

**After Recording, Please Return To:**  
**Judd A. Austin, Jr., Esq.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1717 Main Street**  
**Suite 4600**  
**Dallas, Texas 75201**

**FIFTH AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
THE DOWNS OF HILLCREST**

STATE OF TEXAS           §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DALLAS     §

**INTRODUCTORY PROVISIONS**

**WHEREAS**, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest was filed on August 21, 2000, as Instrument No. 200001105271 in the Official Public Records of Dallas County, Texas (“*Declaration*”); and

**WHEREAS**, the Declaration was modified by virtue of that certain First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest, filed on October 1, 2003, as Instrument No. 200302580198 in the Official Public Records of Dallas County, Texas (“*First Amendment*”); and

**WHEREAS**, the Declaration was again modified by virtue of that certain Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest, filed on September 1, 2004, as Instrument No. 200403041349 in the Official Public Records of Dallas County, Texas (“*Second Amendment*”); and

**WHEREAS**, the Declaration was again modified by virtue of that certain Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest, filed on April 19, 2010, as Instrument No. 201000096484 in the Official Public Records of Dallas County, Texas (“*Third Amendment*”); and

**WHEREAS**, the Declaration was again modified by virtue of that certain Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest, filed on December 11, 2019, as Instrument No. 201900332083 in the Official Public Records of Dallas County, Texas (“*Fourth Amendment*”); and

**WHEREAS**, the Declaration, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment are collectively referred to as “*The Downs of Hillcrest Declaration*”; and

**WHEREAS**, The Downs of Hillcrest Declaration affects certain tracts or parcels of real property located in the City of Dallas, Dallas County, Texas, more particularly described in The Downs of Hillcrest Declaration, including any amendments and supplements thereto, and is incorporated herein by reference for all purposes (“*Property*”); and

**WHEREAS**, Article XII, Section 12.02 of The Downs of Hillcrest Declaration, provides that The Downs of Hillcrest Declaration may be amended and/or changed by the affirmative vote or written consent, or any combination thereof, of the Owners representing a majority of the total votes of The Downs of Hillcrest Residential Association, Inc. (“*Association*”); and

WHEREAS, the following amendment to The Downs of Hillcrest Declaration was approved by the affirmative vote or written consent, or any combination thereof, of at least a majority of the total votes of the Association.

NOW, THEREFORE, The Downs of Hillcrest Declaration is hereby amended as follows:

- Article V, Section 5.01 of The Downs of Hillcrest Declaration is hereby amended and shall read, in its entirety, as follows:

***5.01 Creation of the Lien and Personal Obligation of Assessments, Fees, and Charges. Declarant, for each Lot owned by it, hereby covenants and agrees, and each purchaser of any Lot by acceptance of a deed or other conveyance document creating in such Owner the interest required to be deemed an Owner, whether or not it shall be so expressed in any such deed or other conveyance document, shall be deemed to covenant and agree (and such covenant and agreement shall be deemed to constitute a portion of the consideration and purchase money for the acquisition of the Lot), to pay to the Association (or to an entity or collection agency designated by the Association): (1) annual maintenance assessments or charges (as specified in Section 5.04 hereof), such assessments to be fixed, established and collected from time to time as herein provided; (2) special assessments for capital improvements and other purposes (as specified in Section 5.05 hereof), such assessments to be fixed, established and collected from time to time as herein provided; (3) special individual assessments levied against Lot Owners for those items specified in Section 5.05(b) hereof, all of such assessments to be fixed, established and collected from time to time as hereinafter provided; and (4) working capital transfer fee or charges (as specified in Section 5.12 hereof), such fees or charges to be fixed, established and collected from time to time as herein provided. The annual maintenance assessment, the special capital assessments, special individual assessments, and the working capital transfer fee described in this Section 5.01 (hereinafter, the "Assessment" or the "Assessments" together with interest thereon, attorney's fees, court costs and other costs of collection thereof, as herein provided, shall be a charge on the land and shall be a continuing lien upon each Lot against which any such Assessment is made. Each such Assessment, together with interest thereon,***

*attorneys' fees, court costs, and other costs of collection thereof shall also be the continuing personal obligation of the Owner of such Lot at the time when the Assessment fell due, or in the case of a working capital transfer fee, the purchase of a Lot. Further, no Owner may exempt himself from liability for such Assessments or waive or otherwise escape liability for the Assessments by non-use of the Common Properties or abandonment of his Lot. Existing obligations of an Owner to pay Assessments and other costs and charges shall not pass to bona fide first lien mortgagees which became Owners by reason of foreclosure proceedings or an action at law subsequent to the date the Assessment was due; provided, however, any such foreclosure proceeding or action at law shall not relieve such new Owner of such Lot from liability for the amount of any Assessment thereafter becoming due nor from the lien securing the payment of any subsequent Assessment.*

- Article V, Section 5.12 of The Downs of Hillcrest Declaration is hereby added and

shall read, in its entirety, as follows:

***5.12 Working Capital Transfer Fee.*** *Upon each transfer of record title to a Lot from any seller, the purchaser of such Lot shall pay a one-time working capital transfer fee to the Association in an amount equal to the amount of the Annual Maintenance Assessment for either an Interior Lot or Water Lot, dependent on the Lot purchased, due for the year in which closing occurs, which amount will be due and payable immediately upon the transfer of title and shall be paid at closing. Notwithstanding the above, no working capital transfer fee shall be levied upon transfer of title to a Lot: (1) by a co-Owner to any person who was a co-Owner immediately prior to such transfer; (2) to an Owner's spouse, parent, sibling, child, or grandchild, in each instance whether natural or by adoption; (3) to the Owner's estate, surviving spouse, or heirs at law upon the death of the Owner; (4) to an entity wholly owned by the grantor or to a family trust created by the grantor for the benefit of grantor, his or her spouse, and/or heirs at law; provided, upon any subsequent transfer of an ownership interest in such entity, the working capital transfer fee shall become due; or (5) to an institutional lender upon foreclosure of a bona-fide mortgage or deed of trust. The working capital transfer fee may be increased without amendment to this Declaration, by the Board, but only to the extent the Board has contemporaneously increased the Annual*

***Maintenance Assessment as provided in Section 5.04 (a) herein. Any increase in the working capital transfer fee shall be subject to the same restrictions on increases in the Annual Maintenance Assessment as set forth in Section 5.04 (a) herein.***

The terms and provisions of The Downs of Hillcrest Declaration, except as modified herein, are hereby declared to be in full force and effect with respect to the Property. Unless otherwise defined herein, all capitalized terms used herein shall have the meanings set forth in The Downs of Hillcrest Declaration. The Property shall continue to be held, occupied, sold, and conveyed subject to the terms and conditions of The Downs of Hillcrest Declaration and this Fifth Amendment, which shall run with title to the Property and are binding on all parties having any right, title or interest in and to the Property or any part thereof, including their heirs, representatives, successors, transferees and assigns, and shall inure to the benefit of each Owner thereof.

**IN WITNESS WHEREOF**, the Association has caused this Fifth Amendment to The Downs of Hillcrest Declaration to be effective when filed with the office of the Dallas County Clerk.

**THE DOWNS OF HILLCREST  
RESIDENTIAL ASSOCIATION, INC.,  
a Texas non-profit corporation**

By:   
Signature

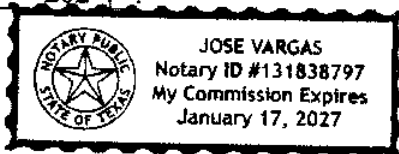
THOMAS V. SCHOBBER  
Name

Its: President

STATE OF TEXAS §  
COUNTY OF DALLAS §

Thomas V. Schober BEFORE ME, the undersigned Notary Public, on this day personally appeared the President for The Downs of Hillcrest Residential Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this the 16 day of December 2024.



[Signature]  
Notary Public, State of Texas

**CERTIFICATION OF APPROVAL OF THE  
FIFTH AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
THE DOWNS OF HILLCREST**

I, MELISSA MITCHELL, the duly-elected Secretary of The Downs of Hillcrest Residential Association, Inc. hereby certify:

That this Fifth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest was approved upon the affirmative vote or written consent, or any combination thereof, of at least a majority of the total votes of the Association in accordance with The Downs of Hillcrest Declaration, and that the same does now constitute an official part of The Downs of Hillcrest Declaration and shall be filed of record with the Office of the Dallas County Clerk.

By: [Signature]  
Signature

MELISSA MITCHELL  
Name

Its: Secretary

# Exhibit A

**TRACT ONE  
46.665 ACRES**

**BEING** a tract of land out of the THOMAS DYKES SURVEY, Abstract No. 405 and being part of the City of Dallas Blocks B-1/7457, E/7457 and H/7457 and all of City of Dallas Blocks A-1/7457, C-1/7457, D-1/7457, F/7457 and G/7457 Dallas County, Texas and being part of the REPLAT OF PART OF THE DOWNS ON HILLCREST, an addition to the City of Dallas according to the plat thereof recorded in Volume 88075, Pages 3949, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a point for the most southerly, southeast corner of said REPLAT OF PART OF THE DOWNS ON HILLCREST and for the intersection of the original north right-of-way line of Churchill Way (80.0 feet original width) with a corner cut-off line between said north line of Churchill Way and the west right-of-way line of Hillcrest Road (100.0 feet wide);

**THENCE**, leaving the said west right-of-way line of Hillcrest Road and with the said north right-of-way line of Churchill Way, South  $87^{\circ} 53' 58''$  West, a distance of 1350.67 feet to a point for corner;

**THENCE**, leaving the said north right-of-way line and with the east line of Lot 1, Block D/7457, THE DOWNS ON HILLCREST ADDITION, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 7, Page 478A, Map Records of Dallas County, Texas, North  $02^{\circ} 04' 02''$  West, a distance of 95.00 feet to the beginning of a tangent curve to the left, having a central angle of  $03^{\circ} 40' 23''$ , a radius of 2815.10 feet and a chord bearing and distance of North  $03^{\circ} 54' 14''$  West, 180.44 feet;

**THENCE** with the said curve, an arc distance of 180.47 feet to a point for the northeast corner of said Lot 1, Block D/7457;

**THENCE** South  $86^{\circ} 46' 58''$  West, a distance of 244.24 feet to a point for the northwest corner of said Lot 1, Block D/7457;

**THENCE** North  $01^{\circ} 00' 10''$  West, a distance of 160.77 feet to a point for the southwest corner of Lot 3, Block D/7457, THE DOWNS ON HILLCREST ADDITION;

**THENCE** North  $78^{\circ} 27' 25''$  East, a distance of 241.23 feet to a point for the southeast corner of said Lot 3 Block D/7457;

**THENCE** North  $00^{\circ} 55' 56''$  East, a distance of 38.83 feet to a point for the beginning of a tangent curve to the right, having a central angle of  $19^{\circ} 30' 02''$ , a radius of 443.80 feet and a chord bearing and distance of North  $10^{\circ} 40' 57''$  East, 150.32 feet;

**THENCE** with the said curve, an arc distance of 151.05 to a point for the northeast corner of said Lot 3, Block D/7457;

**THENCE** North  $78^{\circ} 46' 24''$  West, a distance of 275.19 feet to a point for the northwest corner of said Lot 3, Block D/7457;

**THENCE** North  $01^{\circ} 00' 10''$  West, a distance of 228.88 feet to a point for a corner;

**THENCE** South  $89^{\circ} 48' 00''$  West, a distance of 40.00 feet to a point for corner;

**THENCE** North  $01^{\circ} 00' 10''$  West, a distance of 295.54 feet to a point for corner;

**THENCE** South  $88^{\circ} 47' 17''$  West, a distance of 17.91 feet to a point for a corner;

**THENCE** North  $01^{\circ} 58' 42''$  East, a distance of 52.04 feet to a point for a corner;

**THENCE** North  $01^{\circ} 42' 48''$  West, a distance of 514.06 feet to a point for a corner;

**THENCE** North  $86^{\circ} 42' 14''$  East, a distance of 856.85 feet to a point for the northwest corner of Lot 29, Block B-1/7457 of the beforementioned REPLAT OF PART OF THE DOWNS ON HILLCREST;

**THENCE** South  $28^{\circ} 19' 37''$  East, a distance of 158.40 feet to an angle point for a corner;





THENCE South  $51^{\circ} 53' 04''$  East, a distance of 58.11 feet to the beginning of a non-tangent curve to the right, having a central angle of  $84^{\circ} 34' 27''$ , a radius of 53.50 feet and a chord bearing and distance of North  $44^{\circ} 42' 48''$  East, 71.89 feet;

THENCE Northeasterly, with said curve, an arc distance of 78.97 feet to a point for the point of tangency of said curve;

THENCE North  $87^{\circ} 00' 00''$  East, a distance of 13.00 feet to a point for the beginning of a tangent curve to the right, having a central angle of  $147^{\circ} 17' 06''$ , a radius of 53.50 feet and a chord bearing and distance of South  $19^{\circ} 20' 55''$  East, 102.67 feet;

THENCE Southeasterly, with said curve, an arc distance of 137.54 feet to a point for the beginning of a reverse curve to the left, having a central angle of  $57^{\circ} 18' 03''$ , a radius of 22.62 feet and a chord bearing and distance of South  $25^{\circ} 39' 01''$  West, 21.70 feet;

THENCE Southerly, with the said curve, an arc distance of 22.62 feet to a point for the point of tangency of said curve;

THENCE South  $03^{\circ} 00' 00''$  East, a distance of 17.64 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of  $08^{\circ} 59' 23''$ , a radius of 175.00 feet and a chord bearing and distance of South  $89^{\circ} 46' 24''$  East, 27.43 feet;

THENCE Easterly, with the said curve, an arc distance of 27.46 feet to a point for corner;

THENCE South  $01^{\circ} 17' 02''$  East, a distance of 50.38 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of  $37^{\circ} 46' 20''$ , a radius of 125.00 feet and a chord bearing and distance of South  $78^{\circ} 15' 08''$  West, 80.92 feet;

THENCE Westerly, with the said curve, an arc distance of 82.41 feet to a point for the point of tangency of said curve;

THENCE South  $59^{\circ} 21' 58''$  West, a distance of 84.27 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of  $24^{\circ} 22' 27''$ , a radius of 175.00 feet and a chord bearing and distance of South  $10^{\circ} 14' 01''$  East, 73.89 feet;

THENCE Southerly, with the said curve, an distance of 74.45 feet to a point for the beginning of a reverse curve to the left, having a central angle of  $11^{\circ} 21' 44''$ , a radius of 475.00 feet and a chord bearing and distance of South  $03^{\circ} 43' 40''$  East, 94.04 feet;

THENCE Southerly, with the said curve, an arc distance of 94.20 feet to the point for the beginning of a reverse curve to the right, having a central angle of  $67^{\circ} 05' 18''$ , a radius of 225.00 feet, and a chord bearing and distance of South  $24^{\circ} 08' 07''$  West, 248.66 feet;

THENCE Southwesterly, with the said curve, an arc distance of 263.46 feet to a point for the northeast corner of Lot 8, Block E/7457, REPLAT OF PART OF THE DOWNS ON HILLCREST;

THENCE South  $35^{\circ} 00' 00''$  East, a distance of 138.51 feet to a point for corner;

THENCE South  $88^{\circ} 44' 19''$  West, a distance of 25.61 feet to a point for the northeast corner of Lot 10, Block E/7457, REPLAT OF PART OF THE DOWNS ON HILLCREST;

THENCE with the east line of Lot 10, South  $18^{\circ} 55' 41''$  East, a distance of 92.13 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of  $15^{\circ} 15' 00''$ , a radius of 252.89 feet and a chord bearing and distance of North  $82^{\circ} 27' 35''$  East, 67.11 feet;

THENCE Easterly, with the said curve, an arc distance of 67.31 feet to a point for the beginning of a reverse curve to the left, having a central angle of  $28^{\circ} 48' 29''$ , a radius of 300.00 feet and a chord bearing and distance of North  $75^{\circ} 40' 50''$  East, 148.28 feet;

THENCE Easterly, with the said curve, an arc distance of 150.84 feet to a point for the beginning of a reverse curve to the right, having a central angle of  $13^{\circ} 18' 06''$ , a radius of 325.00 feet and a chord bearing and distance of North  $67^{\circ} 54' 39''$  East, 75.09 feet;

THENCE Easterly, with the said curve, an arc distance of 75.28 feet to a point for the point of tangency of said curve;

THENCE North  $74^{\circ} 32' 42''$  East, a distance of 73.59 feet to a point for the beginning of a tangent curve to the right, having a central angle of  $09^{\circ} 26' 35''$ , a radius of 977.42 and a chord bearing and distance of North  $79^{\circ} 16' 00''$  East, 160.91 feet;

THENCE Easterly, with the said curve, an arc distance of 161.09 feet to a point for corner;

THENCE South 01° 10' 58" East, a distance of 50.19 feet to a point for the northwest corner of Lot 37, Block A/7457, REPLAT OF PART OF THE DOWNS ON HILLCREST;

THENCE South 01° 17' 16" East, a distance of 223.05 feet to a point for the northwest corner of the HILLWOOD ESTATES ADDITION, an addition to the City of Dallas, Texas according to the plat thereof as recorded in Volume 73096, Page 470, Map Records of Dallas County, Texas;

THENCE South 00° 01' 44" West, a distance of 428.98 feet to a point for the southwest corner of said HILLWOOD ESTATES ADDITION;

THENCE South 89° 12' 02" East, a distance of 131.53 feet to a point for corner;

THENCE North 00° 01' 40" East, a distance of 18.54 feet to a point for corner;

THENCE South 88° 33' 58" East, a distance of 124.20 feet to a point for the southeast corner of said HILLWOOD ESTATES ADDITION and being in the west right-of-way line of Hillcrest Road;

THENCE with the said west right-of-way line, South 00° 01' 44" West, a distance of 250.34 feet to a point for corner;

THENCE South 43° 58' 51" West, a distance of 14.40 feet to the POINT OF BEGINNING and containing 46.665 acres of land.

**TRACT TWO  
14.374 ACRES**

BEING a tract of land situated in the THOMAS DYKES SURVEY, Abstract No. 405 and being part of the City of Dallas Blocks A/7457, B-1/7457, D/7457, E/7457, and H/7457 and all of City of Dallas Block U/7457 and also being part of THE DOWNS ON HILLCREST, an addition to the City of Dallas as recorded in Volume 7, Page 478A, Map Records of Dallas County, Texas and also being a part of the REPLAT OF PART OF THE DOWNS ON HILLCREST, an addition to the City of Dallas as recorded in Volume 88075, Page 3949, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point in the west line of Hillcrest Road (100' ROW), for the southeast corner of Lot 38, Block H/7457 of the beforementioned REPLAT OF PART OF THE DOWNS ON HILLCREST and, the northeast corner of Lot 5, Block A of the beforementioned THE DOWNS ON HILLCREST;

THENCE along the north line of Lot 5, North 89° 58' 49" West, a distance of 259.48 feet to a point for the northwest corner of Lot 5;

THENCE North 01° 17' 16" West, a distance of 57.45 feet to a point for corner;

THENCE North 01° 10' 58" West, a distance of 50.19 feet to a point for corner for the beginning of a non-tangent curve to the left, having a central angle of 09° 26' 35", a radius of 977.42 feet and a chord bearing and distance of South 79° 16' 00" West, 160.81 feet;

THENCE westerly, with the said curve, an arc distance of 181.09 feet to the point of tangency of said curve;

THENCE South 74° 32' 42" West, a distance of 73.59 feet to a point for the beginning of a tangent curve to the left, having a central angle of 13° 16' 06", a radius of 325.00 feet and a chord bearing and distance of South 67° 54' 39" West, 75.08 feet;

THENCE westerly, with the said curve, an arc distance of 75.26 feet to a point for the beginning of a tangent curve to the right, having a central angle of 28° 48' 29", a radius of 300.00 feet and a chord bearing and distance of South 75° 40' 50" West, 149.28 feet;

THENCE westerly, with the said curve, an arc distance of 150.84 feet to a point for the beginning of a tangent curve to the left, having a central angle of 15° 15' 00", a radius of 252.89 feet and a chord bearing and distance of South 82° 27' 35" West, 67.11 feet;

THENCE westerly, with the said curve, an arc distance of 67.31 feet to a point for corner;

THENCE North 18° 55' 41" West, a distance of 92.13 feet to a point for corner;

THENCE North 68° 44' 18" East, a distance of 25.61 feet to a point for corner;

THENCE North 35° 00' 00" West, a distance of 138.51 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 57° 05' 18", a radius of 225.00 feet and a chord bearing and distance of North 24° 08' 07" East, 248.86 feet;

THENCE northerly, with the said curve, an arc distance of 253.46 feet to a point the beginning of a tangent curve to the right, having a central angle of 11° 21' 44", a radius of 475.00 feet and a chord bearing and distance of North 03° 43' 40" West, a distance of 84.04 feet;

THENCE northerly, with the said curve, an arc distance of 94.20 feet to a point for the beginning of a tangent curve to the left, having a central angle of 24° 22' 27", a radius of 175.00 feet and a chord bearing and distance of North 10° 14' 01" West, 73.89 feet;

THENCE northerly, with the said curve, an arc distance of 74.45 feet to a point for corner;

THENCE North 59° 21' 58" East, a distance of 84.27 feet to a point for corner at the beginning of a tangent curve to the right, having a central angle of 37° 46' 20", a radius of 125.00 feet and a chord bearing and distance of North 78° 15' 08" East, 80.92 feet;

THENCE easterly, with the said curve, an arc distance of 82.41 feet to a point for corner;

THENCE North 01° 17' 02" West, a distance of 50.39 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 08° 59' 23", a radius of 175.00 feet and a chord bearing and distance of North 89° 46' 24" West, 27.43 feet;

THENCE westerly, with the said curve, a distance of 27.46 feet to a point for corner;

THENCE North 03° 00' 00" West, a distance of 17.64 feet to a point for the beginning of a tangent curve to the right, having a central angle of 57° 18' 03", a radius of 22.82 feet and a chord bearing and distance of North 25° 39' 01" East, 21.70;

THENCE northerly, with the said curve, an arc distance of 22.83 feet to a point for the beginning of a tangent curve to the left, having a central angle of 147° 17' 06", a radius of 53.50 feet and a chord bearing and distance of North 19° 20' 55" West, 102.87 feet;

THENCE northwesterly, with the said curve, an arc distance of 137.54 feet to the point of tangency of said curve;

THENCE South 87° 00' 00" West, a distance of 13.00 feet to a point for the beginning of a tangent curve to the left, having a central angle of 84° 34' 27", a radius of 53.50 feet and a chord bearing and distance of South 44° 42' 46" West, 71.99 feet;

THENCE southwesterly, with the said curve, an arc distance of 78.97 feet to a point for corner;

THENCE North 51° 53' 04" West, a distance of 58.11 feet to a point for corner;

THENCE North 28° 19' 37" West, a distance of 158.40 feet to a point for the northwest corner of Lot 29, Block B-17457, REPLAT OF PART OF THE DOWNS ON HILLCREST;

THENCE North 86° 42' 14" East, a distance of 608.26 feet to a point for the northwest corner of Lot 11, Block D/7457, THE DOWNS ON HILLCREST ADDITION;

THENCE South 01° 17' 13" East, a distance of 363.46 feet to a point for corner;

THENCE South 42° 45' 22" East, a distance of 38.54 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 05° 37' 17", a radius of 870.00 feet and a chord bearing and distance of South 89° 31' 37" East, 95.13 feet;

THENCE easterly, with the said curve, an arc distance of 95.17 feet to the point of tangency of said curve;

THENCE North 87° 39' 44" East, a distance of 57.92 feet to a point for corner;

THENCE South 46° 09' 16" East, a distance of 34.62 feet to a point for corner;

THENCE North 87° 39' 44" East, a distance of 35.00 feet to a point in the west right-of-way line of Hillcrest Road (100' ROW);

THENCE with the said west right-of-way line, South 00° 01' 44" West, a distance of 583.83 feet to the POINT OF BEGINNING and containing 14.374 acres of land.

**EXHIBIT A**  
**(continued)**

Those tracts and parcels of real property located in the City of Dallas, Dallas County, Texas and more particularly described as follows:

- (a) All lots, tracts or parcels of real property subject to that certain Declaration of Covenants, Conditions and Restrictions for the Downs of Hillcrest, recorded in Volume 92221, Page 4152 of the Deed Records of Dallas County, Texas;
- (b) All lots, tracts or parcels of real property subject to that certain Supplementary Declaration of Covenants, Conditions and Restrictions for the Downs of Hillcrest, recorded in Volume 93025, Page 0937 of the Deed Records of Dallas County, Texas;
- (c) All lots, tracts or parcels of real property subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest, recorded in Volume 2000163, Page 00069 of the Deed Records of Dallas County, Texas;
- (d) Lot 1 and Lot 1-A, Block D/7457 of THE DOWNS OF HILLCREST, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 7, Page 478-A of the Map Records of Dallas County, Texas;
- (e) Lot 3 and a part of Lot 2 in Block D/7457 of THE DOWNS OF HILLCREST, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 7, Page 478-A of the Map Records of Dallas County, Texas;
- (f) Lot 70-A, Block G-1/7457, of THE DOWNS OF HILLCREST, PHASE 2A, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 98247, Page 35 of the Map Records of Dallas County, Texas; and
- (g) All lots, tracts or parcels of real property set forth in The Downs of Hillcrest Phase 1C, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 93133, Page 1920 of the Map Records of Dallas County, Texas.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400254902

eRecording - Real Property

Recorded On: December 17, 2024 03:25 PM

Number of Pages: 13

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**" Examined and Charged as Follows: "**

Total Recording: \$69.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202400254902  
Receipt Number: 20241217000119  
Recorded Date/Time: December 17, 2024 03:25 PM  
User: Kathleen M  
Station: Cc140

**Record and Return To:**

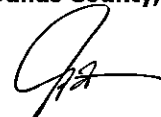
CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.