, Page 2912, Deed records, Dallas County, Texas, same point also being the beginning of a curve to the left having a radius of 3869.83 feet, a delta angle of 02 degrees 42 minutes 00 seconds, and a chord bearing and distance of North 71 degrees 35 minutes 17 seconds East, 182.35 feet;

THENCE in a northeasterly direction along said curve to the left and along the southerly line of said State Highway No. 161, an arc distance of 182.37 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 25 seconds East, continuing along the southerly line of said State Highway No. 161, a distance of 75.99 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 5.40 acre tract of land being described and being in the westerly line of a tract of land conveyed to Dallas Power and Light Company by deed as recorded in Volume 4812, Page 543, Deed Records, Dallas County, Texas;

THENCE South 20 degrees 16 minutes 18 seconds East, departing the southerly line of said State Highway No. 161 and along the common line of said Dallas Power and Light Company tract and said 5.40 acre tract of land being described, a distance of 594.55 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 5.40 acre tract of land being described and being the northeast corner of Oncor Irving/LBJ Substation Addition, an addition to the City of Irving, according to the plat thereof recorded in Volume 2003235, Page 108, Map Records, Dallas County, Texas;

THENCE South 69 degrees 43 minutes 42 seconds West, along the common line of said 5.40 acre tract of land being described and said Oncor Irving/LBJ Substation Addition, a distance of 398.14 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of said Oncor Irving/LBJ Substation Addition and being in the easterly line of said Riverside Drive, same point being the beginning of a curve to the right having a radius of 735.00 feet, a delta angle of 33 degrees 24 minutes 23 seconds, and a chord bearing and distance of North 16 degrees 03 minutes 41 seconds West, 428.54 feet;

THENCE in a northwesterly direction along said curve to the right and along the southerly line of said Riverside Drive, an arc distance of 422.50 feet to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 41 minutes 18 seconds East, continuing along the common line of said Riverside Drive, a distance of 224.22 feet to a 1/2 inch iron rod set for corner, said point being the south corner of said State of Texas tract;

THENCE North 33 degrees 27 minutes 39 seconds East, a distance of 60.19 to the POINT OF BEGINNING and containing 235,172 square feet or 5.40 acres of computed land.

EXHIBIT B-215

Tract 1

LOT 1, BLOCK A, 3.605 ACRES

BEING a 3.605 acre tract of land, situated in the ANTONIO HERNANDEZ SURVEY, ABSTRACT NO. 550 in the City of Irving, Dallas County, Texas and being a portion of that certain tract of land conveyed to the Las Colinas Land Limited Partnership by deed as recorded in Volume 89128, Page 714, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set for corner, said point being at the intersection of the southerly line of said State Highway No. 161 and the easterly line of said Riverside Drive, said point also being the east corner of a tract of land conveyed to the State of Texas by deed as recorded in Volume 97054, Page 2912, Deed Records, Dallas County, Texas, same point also being the beginning of a curve to the left having a radius of 3869.83 feet, a delta angle of 02 degrees 42 minutes 00 seconds, and a chord bearing and distance of North 71 degrees 35 minutes 17 seconds East, 182.35 feet;

THENCE in a northeasterly direction along said curve to the left and along the southerly line of said State Highway No. 161, an arc distance of 182.37 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 25 seconds East, continuing along the southerly line of said State Highway No. 161, a distance of 75.99 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 5.40 acre tract of land being described and being in the westerly line of a tract of land conveyed to Dallas Power and Light Company by deed as recorded in Volume 4812, Page 543, Deed Records, Dallas County, Texas;

THENCE South 20 degrees 16 minutes 18 seconds East, departing the southerly line of said State Highway No. 161 and along the common line of said Dallas Power and Light Company tract and said 5.40 acre tract of land being described, a distance of 594.55 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 5.40 acre tract of land being described and being the northeast corner of Oncor Irving/LBJ Substation Addition, an addition to the City of Irving, according to the plat thereof recorded in Volume 2003235, Page 108, Map Records, Dallas County, Texas;

THENCE South 69 degrees 43 minutes 42 seconds West, along the common line of said 5.40 acre tract of land being described and said Oncor Irving/LBJ Substation Addition, a distance of 185.00 feet to a point for corner;

THENCE North 20 degrees 16 minutes 18 seconds West, departing said common line a distance of 350.00 feet to a point for corner;

THENCE South 69 degrees 43 minutes 42 seconds West a distance of 205.29 feet to a point for corner, said point being in the easterly line of said Riverside Drive, same point being the beginning of a curve to the right having a radius of 735.00 feet, a delta angle of 05 degrees 51 minutes 03 seconds, and a chord bearing and distance of North 02 degrees 17 minutes 01 seconds West, 75.02 feet;

THENCE in a northwesterly direction along said curve to the right and along the easterly line of said Riverside Drive, an arc distance of 75.06 feet to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 41 minutes 18 seconds East, continuing along the easterly line of said Riverside Drive, a distance of 183.88 feet to a 1/2 inch iron rod set for corner, said point being the south corner of said State of Texas tract;

THENCE North 33 degrees 27 minutes 39 seconds East, a distance of 60.19 to the POINT OF BEGINNING and containing 156,997 square feet or 3.605 acres of computed land

Note: These metes and bounds were prepared prior to a final platting. As such, they are to be used only as approximation of the described tract. A final legal description for the subject tract shall be filed by the Declarant at the time of platting of the subject tract and shall not be subject to the amending language of the Declaration.

Tract 2

LOT 2, BLOCK A, 1.795 ACRES

BEING a 1.795 acre tract of land, situated in the ANTONIO HERNANDEZ SURVEY, ABSTRACT NO. 550 in the City of Irving, Dallas County, Texas and being a portion of that certain tract of land conveyed to the Las Colinas Land Limited Partnership by deed as recorded in Volume 89128, Page 714, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a 1/2 inch iron rod set for corner, said point being at the intersection of the southerly line of said State Highway No. 161 and the easterly line of said Riverside Drive, said point also being the east corner of a tract of land conveyed to the State of Texas by deed as recorded in Volume 97054, Page 2912, Deed Records, Dallas County, Texas, same point also being the beginning of a curve to the left having a radius of 3869.83 feet, a delta angle of 02 degrees 42 minutes 00 seconds, and a chord bearing and distance of North 71 degrees 35 minutes 17 seconds East, 182.35 feet;

THENCE in a northeasterly direction along said curve to the left and along the southerly line of said State Highway No. 161, an arc distance of 182.37 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 25 seconds East, continuing along the southerly line of said State Highway No. 161, a distance of 75.99 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 5.40 acre tract of land being described and being in the westerly line of a tract of land conveyed to Dallas Power and Light Company by deed as recorded in Volume 4812, Page 543, Deed Records, Dallas County, Texas;

THENCE South 20 degrees 16 minutes 18 seconds East, departing the southerly line of said State Highway No. 161 and along the common line of said Dallas Power and Light Company tract and said 5.40 acre tract of land being described, a distance of 594.55 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 5.40 acre tract of land being described and being the northeast corner of Oncor Irving/LBJ Substation Addition, an addition to the City of Irving, according to the plat thereof recorded in Volume 2003235, Page 108, Map Records, Dallas County, Texas;

THENCE South 69 degrees 43 minutes 42 seconds West, along the common line of said 5.40 acre tract of land being described and said Oncor Irving/LBJ Substation Addition, a distance of 185.00 feet to the POINT OF BEGINNING;

THENCE South 69 degrees 43 minutes 42 seconds West continuing along said common line a distance of 213.14 feet to a point for corner, said point being the northwest corner of said Oncor Irving/LBJ Substation Addition and being in the easterly line of said Riverside Drive, same point being the beginning

of a curve to the right having a radius of 735.00 feet, a delta angle of 27 degrees 33 minutes 20 seconds, and a chord bearing and distance of North 18 degrees 59 minutes 13 seconds West 350.09 feet;

THENCE in a northwesterly direction along said curve to the right and along the easterly line of said Riverside Drive, an arc distance of 353.49 feet to point for corner;

THENCE North 69 degrees 43 minutes 42 seconds East, departing the easterly line of Riverside Drive, a distance of 205.29 feet to a point for corner,

THENCE South 20 degrees 16 minutes 18 seconds East, a distance of 350.00. feet to the POINT OF BEGINNING and containing 78,175 square feet or 1.795 acres of computed land.

Note: These metes and bounds were prepared prior to final platting. As such, they are to be used only as an approximation of the described tract. A final legal description for the subject tract shall be filed by the Declarant at the time of platting of the subject tract and shall not be subject to the amending language of the Declaration.

EXHIBIT C-215

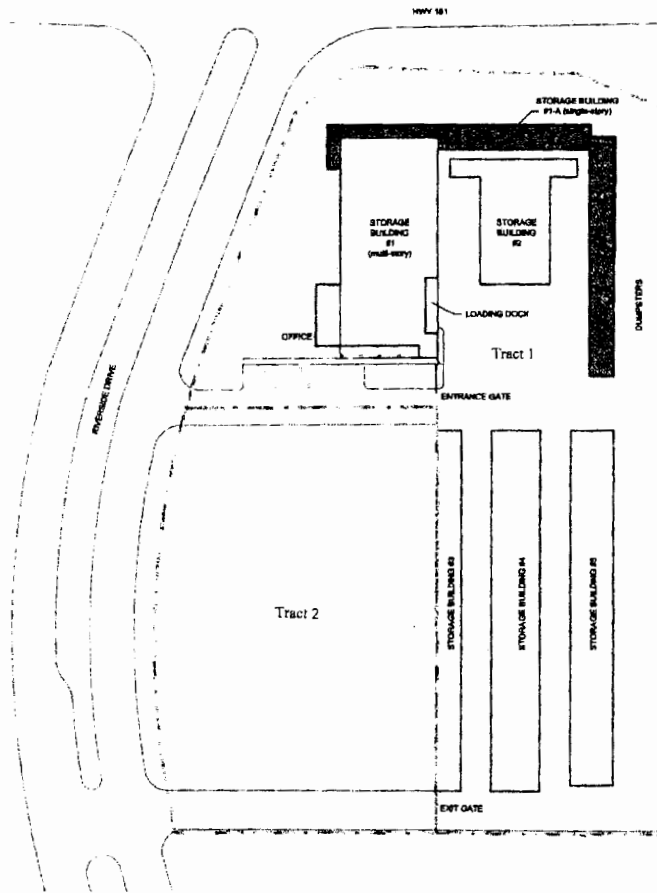


EXHIBIT D-215

In the event Tract 1 (described on Exhibit B-215) is developed as a self-storage facility per the attached site plan identified as Exhibit C-215, the following standards shall apply to such facility:

- (A) The combined surface area of: (i) the multi-story building identified as Storage Building 1 on Exhibit C-215, and (ii) the walls of the single-story building identified as Building 1-A on Exhibit C-215 that face Riverside Drive and SH161, is to be comprised of approximately thirty-six percent (36%) brick. The material to be used on each building face of Storage Building 1 and Building 1-A shall be as indicated on Exhibit D-215a.
- (B) The portion of the wall of the single-story Building 1-A shown in bold print on Exhibit C-215 is to be comprised of brick.
- (C) To the extent the walls of the multi-story Building 1 that face Riverside and SH161 (excluding doors and windows) are not comprised of brick, they are to be comprised of stained, smooth troweled, cementitious stucco.
- (D) Metal panel is an acceptable material on the first floor above grade on the east elevation of the multi-story building identified as Building 1 on Exhibit C-215. Additionally, metal may be used on such building for uses such as flashing, door frames, canopies, window frames and window accents.
- (E) Stained, tilt-wall concrete is an acceptable material for the façade of the Riverside elevation of the building described as Storage Building 3 on Exhibit C-215.
- (F) Metal panel (including metal roll-up doors) is an acceptable material on any single story building; provided, however, such panel may not be used on elevations that front Riverside Drive or the frontage road for Highway 161.
- (G) Specifically for the self storage use on Tract 1 as described in Exhibit B-215, there shall be no building signage facing SH161. Signage shall be limited to a monument sign on both street frontages and building signage on the office building facing Riverside Drive.
- (H) Metal picket fence (such as wrought iron) is an acceptable fencing material along the east property line of the property, so long as the fence is screened with landscaping material as approved by the Architectural Control Committee.
- (I) Upon request by Owner, the Architectural Control Committee may grant variances to the standards set out in this Section j(1)(A-F), provided that any variances or exceptions must be in writing.



**Stor**  
LAS COLINAS Mini Storage  
EXHIBIT D-215a  
DEVELOPMENT PLAN # 14

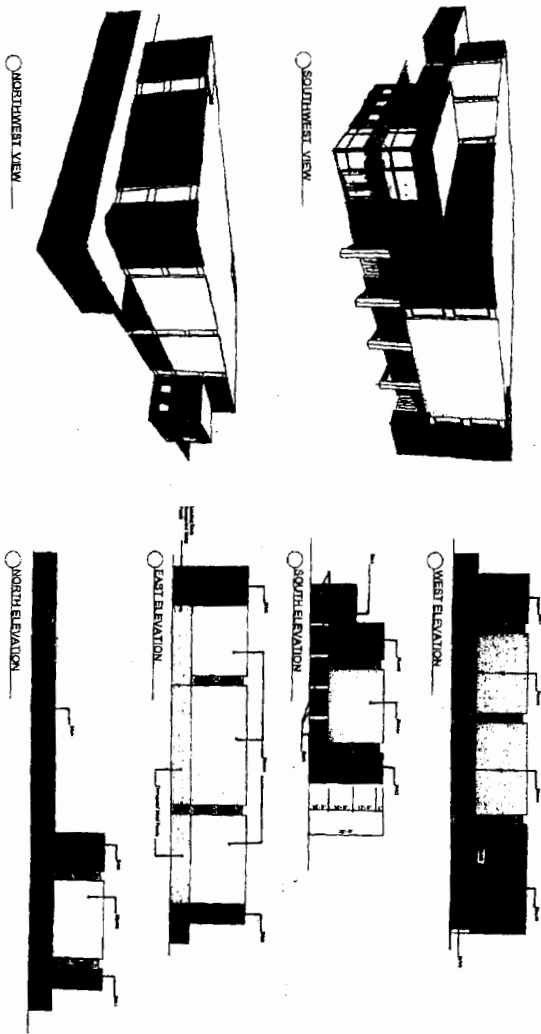


Exhibit D-215a  
109895 000014 DALLAS 2127074.3

Page 1



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*[Signature]*  
John F. Warren, County Clerk  
Dallas County TEXAS  
January 09 2007 11:43 AM  
FEE: \$ 80.00

20070012529