

Grantee's Address
4950 N. O'Connor Blvd.
Suite 100
Irving, Texas 75062

SPECIAL WARRANTY DEED
AND EASEMENT GRANT A

6957

15.00 DEED
0 2 11/06/86

THE STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

That LAS COLINAS CORPORATION, a Texas corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto HACKBERRY CREEK HOME OWNERS ASSOCIATION ("Grantee"), a Texas non-profit corporation, all of the real property (the "Property") more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Grantor does hereby further GRANT, SELL and CONVEY unto Grantee, its successors and assigns, a perpetual easement over, across and upon that certain real property (the "Easement Tracts") more particularly described on Exhibit B attached hereto and incorporated herein by reference for the support, maintenance, repair, demolition, rebuilding and replacement of the wall located on the Property, such easement to be an easement appurtenant to all private common areas from time to time owned by Grantee. Grantee shall at all times maintain such wall in good condition and repair. Grantee shall repair all damage to the Easement Tracts caused by its exercise of this easement.

TO HAVE AND TO HOLD the Property and such easement, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to all existing restrictions, easements and covenants of record affecting the Property and the Easement Tracts, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property and such easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED as of the 31st day of October, 1986.

LAS COLINAS CORPORATION

BY: Ernest O. Perry, Jr.
Ernest O. Perry, Jr.
Vice President

BK

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on October 31, 1986 by Ernest O. Perry, Jr., President of Las Colinas Corporation, a Texas corporation, on behalf of said corporation.



Beverly J. Smith
Notary Public

Notary's Printed Name: _____
My commission expires: _____

BEVERLY J. SMITH, Notary Public, State of Texas
My Commission Expires 1-28-88

ROYAL LANE TRACT

BEING a 0.655 acre tract of land situated in the City of Irving, Dallas County, Texas out of the B.B.B. & C. R.R. Co. Survey, Abstract Number 196 and being part of Tract 8C conveyed to Kinwest Development Corporation as recorded in Volume 80009, Page 0741-0833, Deed Records of Dallas County, Texas, said 0.655 acre tract being more particularly described as follows:

COMMENCING at the centerline intersection of Royal Lane (110 foot R.O.W.) and Kinwest Parkway (110 foot R.O.W.) as recorded in Volume 81231, Page 2506, Deed Records of Dallas County, Texas;

THENCE North $37^{\circ}11'30''$ East a distance of 111.03 feet to a point in the southeast right-of-way line of Kinwest Parkway;

THENCE along a cut-back line of said Kinwest Parkway, South $33^{\circ}24'17''$ East, a distance of 62.84 feet to a point in the northeasterly curving right-of-way line of Royal Lane having a radial line bearing South $14^{\circ}39'39''$ West, a distance of 771.20 feet;

THENCE southeasterly with said curve to the right through a central angle of $40^{\circ}24'04''$, an arc distance of 543.80 feet, a chord bearing of South $55^{\circ}08'19''$ East, a chord distance of 532.60 feet to a point for the POINT OF BEGINNING;

THENCE departing said right-of-way line, North $50^{\circ}00'00''$ East a distance of 11.04 feet to a point in a curve to the right having a radial line bearing South $54^{\circ}59'26''$ West, a distance of 782.20 feet;

THENCE 11.00 feet easterly from and parallel to the easterly right-of-way line of Royal Lane (110 foot R.O.W.) as recorded in Volume 81231, Page 2578, Deed Records of Dallas County, Texas, the following:

Southeasterly with said curve to the right through a central angle of $06^{\circ}29'44''$, an arc distance of 88.68 feet, a chord bearing of South $31^{\circ}45'42''$ East, a chord distance of 88.63 feet to the point of tangency;

South $28^{\circ}30'50''$ East, a distance of 462.49 feet to a point of curvature of a curve to the right having a radius of 1211.92 feet;

Southeasterly with said curve to the right through a central angle of $35^{\circ}00'00''$, an arc distance of 740.31 feet, a chord bearing of South $11^{\circ}00'51''$ East, a chord distance of 728.86 feet to the point of tangency;

South $06^{\circ}29'09''$ West, a distance of 417.96 feet to the point of curvature of a curve to the left having a radius of 1843.86 feet;

Southwesterly with said curve to the left through a central angle of $12^{\circ}00'00''$, an arc distance of 386.18 feet, a chord bearing of South $00^{\circ}29'09''$ West, a chord distance of 385.47 feet to the point of tangency;

South $05^{\circ}30'51''$ East, a distance of 370.42 feet to the point of curvature of a curve to the left having a radius of 1079.92 feet;

Southeasterly with said curve to the left through a central angle of $07^{\circ}03'52''$, an arc distance of 133.15 feet, a chord bearing of South $09^{\circ}02'47''$ East, a chord distance of 133.06 feet to a point in the north line of Hackberry Creek Channel, a 34.218 acre tract of land conveyed to Dallas County Utility and Reclamation District by deed recorded in Volume 84010, Page 5039, Deed Records of Dallas County, Texas;

THENCE with said north line, North 89°48'05" West, a distance of 11.28 feet to a point in the easterly right-of-way line of the aforementioned Royal Lane, said point being in a curve to the right having a radial line bearing North 77°33'09" East, a distance of 1090.92 feet;

THENCE with said Royal Lane right-of-way line, the following:

Northwesterly with said curve to the right through a central angle of 06°56'00", an arc distance of 132.01 feet, a chord bearing of North 08°58'51" West, a chord distance of 131.93 feet to the point of tangency;

North 05°30'51" West, a distance of 370.42 feet to the point of curvature of a curve to the right having a radius of 1854.86 feet;

Northeasterly with said curve to the right through a central angle of 12°00'00", an arc distance of 388.48 feet, a chord bearing of North 00°29'09" East, a chord distance of 387.77 feet to the point of tangency;

North 06°29'09" East, a distance of 417.96 feet to the point of curvature of a curve to the left having a radius of 1200.92 feet;

Northwesterly with said curve to the left through a central angle of 35°00'00", an arc distance of 733.60 feet, a chord bearing of North 11°00'51" West, a chord distance of 722.24 feet to the point of tangency;

North 28°30'50" West, a distance of 462.49 feet to the point of curvature of a curve to the left having a radius of 771.20 feet;

Northwesterly with said curve to the left through a central angle of 06°25'27", an arc distance of 86.47 feet, a chord bearing of North 31°43'33" West, a chord distance of 86.42 feet to the POINT OF BEGINNING;

CONTAINING 0.655 acres (28,550 sq. ft.) of land, more or less.

PARKRIDGE BOULEVARD TRACT

BEING a 0.289 acre tract of land situated in the City of Irving, Dallas County, Texas, out of the B.B.B. & C. Railroad Co. Survey, Abstract Number 197, and being part of Tract 5, Kinwest Sector 20, Golf Course, as recorded in Volume 83120, Page 4153, Deed Records of Dallas County, Texas, and being within a 25' Utility Easement recorded in Volume 82162, Page 3929, Deed Records of Dallas County, Texas, and also being across a portion of the Hackberry Creek Golf Course, First Installment, as recorded in Volume 84176, Page 1730, Deed Records of Dallas County, Texas, said 0.289 acre tract being more particularly described as follows:

COMMENCING at the intersection of the southwesterly line of San Jacinto Drive (60' R.O.W.) as recorded in Volume 84009, Page 3612, Deed Records of Dallas County, Texas, with the southeasterly line of Parkridge Boulevard (55' R.O.W.) as recorded in Volume 83232, Page 4404, Deed Records of Dallas County, Texas;

THENCE, North 45°45'51" West, along the northeasterly line of said Parkridge Blvd. a distance of 55.00 feet to a point on the curving northwesterly line of said Parkridge Blvd., the radius point of which bears North 45°45'51" West, 1909.86 feet;

THENCE, southwesterly with said curve to the right, through a central angle of 15°30'15", an arc distance of 516.81 feet, a chord bearing of South 51°59'16" West, a chord distance of 515.23, to a point;

THENCE, departing said northwesterly line, North 30°15'36" West, for a distance of 54.66 feet to the POINT OF BEGINNING, same being the southeast corner of the aforementioned Hackberry Creek Golf Course, First Installment, and on the northwesterly line of proposed Parkridge Blvd;

THENCE, along the southeasterly line of said Hackberry Creek Golf Course, First Installment, and with said northwesterly line on a curve to the right (the radius point of which bears North 30°13'51" West, a distance of 1854.86 feet), through a central angle of 02°56'53", an arc distance of 95.44 feet, a chord bearing South 61°14'35" West, a chord distance of 95.43 feet to a point;

THENCE, continuing along said southeasterly line and said northwesterly line, South 62°43'02" West, at 111.52 feet the most southerly corner of said Hackberry Creek Golf Course, First Installment, continuing in all a distance of 1041.12 feet to a point on a southwesterly line of aforementioned Tract 5;

THENCE, on said southwesterly line North 68°59'19" West, a distance of 14.73 feet to a point;

THENCE, North 62°43'02" East, at 939.07 feet cross a southwesterly line of the aforementioned Hackberry Creek Golf Course, First Installment, continuing in all 1050.92 feet to the point of curvature of a curve to the left, having a radius of 1843.86 feet, a central angle of 03°17'54", a chord bearing North 61°03'57" East, a chord distance of 106.13 feet to a point;

THENCE, on said curve to the left, an arc distance of 106.14 feet to a point on a southeasterly line of said Hackberry Creek Golf Course, First Installment;

THENCE, on said southeasterly line, South 15°22'09" West, a distance of 15.77 feet to the point of beginning;

CONTAINING 0.289 acres (12,610 sq. ft.) of land, more or less.

Royal Lane Easement Tract

BEING a 0.598 acre tract of land situated in the City of Irving, Dallas County, Texas out of the B.B.B. & C. R.R. Co. Survey, Abstract Number 196 and being part of Tract 8C conveyed to Kinwest Development Corporation as recorded in Volume 80009, Page 0741-0833, Deed Records of Dallas County, Texas, said 0.598 acre tract being more particularly described as follows:

COMMENCING at the centerline intersection of Royal Lane (110 foot R.O.W.) and Kinwest Parkway (110 foot R.O.W.) as recorded in Volume 81231, Page 2506, Deed Records of Dallas County, Texas;

THENCE North $37^{\circ}11'30''$ East a distance of 111.03 feet to a point in the southeast right-of-way line of Kinwest Parkway;

THENCE along a cut-back line of said Kinwest Parkway, South $33^{\circ}24'17''$ East, a distance of 62.84 feet to a point in the northeasterly curving right-of-way line of Royal Lane having a radial line bearing South $14^{\circ}39'39''$ West, a distance of 771.20 feet;

THENCE southeasterly with said curve to the right through a central angle of $40^{\circ}24'04''$, an arc distance of 543.80 feet, a chord bearing of South $55^{\circ}08'19''$ East, a chord distance of 532.60 feet to a point;

THENCE departing said right-of-way line North $50^{\circ}00'00''$ East, a distance of 11.04 feet to a point for the POINT OF BEGINNING;

THENCE North $50^{\circ}00'00''$ East a distance of 10.04 feet to a point in a curve to the right having a radial line bearing South $54^{\circ}55'39''$ West, a distance of 792.20 feet;

THENCE 21.00 feet easterly from and parallel to the easterly right-of-way line of Royal Lane (110 foot R.O.W.) as recorded in Volume 81231, Page 2578, Deed Records of Dallas County, Texas, the following:

Southeasterly with said curve to the right through a central angle of $06^{\circ}33'31''$, an arc distance of 90.68 feet, a chord bearing of South $31^{\circ}47'36''$ East, a chord distance of 90.63 feet to the point of tangency;

South $28^{\circ}30'50''$ East, a distance of 462.49 feet to a point of curvature of a curve to the right having a radius of 1221.92 feet;

Southeasterly with said curve to the right through a central angle of $35^{\circ}00'00''$, an arc distance of 746.42 feet, a chord bearing of South $11^{\circ}00'51''$ East, a chord distance of 734.87 feet to the point of tangency;

South $06^{\circ}29'09''$ West, a distance of 417.96 feet to the point of curvature of a curve to the left having a radius of 1833.86 feet;

Southwesterly with said curve to the left through a central angle of $12^{\circ}00'00''$, an arc distance of 384.08 feet, a chord bearing of South $00^{\circ}29'09''$ West, a chord distance of 383.38 feet to the point of tangency;

South $05^{\circ}30'51''$ East, a distance of 370.42 feet to the point of curvature of a curve to the left having a radius of 1069.92 feet;

Southeasterly with said curve to the left through a central angle of $07^{\circ}11'09''$, an arc distance of 134.18 feet, a chord bearing of South $09^{\circ}06'25''$ East, a chord distance of 134.10 feet to a point in the north line of Hackberry Creek Channel, a 34.218 acre tract of land conveyed to Dallas County Utility and Reclamation District by deed recorded in Volume 84010, Page 5039, Deed Records of Dallas County, Texas;

THENCE with said north line, North 89°48'05" West, a distance of 10.26 feet to a point 11.00 feet easterly and parallel to the easterly right-of-way line of the aforementioned Royal Lane, said point being in a curve to the right having a radial line bearing North 77°25'17" East, a distance of 1079.92 feet;

THENCE 11.00 feet easterly and parallel to said Royal Lane right-of-way line the following:

Northwesterly with said curve to the right through a central angle of 07°03'52", an arc distance of 133.15 feet, a chord bearing of North 09°02'47" West, a chord distance of 133.06 feet to the point of tangency;

North 05°30'51" West, a distance of 370.42 feet to the point of curvature of a curve to the right having a radius of 1843.86 feet;

Northeasterly with said curve to the right through a central angle of 12°00'00", an arc distance of 386.18 feet, a chord bearing of North 00°29'09" East, a chord distance of 385.47 feet to the point of tangency;

North 06°29'09" East, a distance of 417.96 feet to the point of curvature of a curve to the left having a radius of 1211.92 feet;

Northwesterly with said curve to the left through a central angle of 35°00'00", an arc distance of 740.31 feet, a chord bearing of North 11°00'51" West, a chord distance of 728.86 feet to the point of tangency;

North 28°30'50" West, a distance of 462.49 feet to the point of curvature of a curve to the left having a radius of 782.20 feet;

Northwesterly with said curve to the left through a central angle of 06°29'44", an arc distance of 88.68 feet, a chord bearing of North 31°45'42" West, a chord distance of 88.63 feet to the POINT OF BEGINNING;

CONTAINING 0.598 acres (26,025 sq. ft.) of land, more or less.

Parkridge Boulevard Easement Tract

BEING a 0.268 acre tract of land situated in the City of Irving, Dallas County, Texas, out of the B.B.B. & C. Railroad Co. Survey, Abstract Number 197, and being part of Tract 5, Kinwest Sector 20, Golf Course, as recorded in Volume 83120, Page 4153, Deed Records of Dallas County, Texas, and being within a 25' Utility Easement recorded in Volume 82162, Page 3929, Deed Records of Dallas County, Texas, and also being across a portion of the Hackberry Creek Golf Course, First Installment, as recorded in Volume 84176, Page 1730, Deed Records of Dallas County, Texas, said 0.268 acre tract being more particularly described as follows:

COMMENCING at the intersection of the southwesterly line of San Jacinto Drive (60' R.O.W.) as recorded in Volume 84009, Page 3612, Deed Records of Dallas County, Texas, with the southeasterly line of Parkridge Boulevard (55' R.O.W.) as recorded in Volume 83232, Page 4404, Deed Records of Dallas County, Texas;

THENCE, North 45°45'51" West, along the northeasterly line of said Parkridge Blvd. a distance of 55.00 feet to a point on the curving northwesterly line of said Parkridge Blvd., the radius point of which bears North 45°45'51" West, 1909.86 feet;

THENCE, southwesterly with said curve to the right, through a central angle of 15°30'15", an arc distance of 516.81 feet, a chord bearing of South 51°59'16" West, a chord distance of 515.23, to a point;

THENCE, departing said northwesterly line, North 30°15'36" West, for a distance of 54.66 feet to the southeast corner of the aforementioned Hackberry Creek Golf Course, First Installment and on the northwesterly line of proposed Parkridge Blvd;

THENCE, North 15°22'09" East, on a southeasterly line of said Hackberry Creek Golf Course, First Installment, for a distance of 15.77 feet to the POINT OF BEGINNING;

THENCE, on a curve to the right (the radius point of which bears North 30°34'52" West, a distance of 1843.86 feet), through a central angle of 03°17'54", an arc distance of 106.14 feet, a chord bearing South 61°03'57" West, a chord distance of 106.13 feet to a point;

THENCE, South 62°43'02" West, at 111.85 feet cross a southwesterly line of said Hackberry Creek Golf Course, First Installment, continuing in all a distance of 1050.92 feet to a point in the southwesterly line of aforementioned Tract 5;

THENCE, on a southwesterly line of said Tract 5, North 68°59'19" West, a distance of 13.39 feet;

THENCE, North 62°43'02" East, at 947.68 feet cross a southwesterly line of the aforementioned Hackberry Creek Golf Course, First Installment, continuing in all 1059.83 feet to the point of curvature of a curve to the left, having a radius of 1833.86 feet, a central angle of 03°31'40", a chord bearing North 60°57'12" East, a chord distance of 112.90 feet;

THENCE, on said curve to the left, an arc distance of 112.91 feet to a point on a southeasterly line of said Hackberry Creek Golf Course, First Installment;

THENCE, on said southeasterly line, South 29°00'00" East, for a distance of 2.99 feet to a point;

THENCE, continuing on a southeasterly line of said Hackberry Creek Golf Course, First Installment, South 15°22'09" West, a distance of 10.11 feet to the POINT OF BEGINNING;

CONTAINING 0.268 acres (11,664 sq. ft.) of land, more or less.

COUNTY CLERK, Dallas County, Texas

Eugene Bullock



NOV 6 1988

STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

06 NOV 6 P 2: 56

Eugene Bullock
COUNTY CLERK
DALLAS COUNTY

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