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AMENDED AND RESTATED

SUPPLEMENTARY DECLARATION NO. 150

LAS COLINAS AREA CL

DALLAS COUNTY, TEXAS

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

WITNESSETH:

WHEREAS, Las Colinas Corporation ("LCC"), a Texas corporation and predecessor in interest to Declarant, executed a Declaration (as previously corrected and supplemented the "Declaration") on the 22nd of August, 1973, applicable to certain real property described in Exhibit "A" thereto and located in or adjacent to the City of Irving, County of Dallas, State of Texas; and

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

WHEREAS, LCC assigned all of its rights as "Declarant" under the Declaration to Las Colinas Land Limited Partnership ("LCLLP") 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; 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 CL (“Area 150”), a 10.096 acre tract, was added to the Declaration when the Supplementary Declaration No. 150, Las Colinas Area CL, was recorded in Volume 95020, Page 02042, of the Deed Records of Dallas County, Texas, and is described more particularly in Exhibit A-150 of the Supplementary Declaration No. 150: and

WHEREAS, Supplementary Declaration No. 150 amends Article V of the Declaration by adding Section 150, which pertains only to Area 150: and

WHEREAS, the owner of Area 150 desires to amend Section 150 of Article V of the Declaration to allow mixed use development including attached residential uses and to eliminate or modify some of the provisions of Section 150; 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 150 at a Special Meeting of the Association members held on June 29th, 2006.

NOW, THEREFORE, the Association hereby declares as follows:

1. That the real property described in Exhibit "A-150" attached hereto and incorporated herein by reference for all purposes (designated as Area CL for purposes of this Supplementary Declaration) is and shall be subject to the scheme of the Declaration, and is and shall be held, transferred, sold, conveyed, used and occupied subject to covenants, restrictions, easements, charges, and liens set forth in the Declaration (the Declaration being incorporated herein by reference for all purposes) as modified herein.

2. That Article V of the Declaration is hereby modified by the addition thereto of the following Amended and Restated Section 150, which shall be applicable only to Area CL.

Section 150. Covenants Applicable to Area CL.

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

a. Use Limitations. Sites in Area CL may be used for office buildings, hotels, banks and financial institutions, restaurants and other retail sales facilities, health clubs, private clubs, entertainment (including movie theaters, playhouses and arcades), attached single-family residence including town homes and condominiums, other multi-family rental residential (subject to the limitations set forth on Exhibit "B-150" attached hereto), structured parking facilities (including freestanding garages serving both on-site and off-site uses), special

events from time to time approved by the Association, and related facilities. The following uses of sites in Area CL are not permitted:

- (1) Warehouses and manufacturing.
- (2) Detached single-family residential.
- (3) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.
- (4) Gasoline service stations and car wash facilities.
- (5) Any use which violates any part of this Section 150.
- (6) Any use which involves the raising, breeding, or keeping of any animals or poultry for commercial purposes.
- (7) Sexually oriented businesses, as defined in the applicable Codes and Ordinances of the City of Irving.
- (8) Any use which violates any part of this Section 150.

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

- (1) 25 feet from Las Colinas Boulevard (Lake Carolyn Parkway).
- (2) 25 feet from any other public or private street.

The following improvements are expressly excluded from this restriction:

- (1) Structures below and covered by the ground;
- (2) Steps, walks, driveways, and curbing;
- (3) Planters, walls, fences, or hedges, not to exceed four feet in height;
- (4) Landscaping;
- (5) Guardhouses;

- (6) Gatehouses;
- (7) Aerial pedestrian crossings or connections;
- (8) Canopies;
- (9) Minor encroachments of adequately screened structures or parking areas; and
- (10) Approved signs and monuments.

Notwithstanding the foregoing, Area 150 is, and as long as it remains, incorporated into and subject to the Transit Mall Overlay District of the City of Irving, the Minimum Setback Lines requirements of such shall govern.

Declarant may grant exceptions to and/or variations from any setback lines established in this paragraph b. of this Section 150, provided that any such variances or exceptions must be in writing.

c. Building Height Requirements. Principal structures erected on Area CL shall conform to the height requirements set forth below:

(1) Not less than 4 stories for all uses except for 3 story “for sale” residential, or retail which meets c(2).

(2) 1 story for 35% of the developable land for retail and restaurant uses provided: (a) the 1 story structure is integrated into or attached to a multistory complex, or (b) a free standing, single occupant, 1 story structure(s) is not to share a common property line with or be adjacent to another free standing 1 story structure(s), all of which shall create an urban center environment. Notwithstanding anything to the contrary herein, variances to c(2) may be granted in writing by the Las Colinas Association Architectural Control Committee in their sole discretion.

Exceptions to and/or variations from building heights established in this paragraph c(1) may be granted only upon written approval of Declarant and such written approval shall not be unreasonably withheld by Declarant for variances for improvements

covering (on a cumulative basis) less than a majority of the buildable area of any tract of Area CL, which improvements are used for purposes permitted by paragraph a of this Section 150 other than hotel and office building use.

d. Minimum Habitable Building Floor Level. The lowest habitable floor level of any building, other than basement, mechanical storage, and parking levels, shall be no lower than elevation 425 mean sea level. No opening through the outside wall of any building will be permitted lower than elevation 425 mean sea level.

e. Parking Areas. Parking areas shall:

(1) Be curbed and guttered with concrete or granite as approved by the Architectural Control Committee 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%.

(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 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, and visitors without the use of on-street parking. If parking needs increase, additional off-street parking shall be provided by the owner. In no event shall less than one parking space be provided for each of the following as applicable:

i. 300 net square feet of office space;

ii. 250 net square feet of banking, financial institution, or retail store space;

- iii. each 2 ½ restaurant or club seats;
- iv. each hotel guest room;and
- v. all other uses must satisfy the applicable parking requirements of the City of Irving.

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

f. Driveways. Driveways shall:

- (1) Be constructed as specified in “e(1)” above.
- (2) Have a minimum width of 12 feet.

g. Signs. All signs must be approved by the Architectural Control Committee in writing prior to installation. The intent of these signage restrictions is to allow flexibility similar to that contemplated for the Transit Mall Overlay District, Section 52-64c of the Zoning Ordinance 1144 of the City of Irving. 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. The Association shall have the right to remove any sign erected without such written approval.

h. 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 building walls and public street right-of-way lines.

(3) Owners shall provide landscaping, including hardscape structures (such as sidewalks, benches, planter boxes, etc.) 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.

i. Screening.

(1) Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities shall either be housed in closed buildings or otherwise screened from public view in a manner and at a location approved in writing by the Architectural Control Committee. Such screening at ground level would normally include landscaping or permanent fences of solid materials and be located as far from property lines as reasonably possible.

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

j. 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.

k. 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.

l. Construction Standards.

(1) All building sides must be faced with face brick or stone, lathe and plaster stucco, architectural precast, exterior insulation and finish (EIFS) (starting at the lesser of 20 feet or the 3rd floor, and higher), or with such other quality face materials as may be approved in writing by the Architectural Control Committee (except that EIFS may be used as an architectural feature or trim element for doors, windows, and other openings on any floor). Windows shall not be glazed or reglazed with mirrored or reflective glass and the spandrel area between window openings shall not be faced with a glass material without prior written approval of both the Architectural Control Committee and Declarant.

(2) The design of all buildings, specifically including garage structures, fronting on Las Colinas Boulevard or Rochelle Boulevard shall be such that the maximum amount of space within the building abutting the exterior walls facing Las Colinas Boulevard or Rochelle Boulevard will be of a construction plan that will facilitate the utilization of such space for shop, boutique, restaurant, or other purposes requiring a shop

front appearance. The exterior façade at ground or street level facing Las Colinas Boulevard or Rochelle Boulevard of all buildings including garage structures, shall be of an attractive “store front design” or otherwise attractively designed.

(3) The design of all buildings, specifically including garage structures, fronting on Lake Carolyn and/or Lake Carolyn Canal shall be such that the maximum amount of space within the building abutting the exterior walls facing the Lake and/or Canal will be of a construction that will facilitate the utilization of such space for shop, boutique, restaurant, or other purposes requiring a shop front appearance. The finished floor elevation of such space shall be elevation 425 mean sea level, and must provide convenient access to the sidewalk adjacent to the Lake and/or Canal. Short term parking shall be provided so as to be conveniently accessible to the Lake and/or Canal front area.

(4) 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 rental multi-family uses and attached single-family town homes and condominiums, each of which may include wooden frames if not more than 4 stories in height;

ii. Preserve the quality and atmosphere of the area and do not detract from adjacent property; and

iii. Do not include exterior fire escapes.

iv. Provide for all underground utilities, public and private, both onsite and in any adjacent public right-of-way.

(5) The collection, storage, sorting, removing, and disposing of all such 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.

(6) All structures will be equipped with gutters, downspouts, and/or other drainage conveyances.

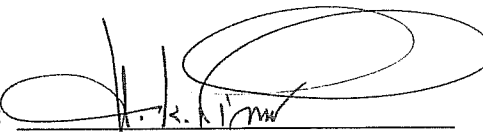
(7) Once commenced, construction shall be diligently pursued to the end that it may not be left in a partly finished condition for a period longer than eighteen (18) months without written approval from the Architectural Control Committee.

3. No approval of plans and specifications and no publication of requirements or guidelines herein or in the Declaration or otherwise by the Association or the Architectural Control Committee shall be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any approvals and observations incident thereto shall concern matters of an aesthetic nature. Such approvals and guidelines shall in no event be construed as representing or guaranteeing that any improvements built in accordance therewith will be designed or built in a good and workmanlike manner. Neither Declarant, the Association, their respective directors, officers, employees, and agents, the Architectural Control Committee, nor any of the members of the Architectural Control Committee shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval or to any owner of land subject to the Declaration for any defects in any plans or specifications submitted, revised, or approved, any loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, any loss or damage arising from the noncompliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications. Approval of plans and specifications by the Architectural Control Committee is not to be construed as approval by the City of Irving, Texas, as the approval processes are mutually exclusive. Unconditional approval of a complete set of plans and specifications by the Architectural Control Committee shall satisfy the requirements of all applicable subsections of this Supplementary Declaration which require written approval by the Architectural Control Committee for such plans and specifications.

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

EXECUTED as of the day and year first written above.

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 29th, 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-150"
LAS COLINAS AREA CL

BEING a 10.096 acre tract of land situated in the William A Downing Survey, Abstract No. 391 and the Elizabeth Crockett Survey, Abstract No. 217 in the City of Irving, Dallas County, Texas and being a portion of the land conveyed to the Las Colinas Corporation according to the deed recorded in Volume 69040, Page 1582 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod for the point of intersection of the southerly right-of-way line of O'Connor Boulevard (a variable width right-of-way) as dedicated by plat recorded in Volume 82129, Page 1740 and Volume 82132, Page 2378 of the Deed Records of Dallas County, Texas, with the northeasterly corner cut-off line of the easterly right-of-way line of East Las Colinas Boulevard (a 110-foot wide right-of-way) as dedicated by plat recorded in Volume 85128, Page 1708 of the Deed Records of Dallas County, Texas, said iron rod being the beginning of a curve to the left having a radius of 2,394.17 feet, a chord bearing of North 71 degrees 05 minutes 57 seconds East and a chord length of 41.48 feet;

THENCE following the southerly right-of-way of said O'Connor Boulevard as follows:

Northeasterly along said curve to the left through a central angle of 00 degrees 59 minutes 34 seconds for an arc length of 41.48 feet to a 5/8-inch iron rod for corner;

North 70 degrees 36 minutes 10 seconds East, a distance of 228.27 feet to a 5/8-inch iron rod for the beginning of a curve to the left having a radius of 340.95 feet, a chord bearing of North 60 degrees 19 minutes 06 seconds East and a chord length of 121.74 feet;

Northeasterly along said curve to the left through a central angle of 20 degrees 34 minutes 08 seconds for an arc length of 122.40 feet to a 5/8-inch iron rod for the southwest corner of a corner clip located in the southerly right-of-way line of said O'Connor Boulevard;

Continuing along said corner clip North 88 degrees 19 minutes 04 seconds East, a distance of 30.66 feet to a 5/8-inch iron rod for the beginning of a non-tangent curve to the right having a radius of 522.10 feet, a chord bearing of South 39 degrees 37 minutes 15 seconds East and a chord length of 199.31 feet;

Southeasterly along said curve to the right through a central angle of 22 degrees 00 minutes 27 seconds for an arc length of 200.54 feet to a 5/8-inch iron rod in the westerly right-of-way line of Rochelle Boulevard (a 110-foot wide right-of-way) as dedicated by plat recorded in Volume 82152, Page 2769 of the Deed Records of Dallas County, Texas, said 5/8-inch iron rod being the beginning of a reverse curve to the left having a radius of 1,468.34 feet, a chord bearing of South 35 degrees 41 minutes 00 seconds East and a chord length of 361.28 feet;

THENCE following the westerly right-of-way line of said Rochelle Boulevard as follows:

Southeasterly along said reverse curve to the left through a central angle of 14 degrees 07 minutes 59 seconds for an arc length of 362.19 feet to a 1/2-inch iron rod for the point of tangency;

South 42 degrees 45 minutes 00 seconds East, a distance of 291.96 feet to a 5/8-inch iron rod for corner;

THENCE departing the westerly right-of-way line of said Rochelle Boulevard, South 52 degrees 26 minutes 25 seconds West, a distance of 482.69 feet to a point for corner in Lake Carolyn and the beginning of a non-tangent curve to the left having a radius of 1,482.39 feet, a chord bearing of North 39 degrees 32 minutes 18 seconds West and a chord length of 102.36 feet;

THENCE northwesterly along said non-tangent curve to the left through a central angle of 03 degrees 57 minutes 25 seconds for an arc length of 102.38 feet to a 5/8-inch iron rod for the point of tangency in the easterly right-of-way line of said East Las Colinas Boulevard;

THENCE following the easterly right-of-way line of said East Las Colinas Boulevard as follows:

North 41 degrees 31 minutes 00 seconds West, a distance of 474.79 feet to a 5/8-inch iron rod with cap (PAWA•WINK) for the beginning of a curve to the right having a radius of 768.51 feet, a chord bearing of North 29 degrees 07 minutes 23 seconds West and a chord length of 329.89 feet;

Northwesterly along said curve to the right through a central angle of 24 degrees 47 minutes 15 seconds for an arc length of 332.48 feet to a 5/8-inch iron rod with cap (PAWA•WINK) for the point of tangency;

North 16 degrees 43 minutes 45 seconds West, a distance of 59.68 feet to a 5/8-inch iron rod for the point of intersection of the easterly right-of-way line of said East Las Colinas Boulevard with the southwesterly corner cut-off line of the southerly right-of-way line of said O'Connor Boulevard;

Along said corner cut-off line North 27 degrees 33 minutes 10 seconds East, a distance of 28.64 feet to the POINT OF BEGINNING;

CONTAINING 10.096 acres or 439,790 square feet of land more or less.

EXHIBIT "B-150"
LAS COLINAS AREA CL

RESTRICTIONS ON RENTAL MULTI-FAMILY RESIDENTIAL DWELLINGS

The maximum aggregate number of acres that may be used for multi-family rental residential units in service at any given time on the property encumbered by the Declaration and certain adjacent parcels thereto, all of which are collectively described on Exhibit "C-150" attached hereto, is limited to 45 percent of the land identified on Exhibit "C-150" excluding public streets and right-of-way, and public dedicated open space.

Structures that contain multi-family and other dedicated permitted uses shall use the following formula to determine the amount of land that is considered for multi-family use: the square footage of multi-family including common areas divided by the total structure square footage times the platted acres for the project including all open space, private drives and parking areas.

The foregoing limitation shall not apply to attached single-family town homes and/or condominiums (regardless of whether such town homes and/or condominiums were constructed as such or were converted from other uses into town homes and/or condominiums). Condominium units shall be considered multi-family if more than three (3) units are owned by any one person or entity and are rented.

The supplementary declarations for other properties described on Exhibit "C-150" and subject to the foregoing restriction shall contain an exhibit comparable to this Exhibit "B-150".

EXHIBIT "C-150"
LAS COLINAS AREA CL

Tract 1 (Area 150)

BEING a 10.096 acre tract of land situated in the William A Downing Survey, Abstract No. 391 and the Elizabeth Crockett Survey, Abstract No. 217 in the City of Irving, Dallas County, Texas and being a portion of the land conveyed to the Las Colinas Corporation according to the deed recorded in Volume 69040, Page 1582 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod for the point of intersection of the southerly right-of-way line of O'Connor Boulevard (a variable width right-of-way) as dedicated by plat recorded in Volume 82129, Page 1740 and Volume 82132, Page 2378 of the Deed Records of Dallas County, Texas, with the northeasterly corner cut-off line of the easterly right-of-way line of East Las Colinas Boulevard (a 110-foot wide right-of-way) as dedicated by plat recorded in Volume 85128, Page 1708 of the Deed Records of Dallas County, Texas, said iron rod being the beginning of a curve to the left having a radius of 2,394.17 feet, a chord bearing of North 71 degrees 05 minutes 57 seconds East and a chord length of 41.48 feet;

THENCE following the southerly right-of-way of said O'Connor Boulevard as follows:

Northeasterly along said curve to the left through a central angle of 00 degrees 59 minutes 34 seconds for an arc length of 41.48 feet to a 5/8-inch iron rod for corner;

North 70 degrees 36 minutes 10 seconds East, a distance of 228.27 feet to a 5/8-inch iron rod for the beginning of a curve to the left having a radius of 340.95 feet, a chord bearing of North 60 degrees 19 minutes 06 seconds East and a chord length of 121.74 feet;

Northeasterly along said curve to the left through a central angle of 20 degrees 34 minutes 08 seconds for an arc length of 122.40 feet to a 5/8-inch iron rod for the southwest corner of a corner clip located in the southerly right-of-way line of said O'Connor Boulevard;

Continuing along said corner clip North 88 degrees 19 minutes 04 seconds East, a distance of 30.66 feet to a 5/8-inch iron rod for the beginning of a non-tangent curve to the right having a radius of 522.10 feet, a chord bearing of South 39 degrees 37 minutes 15 seconds East and a chord length of 199.31 feet;

Southeasterly along said curve to the right through a central angle of 22 degrees 00 minutes 27 seconds for an arc length of 200.54 feet to a 5/8-inch iron rod in the westerly right-of-way line of Rochelle Boulevard (a 110-foot wide right-of-way) as dedicated by plat recorded in Volume 82152, Page 2769 of the Deed Records of Dallas County, Texas, said 5/8-inch iron rod being the beginning of a reverse curve to the left having a radius of 1,468.34 feet, a chord bearing of South 35 degrees 41 minutes 00 seconds East and a chord length of 361.28 feet;

THENCE following the westerly right-of-way line of said Rochelle Boulevard as follows:

Southeasterly along said reverse curve to the left through a central angle of 14 degrees 07 minutes 59 seconds for an arc length of 362.19 feet to a ½-inch iron rod for the point of tangency;

South 42 degrees 45 minutes 00 seconds East, a distance of 291.96 feet to a 5/8-inch iron rod for corner;

THENCE departing the westerly right-of-way line of said Rochelle Boulevard, South 52 degrees 26 minutes 25 seconds West, a distance of 482.69 feet to a point for corner in Lake Carolyn and the beginning of a non-tangent curve to the left having a radius of 1,482.39 feet, a chord bearing of North 39 degrees 32 minutes 18 seconds West and a chord length of 102.36 feet;

THENCE northwesterly along said non-tangent curve to the left through a central angle of 03 degrees 57 minutes 25 seconds for an arc length of 102.38 feet to a 5/8-inch iron rod for the point of tangency in the easterly right-of-way line of said East Las Colinas Boulevard;

THENCE following the easterly right-of-way line of said East Las Colinas Boulevard as follows:

North 41 degrees 31 minutes 00 seconds West, a distance of 474.79 feet to a 5/8-inch iron rod with cap (PAWA•WINK) for the beginning of a curve to the right having a radius of 768.51 feet, a chord bearing of North 29 degrees 07 minutes 23 seconds West and a chord length of 329.89 feet;

Northwesterly along said curve to the right through a central angle of 24 degrees 47 minutes 15 seconds for an arc length of 332.48 feet to a 5/8-inch iron rod with cap (PAWA•WINK) for the point of tangency;

North 16 degrees 43 minutes 45 seconds West, a distance of 59.68 feet to a 5/8-inch iron rod for the point of intersection of the easterly right-of-way line of said East Las Colinas Boulevard with the southwesterly corner cut-off line of the southerly right-of-way line of said O'Connor Boulevard;

Along said corner cut-off line North 27 degrees 33 minutes 10 seconds East, a distance of 28.64 feet to the POINT OF BEGINNING;

CONTAINING 10.096 acres or 439,790 square feet of land more or less.

Tract 2 (Area 153)

BEING a 15.734 acre tract of land situated in the Wm. Sprowles Survey, Abstract No. 1369 and the S. A. & M. G. Railroad Company Survey, Abstract No. 1452 in the City of Irving, Dallas County, Texas and being a portion of the land conveyed to the Las Colinas Corporation

according to the deed recorded in Volume 69040, Page 1582 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod for corner in the southwesterly right-of-way line of Rochelle Boulevard (a 110-foot wide) as dedicated by plat recorded in Volume 74218, Page 1598 and Volume 82152, Page 1598 of the Deed Records of Dallas County, Texas, said point being the northwesterly corner of the Right-of-Way Dedication of said Rochelle Boulevard recorded in Volume 74218, Page 1598 of the Deed Records of Dallas County, Texas said 5/8-inch iron rod also being in a curve to the right having a radius of 4,260.87 feet, a chord bearing of South 38 degrees 54 minutes 00 seconds East and a chord length of 100.01 feet;

THENCE along the southwesterly right-of-way line of said Rochelle Boulevard as follows:

Southeasterly along said curve to the right through a central angle of 01 degrees 20 minutes 42 seconds for an arc length of 100.01 feet to the POINT OF BEGINNING of the herein described tract of land in said curve to the right having a chord bearing of South 32 degrees 36 minutes 50 seconds East and a chord length of 883.62 feet;

Continuing southeasterly along said curve to the right through a central angle of 11 degrees 13 minutes 40 seconds for an arc length of 834.96 feet to the point of tangency;

South 27 degrees 00 minutes 00 seconds East, a distance of 560.00 feet to a point for the beginning of a curve to the right having a radius of 711.53 feet, a chord bearing of South 18 degrees 58 minutes 08 seconds East and a chord length of 198.82 feet;

Southeasterly along said curve to the right through a central angle of 16 degrees 03 minutes 45 seconds for an arc length of 199.47 feet to a point for corner in the northerly right-of-way of Colorado Drive as dedicated by plat recorded in Volume 87025, Page 3733 of the Deed Records of Dallas County, Texas;

THENCE departing the southwesterly right-of-way line of said Rochelle Boulevard South 38 degrees 52 minutes 00 seconds West along said Colorado Drive, a distance of 26.24 feet to a point for corner;

THENCE South 87 degrees 51 minutes 57 seconds West, a distance of 480.69 feet to a point for the beginning of a non-tangent curve to the left having a radius of 368.31 feet, a chord bearing of North 17 degrees 58 minutes 18 seconds West and a chord length of 142.61 feet;

THENCE northwesterly along said non-tangent curve to the left through a central angle of 22 degrees 19 minutes 31 seconds for an arc length of 143.51 feet to the point of tangency;

THENCE North 29 degrees 08 minutes 03 seconds West, a distance of 693.43 feet to the beginning of a curve to the right having a radius of 2,814.79 feet, a chord bearing of North 26 degrees 54 minutes 20 seconds West and a chord length of 218.91 feet;

THENCE northwesterly along said curve to the right through a central angle of 04 degrees 27 minutes 26 seconds for an arc length of 218.97 feet to the point of tangency;

THENCE North 24 degrees 40 minutes 37 seconds West, a distance of 119.96 feet to the beginning of a curve to the left having a radius of 622.96 feet, a chord bearing of North 30 degrees 55 minutes 37 seconds West and a chord length of 135.65 feet;

THENCE northwesterly along said curve to the left through a central angle of 12 degrees 30 minutes 03 seconds for an arc length of 135.92 feet to a point for corner;

THENCE North 51 degrees 06 minutes 00 seconds East, a distance of 422.90 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 15.734 acres or 685,395 square feet of land.

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: \$124.00

200600256325

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