

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MERCER CROSSING COMMERCIAL PROPERTY**

This Supplemental Declaration of Covenants, Conditions and Restrictions for Mercer Crossing Commercial Property ("Supplemental Declaration") is made by **TRANSCONTINENTAL REALTY INVESTORS, INC.**, a Nevada corporation ("Declarant") as of the date set forth on the signature page hereof.

Declarant executed a Declaration of Covenants, Conditions and Restrictions for Mercer Crossing Commercial Property ("Declaration") on July 8, 2004, filed July 8, 2004, recorded in Volume 2004130, page 6080 of the Deed Records of Dallas County, Texas.

Article VII, Section 7.1 of the Declaration gave Declarant the right to unilaterally annex and subject to the provisions of the Declaration all or any portion of the real property described in the exhibit attached to the Declaration as "Exhibit B – Mercer Crossing".

By executing and filing this Supplemental Declaration, Declarant hereby annexes and subjects the property (the "Additional Property") described in **Exhibit "A"** attached hereto to the provisions of the Declaration.

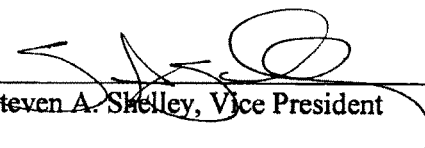
The consent of the owner of the Additional Property, if different from Declarant, has also been attached hereto.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration this 10th day of September, 2014.

DECLARANT

TRANSCONTINENTAL REALTY INVESTORS, INC.,
a Nevada corporation

By:



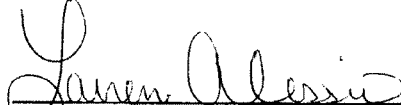
Steven A. Shelley, Vice President

THE STATE OF TEXAS

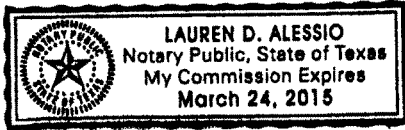
§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on this 10th day of September, 2014, by Steven A. Shelley, as Vice President of **TRANSCONTINENTAL REALTY INVESTORS, INC.**, a Nevada corporation, on behalf of such corporation.




Notary Public in and for the State of Texas



CONSENT OF OWNER

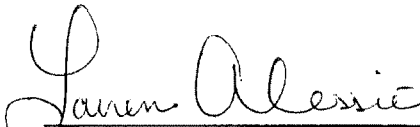
The owner of the Additional Property hereby consents to the above Supplemental Declaration.

ART GNB, INC.,
a Nevada corporation

By: 
Steven A. Shelley, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10th day of September, 2014, by Steven A. Shelley, as Vice President of **ART GNB, INC.**, a Nevada corporation, on behalf of such corporation.


Notary Public in and for the State of Texas

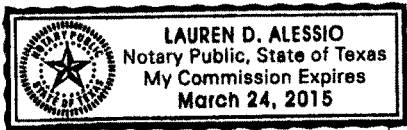


EXHIBIT "A"

Additional Property

(SEE ATTACHED LEGAL PROPERTY DESCRIPTION)

Tract I:

Description of a 45.0022 acre tract of land situated in the City of Farmers Branch and being out of the Francis Miller Survey, Abstract No. 926, Dallas County, Texas, said tract being comprised of those properties described as Tract I and Tract III, in deed from Gould, Inc., to GNB Batteries, Inc., recorded in Volume 83217, Page 3322, Deed Records of Dallas County, Texas, SAVE AND EXCEPT a certain 15 foot wide right of way dedication for Valley View Lane conveyed to the City of Farmers Branch, Texas, by Quit Claim Deed for GNB Batteries, Inc., dated March 13, 1984, the cumulative perimeter of the net remainder of said three tracts being more particularly described as follows:

Commencing, at a point on the South line of Valley View Lane (a variable width right of way) said point being a the Northeast corner of Lot 1, Block A, Mercer Crossing Addition, THENCE, South 445 degrees 57 minutes 43 seconds East a distance of 2.95 feet to an "x" cut set for corner in the South line of Valley View Lane as widened by said 15 foot wide conveyance, the PLACE OF BEGINNING, said point being in a curve to the right, the center of which bears South 34 degrees 54 minutes 24 seconds East, a distance of 1845.08 feet from said point;

THENCE with said widened South line of Valley View Lane and with said curve to the right, through a central angle of 06 degrees 54 minutes 21 seconds, an arc distance of 222.38 feet to 1/2 inch iron rod set at the end of said curve and the beginning of a compound curve to the right, the center of which compound curve bears South 23 degrees 00 minutes 00 seconds East, a distance of 1367.69 feet from said point;

THENCE continuing with said widened South line of Valley View Lane and with said curve to the right, through a central angle of 15 degrees 01 minutes 00 seconds, an arc distance of 358.46 feet to a 1/2 inch iron rod set at the end of said curve and the beginning of a reverse curve to the left, the center of which bears North 12 degrees 59 minutes 00 seconds West a distance of 7227.62 feet from said point;

THENCE continuing with said widened South line of Valley View Lane and with said curve to the left through a central angle of 06 degrees 02 minutes 02 seconds, an arc distance of 761.15 feet to 1/2 inch iron rod set for corner, said point being the northwest corner of Tract III, as modified by said 15 foot dedication, said point being in a curve to the left, the center of which bears North 19 degrees 25 minutes 00 seconds West, a distance of 6128.08 feet from said point;

THENCE in a northeasterly direction with said widened South line of Valley View Lane and with said curve to the left, through a central angle of 03 degrees 35 minutes 42 seconds, an arc distance of 364.50 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE North 66 degrees 59 minutes 04 seconds East with said line of Valley View Lane, a distance of 251.01 feet to a 1/2 inch iron rod with cap set for corner, said point being in the west line of a 2.165 acre tract conveyed to J.A. Frazier, et al by deed recorded in Volume 389, Page 65, Deed Records, Dallas County, Texas;

THENCE South 01 degree 24 minutes 51 seconds East with the west line of said Frazier Tract, a distance of 311.24 feet to a 1/2 inch iron rod with cap set for corner in an old fence line;

THENCE North 89 degrees 09 minutes 00 seconds East, generally following the line of an old fence, a distance of 251.02 feet to a 1/2 inch iron rod with cap found for corner;

THENCE South 01 degree 15 minutes 24 seconds East, a distance of 335.26 feet to a 1/2 inch iron rod found for corner, said point being in the Southwest corner of Lot 2, Block 4, Valley View Commerce Park, an addition to the City of Farmers Branch recorded in Volume 84084, Page 235, Map Records, Dallas County, Texas;

THENCE North 89 degrees 26 minutes 00 seconds East, generally with the South line of Lot 1, Block 4, Lot 1, Block 2, Lot 3, Block 1 of said Valley View Commerce Park and Lot 1A, Block B, of Nicholson Road Joint Venture, an addition to the City of Farmers Branch recorded in Volume 80231, Page 171, Map Records, Dallas County, Texas a distance of 1515.94 feet to a 1/2 inch iron rod set with cap for corner in the center line of Nicholson Road (a 64 foot right of way) said point being also in the East line of the Francis Miller Survey, Abstract No. 925 and on the West line of Thomas L. Chenoweth Survey, Abstract No. 325;

THENCE South 00 degrees 26 minutes 00 seconds East along the West line of said Thomas L. Chenoweth Survey, Abstract No. 325, a distance of 64.99 feet to a 1/2 inch iron rod set at the Southwest corner of Lot 3, Block A of Farmers Branch Industrial Park West;

THENCE South 89 degrees 26 minutes 00 seconds West with the North line of Centra Development Co. tract, a distance of 990.18 feet to a 1/2 inch iron rod found for corner;

THENCE South 71 degrees 58 minutes 51 seconds West continuing with the North line of said Centra Development Co. Tract, a distance of 182.54 feet to a 1/2 inch iron rod found at angle point;

THENCE South 88 degrees 37 minutes 00 seconds West, continuing with the North line of said Centra Development Co. tract, a distance of 1839.23 feet to a 1/2 inch iron rod set for corner;

THENCE North 45 degrees 57 minutes 43 seconds West, with the northerly Line of said Centra Development Co. tract and with the northeasterly line of Lot 1, Block A, Mercier Crossing Addition, a distance of 884.84 feet to the PLACE OF BEGINNING and containing 1,960,296 square feet or 45.0022 acres of land, more or less.

LESS, SAVE AND EXCEPT:

All that certain 34.00 acres of land, out of the 45.0022 acre tract described in the deed from Highland Realty Services, Inc. to Art GNB, Inc., recorded in Instrument Number 20070248392, in the Deed Records of Dallas County, Texas, in the Francis Miller Survey, A-926, City of Farmers Branch, Dallas County, Texas (all bearings shown hereon based on the Texas State Plane Coordinate System, North Central Zone):

BEGINNING at a 1/2" iron rod with a cap stamped "HALFF" found for the northwest corner of the herein described tract, common to the northeast corner of Lot 1, Block A, Mercer Crossing Addition 1, an addition to the City of Farmers Branch, recorded in Volume 2003184, Page 61, in the south right-of-way line of Valley View Lane (right-of-way varies), from which a 1/2" iron rod with a cap stamped "HALFF" found for the north corner of the southeast cutback line at the intersection of the south right-of-way line of said Valley View Lane and the east right-of-way line of Centerplace Drive (85' right-of-way) bears South 48° 53' 41" West - 434.00', and from which a 1/2" iron rod with a cap stamped "HALFF" found bears North 45° 54' 52" West - 15.29', said point of beginning being a point on a curve to the right, having a central angle of 07° 11' 11", a radius of 1,845.08', and a chord bearing and distance of North 58° 56' 39" East - 231.27';

THENCE along said curve to the right, in a northeasterly direction along the north line of the herein described tract, common to the south right-of-way line of said Valley View Lane, an arc distance of 231.42' (called 222.38') to a 5/8" iron rod with a cap stamped "PATE" set for a point on a curve to the right, having a central angle of 14° 32' 26", a radius of 1,367.69', and a chord bearing and distance of North 68° 42' 59" East - 346.16';

THENCE along said curve to the right, in a northeasterly direction continuing along the north line of the herein described tract, common to the south right-of-way line of said Valley View Lane an arc distance of 347.09' (called 358.46') to 5/8" iron rod with a cap stamped "PATE" set for a point on a curve to the left, having a central angle of 05° 59' 37", a radius of 7,257.62', and a chord bearing and distance of North 74° 08' 34" East - 758.85', and from which a 1/2" iron rod found bears North 13° 26' 06" West - 15.00';

THENCE along said curve to the left, in a northeasterly direction, continuing along said north line of the herein described tract, common to the south right-of-way line of said Valley View Lane an arc distance of 759.20' (called 761.15') to a 1/2" iron rod found for a point on a curve to the left, having a central angle of 03° 35' 42", a radius of 6,128.08', and a chord bearing and distance of North 68° 52' 19" East - 384.44';

THENCE along said curve to the left, in a northeasterly direction continuing along the north line of the herein described tract, common to the south right-of-way line of said Valley View Lane, an

arc distance of 384.50' to a 1/2" iron rod found for the end of curve;

THENCE North 67° 04' 11" East - 251.01' continuing along the north line of the herein described tract, common to the south right-of-way line of said Valley View Lane to an "X" in concrete set for the northeast corner of the herein described tract, in the west line of the tract of land described in the deed to V H Printing, L.P., recorded in Volume 2005159, Page 7153, in the Deed Records of Dallas County, Texas;

THENCE South 01° 19' 44" East - 308.86' along the east line of the herein described tract to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract;

THENCE South 89° 37' 11" West - 114.46' to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract;

THENCE South 01° 19' 44" East - 965.42' along the east line of the herein described tract to a 5/8" iron rod with a cap stamped "PATE" set for the southeast corner of the herein described tract, in the north line of Block F, Westside Addition Phase 1, recorded in Volume 20060017, Page 2708, in the Deed Records of Dallas County, Texas;

THENCE South 88° 42' 26" West - 1,123.96' along the south line of the herein described tract, common to the north line of said Block F, Westside Addition Phase 1, to a 1/2" iron rod found for the southwest corner of the herein described tract, common to an angle corner of said Block F;

THENCE North 45° 54' 52" West - 878.78' (called 884.84') along the west line of the herein described tract, common to an east line of said Block F and the east line of aforesaid Lot 1, Block A, Mercer Crossing Addition 1, to the POINT OF BEGINNING of the herein described tract and containing 34.00 acres of land.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/15/2014 02:52:57 PM
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