

DEED RESTRICTIONS

THE STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Pacific United Development Corp., a Nevada Corporation (the "Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the McGimp Bays Survey, Abstract No. 65, City Block 8739, City of Dallas ("City"), Collin County, Texas, and being that same tract of land conveyed to Owner by Special Warranty Deed, by deed dated April 24, 1994, and recorded in Clerk File #94-003-9990 in the Deed Records of Collin County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

II.

The various tracts are shown on the attached Exhibit B. The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. Floor Area Ratio. The maximum Floor to Area ratio on Tract 4 is 0.5 to 1.
2. Maximum Building Height. The maximum height and number of stories permitted on the Property is two (2) stories above grade (not including garage areas) and 30 feet.
3. Screening of Rooftop Equipment. Mechanical equipment in Tract 4 may exceed the height as specified in #2 above by a maximum of ten feet (10'), however, this mechanical equipment shall be visually screened on all sides.
4. Minimum Setbacks from West Property Line. The minimum setback for buildings and trash receptacles is 55 feet from the west property line on Tract 4.
5. Screening of Dumpsters: On Tract 4, all dumpsters, which are not visually screened by the Landscape Buffer as described in #9 below, shall be screened with a minimum six foot solid wall. Access through required screening may only be provided by a solid gate. The height of the gate must equal the height of the screening if the gate is visible either from a public street or an adjoining property.
6. Lighting. Lighting on Tract 4 shall be provided pursuant to the requirements contained in the Dallas Development Code. In addition, on Tract 4 exterior lights

~~943825~~

shall be directed downward, and away from the west property line. All light poles and lighting structures on Tract 4 shall be setback a minimum of 26 feet from the west property line.

7. Uses.

A. The only main uses permitted on Tract 4 are as follows:

- 1) Catering service.
- 2) Custom business services.
- 3) Electronics service center.
- 4) Temporary concrete or asphalt batching plant.
- 5) Child-care facility
- 6) Church.
- 7) Community service center.
- 8) Hospital.
- 9) Library, art gallery, or museum.
- 10) Public or private school.
- 11) Carnival or circus (temporary).
- 12) Temporary construction or sales office.
- 13) Financial institution without drive-in window.
- 14) Financial institution with drive-in window.
- 15) Medical clinic or ambulatory surgical center.
- 16) Office.
- 17) Animal shelter or clinic without outside runs.
- 18) Business school.
- 19) Commercial amusement (inside).
- 20) Dry cleaning or laundry store.
- 21) Furniture store
- 22) General merchandise or food store 3,500 square feet or less.
- 23) General merchandise or food store greater than 3,500 square feet.
- 24) Home improvement center, lumber, brick, or building materials sales yard.
- 25) Household equipment and appliance repair.
- 26) Motor vehicle fueling station.
- 27) Nursery, garden shop, or plant sales.
- 28) Personal service uses.
- 29) Restaurant without drive-in or drive-through service.
- 30) Restaurant with drive-in or drive-through service.
- 31) Post office.
- 32) Radio, television or microwave tower.
- 33) Tower/antenna for cellular communication, subject to a minimum 100 foot setback from the west property line.
- 34) Utility or government installation other than listed
- 35) Recycling collection center

943825

- 36) Recycling drop-off container
 - 37) Recycling drop-off for special occasion collection.
- B. The following accessory uses are prohibited on Tract 4:
- 1) Accessory Game Court
 - 2) Accessory Outside Sales
 - 3) Accessory Helistop.
8. Uses. The only main uses permitted on Tract 3 are as follows:
- a) Multifamily
 - b) Retirement Housing
 - c) Single Family
9. Landscape Buffer.
- A. As shown on attached Exhibits B and C, a landscape buffer shall be provided between Tracts 1 and 4 as well as between Tracts 2 and 3.
 - 1) This buffer shall be comprised of both a masonry wall and landscaping. The wall shall be a minimum height of nine (9) feet between Tracts 1 and 4 and a minimum height of eight (8) feet between Tracts 2 and 3.
 - 2) The total depth of the buffer including protective curbs, wall and landscaping shall be 30 feet. The minimum depth of the landscaping shall be twenty-six (26) feet.
 - 3) The landscaping within the buffer between Tract 1 and 4 shall be bermed to a minimum height of four (4) feet and a maximum height of five (5) feet against the face of the wall.
 - B. No certificate of occupancy or final inspection shall be applied for on Tract 3 until the section of buffer within Tract 3 is in place. No certificate of occupancy shall be applied for on Tract 4 until the section of buffer within Tract 4 is in place.
 - C. The maintenance of the buffer landscaping, irrigation system and wall within Tract 3 shall be the responsibility of the owner of Tract 3. The maintenance of the buffer landscaping, irrigation system and wall within Tract 4 shall be the responsibility of the owner of Tract 4.
10. Signs. Non- premise signs are prohibited on the Property.
11. Traffic:
- a. Owner shall not plat or construct any street on Tract 1 extending the current dead-end Quail Hollow residential street, as shown on attached Exhibit "A".
 - b. No certificate of occupancy shall be applied for on Tract 4 until such time that:
 - A) a free right turn lane on the southbound Dallas North Tollway service road and its intersection with Frankford is constructed; and B) deceleration lanes on Frankford Road are constructed to serve the main driveway into Tract 4 as well

- as northbound Gibbons Road.
- c. The extension of Gibbons Road, north of Frankford, shall be generally aligned as indicated on the attached Exhibit "B".

12. The property indicated on Exhibit "B" and described in Exhibit "D" as Lots A and B shall be maintained as open space for floodway mitigation.

III.

These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City of Dallas. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers in so far as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

~~943825~~

VII.

The Owner agrees to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no liens, other than liens for ad valorem taxes, against the Property if there are no signatures of lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 12 day of October, 1994.

APPROVED AS TO FORM:

SAM A. LINDSAY, City Attorney

By: [Signature]
Assistant City Attorney

Pacific United Development Corp., a
Nevada Corporation., Owner

By: [Signature]
Coleman Bradley

Title: President

CONSENT AND CONCURRENCE OF
LIENHOLDER

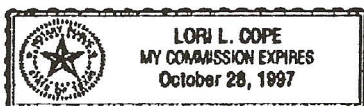
Pacific USA Holdings Corp.

By: [Signature]
Bill C. Bradley

Title: Chief Executive Officer

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on October 12, 1994 by Coleman Bradley,
President of Pacific United Development Corp. a Nevada corporation, of behalf of said
corporation.



[Signature]
Notary Public, State of Texas
LORI L. COPE

This instrument was acknowledged before me on October 12, 1994 by Bill C. Bradley, Chief
Executive Officer of Pacific USA Holdings Corp. a Nevada corporation, of behalf of said
corporation.



[Signature]
Notary Public, State of Texas
LORI L. COPE

TRACT 1

BEING a tract of land situated in the McGimp Bays Survey, Abstract No. 65, in the City of Dallas, Collin County, Texas, and being part of a 92.887 acre tract, as described in County Clerks Files 93-0079396 and 93-0079397, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 23, Block 27/8740, of Parkway Village Section Two, an addition to the City of Dallas, Texas, as described in Cabinet E, Page 171, of the Plat Records of Collin County, Texas, same being the northwest corner of the 92.887 acre tract;

THENCE, South 00°29'43" East, with the west line of the 92.887 acre tract and the east line of Parkway Village Section Two and Parkway Village Section One for a distance of 1604.00 feet to the POINT OF BEGINNING;

THENCE, North 89°30'17" East, departing said lines, for a distance of 512.00 feet;

THENCE, South 45°29'43" East, for a distance of 21.58 feet;

THENCE, South 00°29'43" East, for a distance of 548.48 feet;

THENCE, South 44°30'17" West, for a distance of 95.12 feet;

THENCE, South 00°29'43" East, for a distance of 523.00 feet;

THENCE, South 45°29'43" East, for a distance of 95.12 feet;

THENCE, South 00°29'43" East, for a distance of 430.15 feet to a 1/2 inch iron rod found at the northeast corner of Fire Station No. 10 Addition, an addition to the City of Dallas, Texas, as described in Cabinet C, Page 754, of said Plat Records, also being an interior ell corner of said 92.887 acre tract;

THENCE, North 69°35'23" West, with the north line of the Fire Station No. 10 Addition and the most westerly south line of the 92.887 acre tract for a distance of 30.00 feet to a 1/2 inch iron rod found;

THENCE, South 88°55'28" West, with said lines for a distance of 311.60 feet to a 1/2 inch iron rod found;

THENCE, North 58°29'53" West, continuing with said lines for a distance of 115.15 feet to a 1/2 inch iron rod found;

THENCE, North 47°49'43" West, continuing with said lines for a distance of 122.39 feet to a concrete monument found at the most westerly southwest corner of said 92.887 acre tract;

THENCE, North 00°29'43" West, for a distance of 1500.00 feet to the POINT OF BEGINNING and containing 18.695 acres of land.

~~943825~~**TRACT 2**

BEING a tract of land situated in the McGimp Bays Survey, Abstract No. 65, in the City of Dallas, Collin County, Texas, and being part of a .92.887 acre tract, as described in County Clerks Files 93-0079396 and 93-0079397, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of Lot 23, Block 27/8740, of Parkway Village Section Two, an addition to the City of Dallas, Texas, as described in Cabinet E, Page 171, of the Plat records of Collin County, Texas, same being the northwest corner of the 92.887 acre tract;

THENCE, North 86°53'35" East, with the north line of the 92.887 acre tract, at 26.94 feet passing the southwest corner of North Parkway Substation, as described in Cabinet B, Page 280, of Plat Records, and continuing for a total distance of 469.81 feet to a 1/2 inch iron rod found;

THENCE, North 00°08'34" West, with the south line of the North Parkway Substation and said north line, for a distance of 3.97 feet to a 1/2 inch iron rod found;

THENCE, North 89°23'39" East, continuing with said lines, for a distance of 42.65 feet;

THENCE, South 00°29'43" East, departing said lines for a distance of 1629.46 feet;

THENCE, South 89°30'17" West, for a distance of 512.00 feet to the west line of the above referenced 92.887 acre tract, also being in the east line of Parkway Village Section One, an addition to the City of Dallas, Texas as described in Cabinet E, Page 31, of said Plat Records;

THENCE, North 00°29'43" West, with the west line of said 92.887 acre tract and the east line of Parkway Village Section One passing the northeast corner of Section One at a distance of 508.64 feet and continuing with the east line of said Parkway Village Section Two for a total distance of 1604.00 feet to the POINT OF BEGINNING and containing 18.994 acre of land.

~~943825~~

TRACT 3

BEING a tract of land situated in the McGimp Bays Survey, Abstract No. 65, in the City of Dallas, Collin County, Texas, and being part of a 92.887 acre tract, as described in County Clerks Files 93-0079396 and 93-0079397, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 23, Block 27/8740, of Parkway Village Section Two, an addition to the City of Dallas, Texas, as described in Cabinet E, Page 171, of the Plat Records of Collin County, Texas, same being the northwest corner of the 92.887 acre tract;

THENCE, North 86°53'35" East, with the north line of the 92.887 acre tract, at 26.94 feet passing the southwest corner of North Parkway Substation as described in Cabinet B, Page 280, of Plat Records, and continuing for a total distance of 469.81 feet to a 1/2 inch iron rod found;

THENCE, North 00°08'34" West, with the south line of the North Parkway Substation and said north line, for a distance of 3.97 feet to a 1/2 inch iron rod found;

THENCE, North 89°23'39" East, continuing with said lines, for a distance of 42.65 feet to the POINT OF BEGINNING;

THENCE, North 89°23'39" East, continuing with said lines, for a distance of 691.86 feet to the northeast corner of the 92.887 acre tract, being in the west line of Dallas North Tollway, as described in Clerks File 92-0006286 of said Deed Records, being a 1/2 inch rod found;

THENCE, South 01°48'38" East, with the east line of the 92.887 acre tract and the west line of Dallas North Tollway, for a distance of 893.13 feet to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 5719.58 feet, a central angle of 00°48'10", and a tangent of 40.07 feet;

THENCE, along said curve to the right and said lines, for an arc distance of 80.14 feet to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 00°39'13" East, continuing with said lines for a distance of 477.06 feet to a 1/2 inch iron rod found on a curve to the right, having a radius of 1899.86 feet, a central angle of 02°42'54", and a tangent of 45.02 feet;

THENCE, along said curve to the right and said lines for an arc distance of 90.02 feet;

THENCE, South 89°30'17" West, departing said lines, for a distance of 712.13 feet;

THENCE, North 00°29'43" West, for a distance of 1538.72 feet to the POINT OF BEGINNING and containing 24.990 acres of land.

943825

TRACT 4

BEING a tract of land situated in the McGimp Bays Survey, Abstract No. 65, in the City of Dallas, Collin County, Texas, and being part of a 92.887 acre tract, as described in County Clerks Files 93-0079396 and 93-0079397, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 23, Block 27/8740, of Parkway Village Section Two, an addition to the City of Dallas, Texas, as described in Cabinet E, Page 171, of the Plat Records of Collin County, Texas, same being the northwest corner of the 92.887 acre tract;

THENCE, North 86°53'35" East, with the north line of the 92.887 acre tract, at 26.94 feet passing the southwest corner of North Parkway Substation as described in Cabinet B, Page 280, of said Plat Records, and continuing for a total distance of 469.81 feet to a 1/2 inch iron rod found;

THENCE, North 00°08'34" West, with the south line of the North Parkway Substation and said north line, for a distance of 3.97 feet to a 1/2 inch iron rod found;

THENCE, North 89°23'39" East, continuing with said lines, for a distance of 42.65 feet;

THENCE, South 00°29'43" East, for a distance of 1538.72 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 89°30'17" East for a distance of 712.13 feet to a point in the West right-of-way line of the Dallas North Tollway as described in County Clerks File No. 92-0006286 of said Deed Records, said point being a point on a curve to the right having a radius of 1899.86 feet;

THENCE, along said curve to the right and with said west right-of-way through a central angle of 02°15'22", (chord bearing S 03°47'18" W, 74.81') for an arc distance of 74.81 feet to a 1/2 inch iron rod found;

THENCE, South 04°54'59" West, continuing with said west right-of-way for a distance of 312.11 feet to a 1/2 inch iron rod found at the point of curvature of a curve to the left having a radius of 5784.58 feet;

THENCE along said curve to the left and continuing with said west right-of-way through a central angle of 01°42'04", and an arc distance of 171.74 feet to a 1/2 inch iron rod found;

~~943825~~

THENCE, South 03°12'55" West, continuing with said west right-of-way for a distance of 244.05 feet to 1/2 inch iron rod found at the point of curvature of a curve to the left having a radius of 5054.07 feet;

THENCE along said curve to the left and continuing with said west right-of-way through a central angle of 03°45'52" and an arc distance of 332.06 feet to a 1/2 inch iron rod found;

THENCE, South 00°32'57" East, continuing with said west right-of-way for a distance of 5.09 feet to 1/2 inch iron rod found at the point of curvature of a curve to the left having a radius of 1919.86 feet;

THENCE along said curve to the left and continuing with said west right-of-way through a central angle of 08°29'31" and an arc distance of 284.55 feet to a 1/2 inch iron rod found;

THENCE, South 09°02'28" East, continuing with said west right-of-way for a distance of 7.61 feet to 1/2 inch iron rod found at the point of curvature of a curve to the right having a radius of 1899.86 feet;

THENCE along said curve to the right and continuing with said west right-of-way through a central angle of 08°29'31" and an arc distance of 281.58 feet to a 1/2 inch iron rod found;

THENCE, South 00°32'57" East, continuing with said west right-of-way for a distance of 223.50 feet 1/2 inch iron rod found;

THENCE, South 43°45'53" West, continuing with said west right-of-way for a distance of 13.26 feet to a 1/2 inch iron rod found in the North right-of-way line of Frankford Road as described in Volume 2359, Page 794 of said Deed Records;

THENCE, South 88°54'34" West with said North right-of-way for a distance of 47.63 feet to 1/2 inch iron rod found at the point of curvature of a curve to the left having a radius of 1042.50 feet;

THENCE along said curve to the left and continuing with said North right-of-way through a central angle of 04°57'49" and an arc distance of 90.31 feet to 1/2 inch iron rod found at the point of reverse curvature of a curve to the right having a radius of 957.00 feet;

THENCE along said curve to the right and continuing with said North right-of-way through a central angle of 04°57'49" and an arc distance of 82.91 feet to a 1/2 inch iron rod found;

THENCE, South 88°54'34" West continuing with said North right-of-way for a distance of 456.94 feet to a 1/2 inch iron rod found at the beginning of a curve to the left having a radius of 5779.58 feet; //

THENCE along said curve to the left and continuing with said North right-of-way through a central angle of $00^{\circ}06'47''$ and an arc distance of 11.40 feet to a 1/2 inch iron rod found in the East right-of-way line of Gibbons Drive (30' R.O.W.) as recorded in Cabinet C, Page 754 of the Plat Records of Collin County, Texas;

THENCE, North $01^{\circ}04'32''$ West, following said East right-of-way of Gibbons Drive for a distance of 30.45 feet to a 1/2 inch iron rod found at the point of curvature of a curve to the right having a radius of 500.00 feet;

THENCE along said curve to the right and with said East right-of-way through a central angle of $21^{\circ}29'09''$ and an arc distance of 187.50 to a 1/2 inch iron rod found;

THENCE, North $00^{\circ}29'43''$ West, for a distance of 430.15 feet;

THENCE, North $45^{\circ}29'43''$ West, for a distance of 95.12 feet;

THENCE, North $00^{\circ}29'43''$ West, for a distance of 523.00 feet;

THENCE, North $44^{\circ}30'17''$ East, for a distance of 95.12 feet;

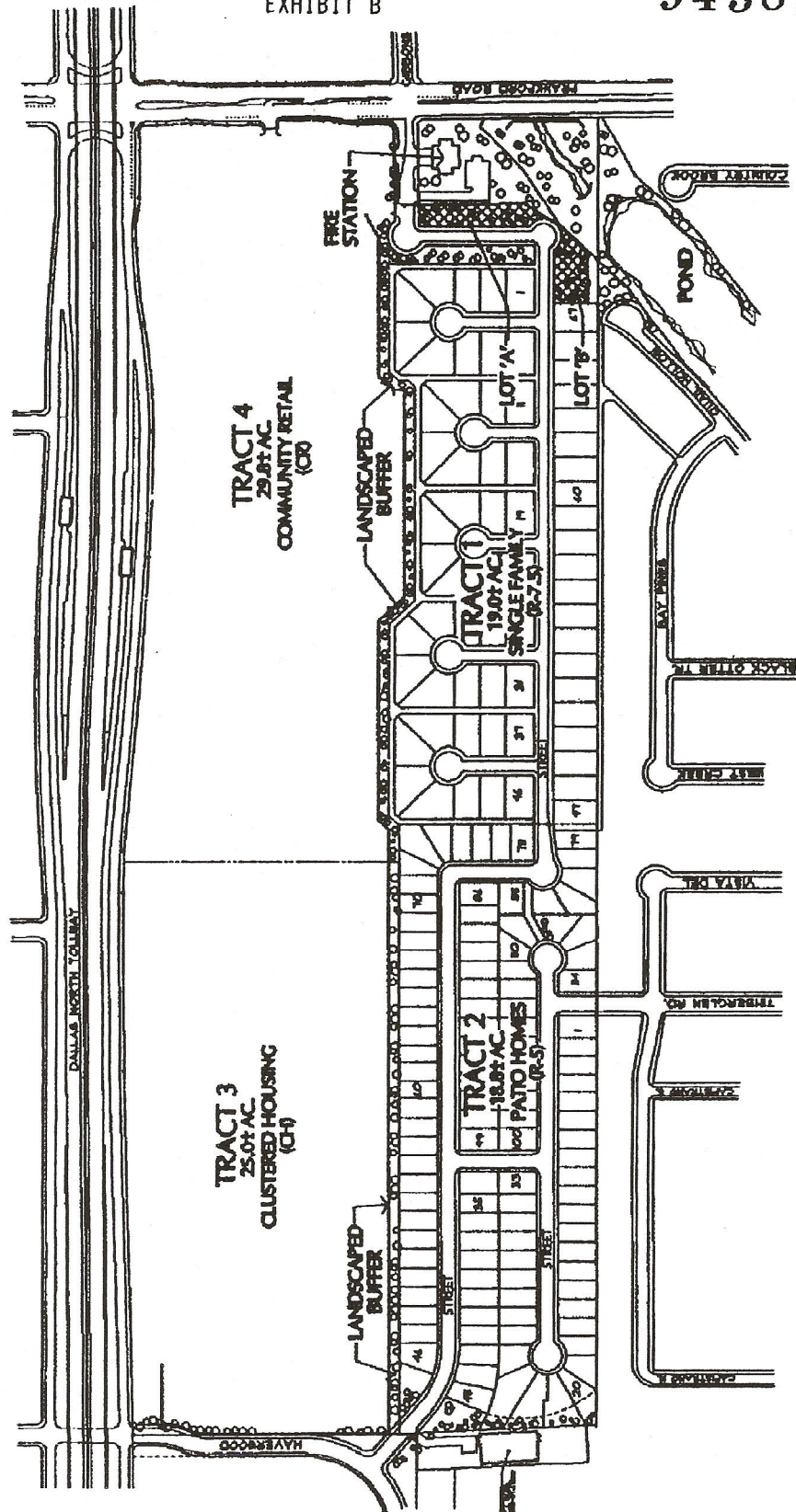
THENCE, North $00^{\circ}29'43''$ West, for a distance of 548.48 feet;

THENCE, North $45^{\circ}29'43''$ West, for a distance of 21.58 feet;

THENCE, North $00^{\circ}29'43''$ West, for a distance of 90.74 feet to the POINT OF BEGINNING and containing 30.209 acres of land.

EXHIBIT B

943825



REVISED 10-05-94

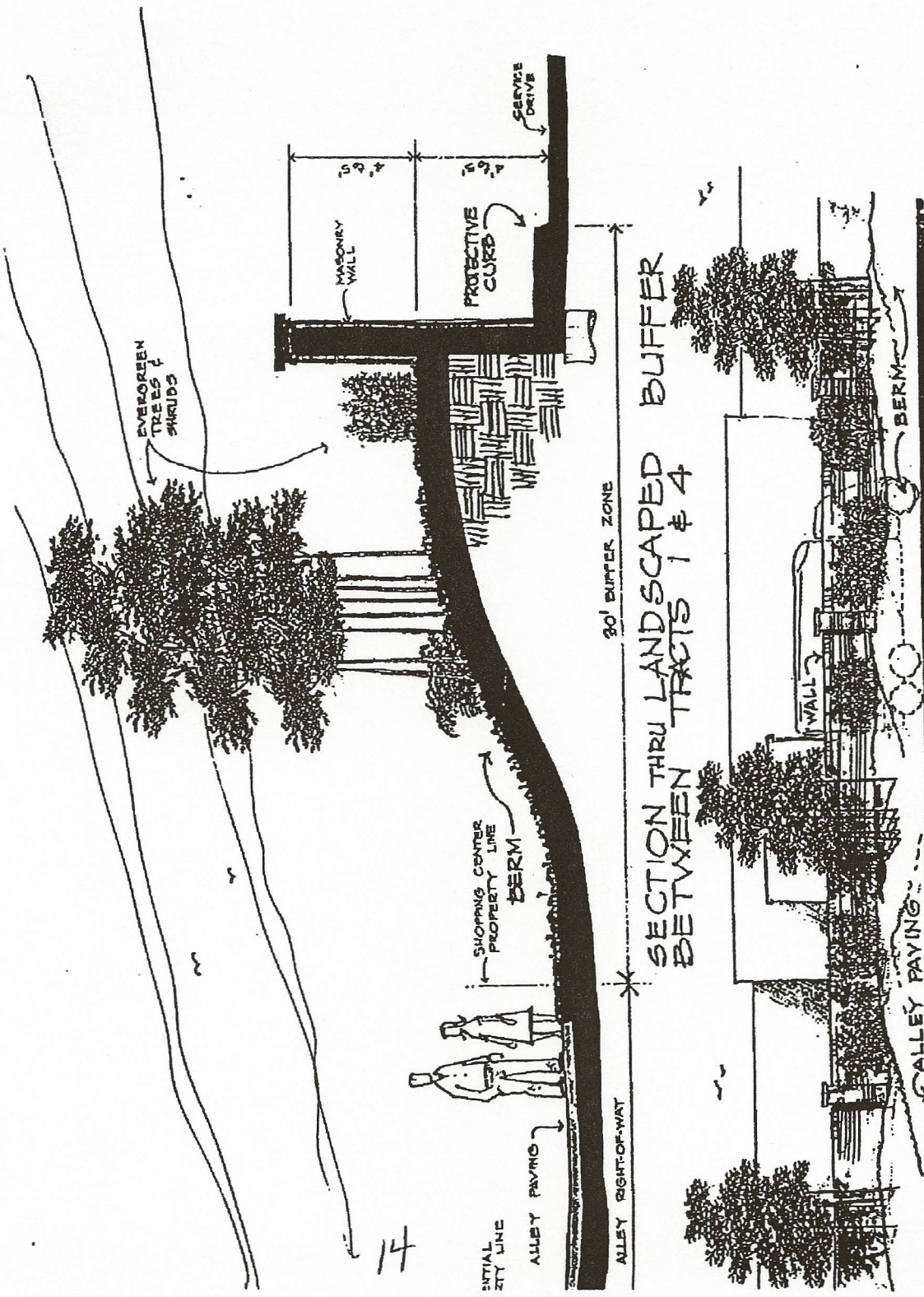
PLANNED AND
DESIGNED BY
[Logo]
[Text]



TRACT MAP



LAND PLANNING FOR	
PACIFIC UNITED	
DALLAS N. TOLLWAY /	
FRANKFORD RD.	
DALLAS, TEXAS	
Sheet 5-13-84	Sheet 5
Drawn by	Rev. 9/83



ELEVATION OF BUFFER BETWEEN TRACTS 1 & 4
VIEWED FROM THE WEST

14

EXHIBIT D

943825

LOT 'A'

BEING a tract of land situated in the McGimp Bays Survey, Abstract No. 65, in the City of Dallas, Collin County, Texas, and being part of a 92.887 acre tract, as described in County Clerks Files 93-0079396 and 93-0079397, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of Lot 1, Block D/8763, of the Fire Station No. 10 Addition, an addition to the City of Dallas as recorded in Cabinet C, Page 754, of the Plat Records of Collin County, Texas, said point being in the south line of said 92.887 acre tract;

THENCE, North 58°29'53" West, with said south line for a distance of 82.55 feet to a point;

THENCE, North 31°30'07" East, departing said south line for a distance of 2.36 feet to a point on a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 85°07'39";

THENCE, along said curve to the left for an arc distance of 74.29 feet to a point;

THENCE, North 88°55'28" East, for a distance of 276.39 feet to a point;

THENCE, South 01°04'32" East, for a distance of 55.37 feet to a point in the south line of said 92.887 acre tract and being the north line of said Fire Station No. 10 Addition;

THENCE, South 88°55'28" West, along said lines for a distance of 274.71 feet to the POINT OF BEGINNING and containing 0.392 acres of land.

943825

LOT 'B'

BEING a tract of land situated in the McGimp Bays Survey, Abstract No. 65, in the City of Dallas, Collin County, Texas, and being part of a 92.887 acre tract, as described in County Clerks Files 93-0079396 and 93-0079397, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest corner of Lot 1, Block D/8763, of the Fire Station No. 10 Addition, an addition to the City of Dallas as recorded in Cabinet C, Page 754, of the Plat Records of Collin County, Texas, said point being in the south line of said 92.887 acre tract;

THENCE, North 58°29'36" West, with said south line for a distance of 82.55 feet to the POINT OF BEGINNING;

THENCE, North 58°29'36" West, continuing with said south line for a distance of 32.60 feet to an angle point in said south line;

THENCE, North 47°49'43" West, continuing with said south line for a distance of 122.39 feet to a point at the most westerly southwest corner of said 92.887 acre tract, being the northwest corner of said Fire Station No. 10. Addition;

THENCE, North 00°29'43" West, with the west line of said 92.887 acre tract for a distance of 114.18 feet to a point;

THENCE, North 89°30'17" East, departing said west line for a distance of 115.00 feet to a point;

THENCE, South 00°29'43" East, for a distance of 130.29 feet to a point on a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 110°35'05";

THENCE, in a southwesterly direction along said curve for an arc distance of 96.53 feet to a point on said curve;

THENCE, South 31°30'07" West, for a distance of 2.36 feet to the POINT OF BEGINNING and containing 0.414 acres of land.

16

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF COLORED OR RACE IS INVALID AND
UNENFORCEABLE UNDER FEDERAL LAW
(THE STATE OF TEXAS) COUNTY OF COLLIN
I hereby certify that this instrument was FILED in the Public Records on the date and the time stated herein by me, and was duly RECORDED,
on the Official Public Records of Real Property of Collin County, Texas on

NOV 03 1994

Helen Starnes

COUNTY CLERK, COLLIN COUNTY, TEXAS



Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES

On 1994/11/03

At 3:46P

Number: 94- 0098896
Type : RB 41.00

No. 94-3825
Return to City Secretary
City Hall
Dallas, Texas 75201