



CONDO  
22 PGS

200600256320

AMENDED AND RESTATED  
SUPPLEMENTARY DECLARATION NO. 128  
LAS COLINAS AREA CXXVIII  
DALLAS COUNTY, TEXAS

This Amended and Restated Supplementary Declaration, made this 29<sup>th</sup> day of June, 2006 by THE LAS COLINAS ASSOCIATION, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Las Colinas Corporation ("LCC"), executed a Declaration (as previously corrected and supplemented the "Declaration") on the 22<sup>nd</sup> of August, 1973, applicable to certain real property described in Exhibit "A" hereto 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 the Las Colinas Land Limited Partnership ("LCLLP") pursuant to an Assignment and Transfer of Rights of Declarant under Declaration dated as of June 29, 1989, recorded in Volume 89127, Page 5854, of the Deed Records of Dallas County, Texas; and

WHEREAS, LCLLP assigned all of its rights as “Declarant” under the Declaration to Hines Las Colinas Land Limited Partnership (“HLCLLP”) under an Assignment and Transfer of Rights of Declarant and Class B Member Under Declaration, dated as of December 23, 2005, recorded in Volume 200503641275 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, Area CXXVIII (“Area 128”), a 3.196 acre tract, was added to the Declaration when the Supplementary Declaration No. 128, Las Colinas Area CXXVIII, was recorded in Volume 90061, Page 1133, of the Deed Records of Dallas County, Texas and is described more particularly in Exhibit “A-128” of the Supplementary Declaration No. 128; and

WHEREAS, Supplementary Declaration No.128 amends Article V of the Declaration by adding Section 128, which pertains to Area 128; and

WHEREAS, the owner of Area 128 desires to amend Section 128 of Article V of the Declaration to allow residential uses and to eliminate or modify some of the provisions of Section 128; and

WHEREAS, Section 2 of Article VIII of the Declaration provides that Article V of the Declaration may be amended with the consent of 60% of the total eligible votes of the

membership of the Association. Members of the Association representing at least 60% of the eligible votes of the Association approved the following amendment and restatement to Section 128 at a Special Meeting of the Association members held on June 29<sup>th</sup>, 2006.

NOW, THEREFORE, the Association hereby declares as follows:

1. That the real property described in Exhibit "A-128" attached hereto and incorporated herein by reference for all purposes (designated as Area CXXVIII 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 Amended and Restated Section 128, which shall be applicable only to Area CXXVIII.

Section 128. Covenants Applicable to Area CXXVIII.

The following provisions shall be applicable to any and all construction, improvement, alteration, addition and use of, in, or to Area CXXVIII of the Properties:

a. Use Limitations. Sites in Area CXXVIII may be used for hospital and related facilities, helicopter pad for use in connection with a hospital and related facilities, medical and dental clinics and related facilities, office buildings and related facilities, restaurants, hotels and other retail sales facilities, attached single family residential dwellings, including town homes and condominiums; however, no more than 3 residential units can be owned by one person or entity other than the original developer. The following uses of sites in Area CXXVIII are not permitted:

(1) Multi-family “for rent” residential and detached single-family residential.

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

(3) Any use which is not expressly permitted by this Section 128.

(4) Any use which involves the raising, breeding or keeping of any animals or poultry for commercial purposes.

(5) Warehouses and manufacturing.

(6) Overnight parking of campers, mobile homes, boats, trailers or motor homes except for mobile medical diagnostic vans.

(7) Sexually oriented businesses, as defined in the applicable Codes and Ordinances of the City of Irving.

b. Minimum Setback Lines.

(1) Unless approved by plat for common areas, no structure of any kind and no part thereof shall be placed within these setback lines:

- i. 25 feet from Riverside Drive right-of-way.
- ii. 25 feet from La Villita Boulevard right-of-way.

(2) The following improvements are expressly excluded from this restriction:

- i. Structures below and covered by the ground;
- ii. Steps, walks, driveways and curbing;
- iii. Planters, walls or fences, not to exceed four (4) feet in height;
- iv. Landscaping;
- v. Guardhouses;
- vi. Gatehouses;

- vii. Aerial pedestrian crossings or connections;
- viii. Canopies; and
- ix. Minor encroachments of adequately screened parking structures or parking areas.

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

c. 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 minimum grade slope of 1 ½%.

(3) Not be provided in front of the minimum setback lines established above. Not be provided in front of any building facing a public street, except for on-street parking, unless expressly approved in writing by the Architectural Control Committee, which may not approve parking in front of minimum setback lines unless a written variance approving same is granted by Declarant.

(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, medical and professional office space;
- ii. 200 net square feet of retail store space;
- iii. each 2 ½ restaurant seats;
- iv. each hotel guest room;

- v. each hospital bed; and
- vi. City of Irving requirements for residential projects.

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

d. Driveways. Driveways shall:

- (1) Be constructed as specified in subsection 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, 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.

f. Landscaping. Landscaping 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. Permit reasonable access to public and private utility lines and easements for installation and repair; and

iii. Include at least one tree for each 4,500 square feet of area between exterior buildings walls and public street right-of-way lines.

iv. Include at least one tree for each 2,500 square feet of green space area between exterior building walls and public or private street right-of-way lines and adjacent boundary lines for residential projects.

(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. Owners shall maintain the improvements within these areas in accordance with standards established from time to time by the Association.

g. Screening.

(1) Storage areas, incinerators, storage tanks, trucks and mobile medical diagnostic vans 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. Screening may also be accomplished by the building structure itself.

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

(3) Any and all public or private utility lines and/or wires on-site and immediately off-site for communication or for transmission of sound or current, not within a building, shall be constructed or placed and maintained underground.

h. 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.

i. 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.

j. Construction Standards.

(1) All building sides must be faced with face brick, lathe and plaster stucco, stone, or with such other quality face materials as may be approved in writing by the Architectural Control Committee; provided, exceptions to and variances from such requirements may be approved by Declarant in writing. 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. Exterior Insulation and Finish (EIFS) may be used as architectural elements.

(2) Construction must 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 in residential projects not exceeding 4 stories in height, and in commercial projects not more than one story;

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) 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.

(6) All utility lines (public and private) on-site or in any adjacent public right-of-way shall be underground.

(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.

k. Median Cuts. Median cuts will be permitted only at locations approved in advance in writing by the Architectural Control Committee. A

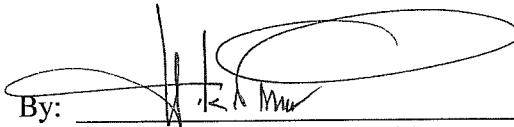
written request for each median cut must be delivered to the Architectural Control Committee.

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.

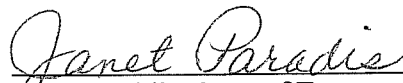
EXECUTED as of the day and year first written above.

THE LAS COLINAS ASSOCIATION,  
a Texas non-profit corporation

By:   
Heinz K. Simon, President

THE STATE OF TEXAS     §  
   §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on June 29<sup>th</sup>, 2006, by Heinz K. Simon, President of The Las Colinas Association, a Texas non-profit corporation, on behalf of said corporation.

  
Notary Public, State of Texas



**EXHIBIT "A-128"**

BEING a 3.196 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 a 200.5828 acre tract of land described in a deed to Las Colinas Corporation as recorded in Volume 79215, Page 1356 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set at the intersection of the southeast corner of a corner clip located in the southerly right-of-way line of Buffalo Boulevard (variable right-of-way) as recorded in Volume 86113, Page 0076 (DRDCT) with the westerly right-of-way line of North O'Connor Boulevard (variable right-of-way) as recorded in Volume 86113, Page 0076 (DRDCT).

THENCE along the westerly right-of-way line of said North O'Connor Boulevard, South 20°16'48" East a distance of 664.00 feet to a 5/8-inch iron rod set for the beginning of a curve to the right having a radius of 30.00 feet, a chord bearing of South 24°43'12" West and a chord length of 42.43 feet;

THENCE departing the westerly right-of-way line of said North O'Connor Boulevard, along said curve to the right through a central angle of 90°00'00" for an arc length of 47.12 feet to a 5/8-inch iron rod set for the point of tangency;

THENCE South 69°43'12" West a distance of 163.18 feet to a 5/8-inch iron rod set for corner;

THENCE North 20°16'48" West a distance of 724.00 feet to a 5/8-inch iron rod set in the southerly right-of-way line of said Buffalo Boulevard;

THENCE following the southerly right-of-way line of said Buffalo Boulevard as follows:

North 69°43'12" East a distance of 163.18 feet to a 5/8-inch iron rod set for the northwest corner of said corner clip;

Following said corner clip, South 65°16'48" East a distance of 42.43 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.196 acres or 139,219 square feet of land more or less.

**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS

*Cynthia Figueroa Calhoun*

Cynthia Figueroa Calhoun, County Clerk

Dallas County TEXAS

July 14, 2006 11:43:05 AM

FEE: \$96.00

200600256320

After recording, please return to:  
The Las Colinas Association  
122 W. John Carpenter Fwy., #550  
Irving, TX 75039-2098

FIRST AMENDMENT TO AMENDED AND RESTATED  
SUPPLEMENTARY DECLARATION NO. 128

The Las Colinas Association, a Texas non-profit corporation, in executing this First Amendment to Amended and Restated Supplementary Declaration No. 128 certifies and confirms that:

1. A meeting of the membership of the Association was held on April 21, 2014, pursuant to notice duly given in accordance with the Bylaws of the Association and the provisions of Section 2 of Article VIII of the Declaration for the purpose of approving the First Amendment to Amended and Restated Supplementary Declaration No. 128 attached herewith.
2. A quorum of the membership of the Association was present at the meeting, either in person or by proxy.
3. To amend any existing Supplementary Declaration, Chapter 215.008(d) of the Texas Property Code states that notwithstanding any provision of the certificate of formation, declaration, or bylaws to the contrary, the declaration and any supplementary declaration, including amendments, modifications, or corrections, may be amended by a simple majority of the eligible votes being cast in favor of the amendment.
4. At the meeting, members holding 56.72% of the total eligible votes of the Association, with both classes of the membership voting together, voted in favor of the First Amendment to Amended and Restated Supplementary Declaration No. 128 and, accordingly, such amendment was approved for filing.
5. The members of the Association voting by proxy in favor of the First Amendment to Amended and Restated Supplementary Declaration No. 128 have duly appointed William F. Tichy or Carl W. McKee any of them acting alone or together as attorney-in-fact to sign this amendment to Amended and Restated Supplementary Declaration No. 128 on behalf of said members. Proxies and Special Powers of Attorney for said members are on file as permanent records of The Las Colinas Association.

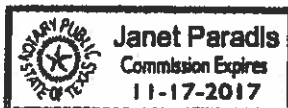
THE LAS COLINAS ASSOCIATION

By: Ethan R. Bidne  
Ethan R. Bidne  
President

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on April 21, 2014, by Ethan R. Bidne, President 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

**FIRST AMENDMENT TO  
AMENDED AND RESTATED  
SUPPLEMENTARY DECLARATION NO. 128  
LAS COLINAS AREA CXXVIII  
DALLAS COUNTY, TEXAS**

This First Amendment to Amended and Restated Supplementary Declaration No. 128, Las Colinas Area CXXVIII ("First Amendment") is made as of the 21<sup>st</sup> day of April, 2014 by The Las Colinas Association, a Texas non-profit corporation, hereinafter called the "Association."

**RECITALS:**

A. The Las Colinas Corporation ("LCC"), a Texas corporation, executed a Declaration [for] Las Colinas Area I (as corrected and supplemented, the "Declaration") on the 22<sup>nd</sup> 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

B. The Declaration was filed of record in Volume 73166, Page 1001 et seq. of the Deed Records of Dallas County, Texas; a Correction to Declaration was filed of record in Volume 77154, Page 1096 et seq. of the Deed Records of Dallas County, Texas; a Second Correction to Declaration was filed of record in Volume 79122, Page 0749 et seq. of the Deed Records of Dallas County, Texas; and a Third Correction to Declaration was recorded in Volume 82071, Page 3244 et seq. of the Deed Records of Dallas County, Texas (such Declaration as so corrected being referred to as the "Declaration"). Section 3 of Article I of the Declaration specifies the manner in which additional property may be added to the scheme of the Declaration.

C. Las Colinas Area CXXVIII ("Area CXXVIII") was added to Las Colinas pursuant to Supplementary Declaration No. 128, Las Colinas Area CXXVIII, recorded in Volume 90061,

Page 1133 et seq., Real Property Records, Dallas County, Texas (the "Original Supplement"), which was replaced by the Amended and Restated Supplementary Declaration No. 128, Las Colinas Area CXXVIII, recorded as instrument No. 200600256320, Real Property Records, Dallas County, Texas (the "Amended and Restated Supplementary Declaration"), which Area CXXVIII is described with particularity in Exhibit "A-128" attached to Amended and Restated Supplementary Declaration No. 128.

D. The Original Supplement is applicable to a 3.196 acre tract of real property more particularly described in Exhibit "A-128" (the "Original Tract").

E. PRA Redesign, LP (the "Property Owner"), as owner of the real property as described in Exhibit "B-128" (the "PRA Tract") has requested to further amend Article V, Section 128 of the Declaration with respect to the PRA Tract only, to allow convenience store and related facilities (including gasoline services), public or private schools, medical office and day care facilities.

F. Section 215.008(d) of the Texas Property Code provides that the Declaration and any supplementary declarations may be amended by a simple majority of the eligible votes of the membership being cast in favor of the amendment.

G. More than fifty percent (50%) of the eligible votes of the membership were cast to approve the following amendment of Article V, Section 128 of the Declaration, after due and proper notice, at a Special Meeting of the Association held on April 21, 2014.

NOW THEREFORE, the Declaration, as supplemented by the Original Supplement, as amended by the Amended and Restated Supplement, and as amended by this First Amendment to Amended and Restated Supplementary Declaration No. 128, Las Colinas Area CXXVIII is hereby amended as follows:

1. That the Original Tract is and shall continue to be subject to the scheme of the Declaration, and is and shall continue to be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges, assessments and liens



set forth in the Declaration (as modified by this First Amendment to Amended and Restated Supplementary Declaration No. 128, Las Colinas Area CXXVIII).

2. That Article V, Section 128, Subsection (a) entitled "Use Limitations" of the Amended and Restated Supplementary Declaration No. 128 is hereby amended to supplant the current language as to the PRA Tract only, to state as follows:

Sites in the PRA Tract of Area CXXVIII may be used for hospital and related facilities, helicopter pad for use in connection with a hospital and related facilities, medical and dental clinics and related facilities, office buildings and related facilities, restaurants, hotels and other retail sales facilities, attached single family residential dwellings, including town homes and condominiums; however, no more than 3 residential units can be owned by one person or entity other than the original developer. The following uses of sites in Area CXXVIII are not permitted:

- (1) Multi-family "for rent" residential and detached single-family residential.
- (2) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.
- (3) Any use which is not expressly permitted by this Section 128.
- (4) Any use which involves the raising, breeding or keeping of any animals or poultry for commercial purposes.
- (5) Warehouses and manufacturing.
- (6) Overnight parking of campers, mobile homes, boats, trailers or motor homes except for mobile medical diagnostic vans.
- (7) Sexually oriented businesses, as defined in the applicable Codes and Ordinances of the City of Irving.

With the following:

Sites in the PRA Tract of Area CXXVIII may be used for hospital and related facilities, helicopter pad for use in connection with a hospital and related facilities, medical and dental clinics and related facilities, office buildings and related facilities, restaurants, hotels and other retail sales facilities including convenience store and related facilities (including gasoline services), detached and attached single family residential dwellings, including town homes and condominiums; however, no more than 3 residential units can be owned by one person or entity other than the original developer, public and private schools,

and child day care facilities and related facilities. The following uses of sites in Area CXXVIII are not permitted:

- (1) Multi-family "for rent" residential.
- (2) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.
- (3) Any use which is not expressly permitted by this Section 128.
- (4) Any use which involves the raising, breeding or keeping of any animals or poultry for commercial purposes.
- (5) Warehouses and manufacturing.
- (6) Overnight parking of campers, mobile homes, boats, trailers or motor homes except for mobile medical diagnostic vans.
- (7) Sexually oriented businesses, as defined in the applicable Codes and Ordinances of the City of Irving.

3. Except as specifically modified by this First Amendment, the Amended and Restated Supplementary Declaration No. 126 remains in full force and effect. This Amendment applies only to PRA Tract and does not apply to any other portion of Area CXXVIII.

4. Exhibit "B-128" attached to this First Amendment is hereby attached to Amended and Restated Supplementary Declaration No. 128 as Exhibit "B-128".

5. The recitals set forth above are hereby adopted by referenced and declared to be true and correct.

EXECUTED as of the day and year first above written

THE LAS COLINAS ASSOCIATION,  
a Texas non-profit corporation

By: Ethan R. Bidne  
Ethan R. Bidne, President

THE STATE OF TEXAS  
COUNTY OF DALLAS

This Instrument was acknowledged before me on the 21<sup>st</sup> day of April, 2014, by Ethan R. Bidne, President of The Las Colinas Association, a Texas non-profit corporation, on behalf of such corporation.

Janet Paradis  
Notary Public in and for Dallas County, Texas



My Commission expires: 11-17-2017

**EXHIBIT "B-128"**

**LEGAL DESCRIPTION  
51,709 SQ. FT. / 1.1871 ACRES**

**BEING** a tract of land situated in the ANTONIO HERNANDEZ SURVEY, ABSTRACT NO. 550, in the City of Irving, Dallas County, Texas, and being a part of a 1.6632 acre tract of land described in a deed to PRA Redesign, LP as recorded in Instrument No. 200600256320 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" Iron rod found for corner at the most northerly corner of said PRA Redesign, LP tract and at the northwest corner of a corner-clip between the south right-of-way line of Lavillita Boulevard (variable width right-of-way) and the west right-of-way line of Riverside Drive (variable width right-of-way);

**THENCE**, South 65 deg. 16 min. 48 sec. East, along said corner-clip, a distance of 42.43 feet to a 5/8" Iron rod found for corner;

**THENCE**, South 20 deg. 16 min. 48 sec. East, along the west line of said PRA Redesign, LP tract and along the west right-of-way line of said Riverside Drive, a distance of 240.00 feet to a 5/8" Iron rod found with a plastic cap stamped "CARTER BURGESS" for corner at the most easterly northeast corner of a 13.2543 acre tract of land described in a deed to Pasqueneill Portrait Homes-La Villita, L.P. as recorded in Instrument #20070095514 of the Official Public Records of Dallas County, Texas;

**THENCE**, South 69 deg. 43 min. 12 sec. West, along the south line of said PRA Redesign, LP tract and the common northerly line of said 13.2543 acre tract, a distance of 193.18 feet to a point for corner;

**THENCE**, North 20 deg. 16 min. 48 sec. West, a distance of 270.00 feet to a point for corner on the south right-of-way line of aforesaid Lavillita Boulevard;

**THENCE**, North 69 deg. 43 min. 12 sec. East, along the north line of said PRA Redesign, LP tract and along the south right-of-way line of said Lavillita Boulevard, a distance of 163.18 feet to the POINT OF BEGINNING and containing 51,709 sq. ft. or 1.1871 acres of land.

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
05/06/2014 03:45:01 PM  
\$50.00  
201400111518**

