

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

**FOURTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM  
OF RECORDING OF DEDICATORY INSTRUMENTS FOR THE  
DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

The undersigned, as attorney for The Downs of Hillcrest Residential Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

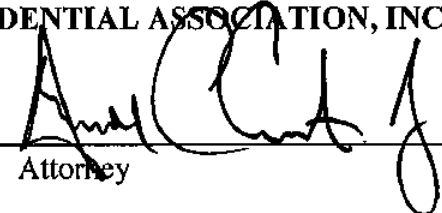
- ***The Downs of Hillcrest Residential Association, Inc. - Architectural Standards*** (Exhibit "A").

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended, revoked or modified.

IN WITNESS WHEREOF, The Downs of Hillcrest Residential Association, Inc. has caused this Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Dallas County Clerk, and serves to supplement that certain Certificate and Memorandum of Recording of Association Documents for The Downs of Hillcrest Residential

Association, Inc., filed on September 28, 2006, and recorded as Instrument No. 200600361336 in the Official Public Records of Dallas County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Downs of Hillcrest Residential Association, Inc., filed on December 13, 2011, and recorded as Instrument No. 201100323710 in the Official Public Records of Dallas County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Downs of Hillcrest Residential Association, Inc., filed on December 19, 2016, and recorded as Instrument No. 201600352215 in the Official Public Records of Dallas County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Downs of Hillcrest Residential Association, Inc., filed on May 22, 2017, and recorded as Instrument No. 201700142519 in the Official Public Records of Dallas County, Texas.

**THE DOWNS OF HILLCREST  
RESIDENTIAL ASSOCIATION, INC.**

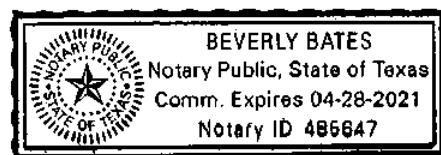
By:   
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for The Downs of Hillcrest Residential Association, Inc., 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 2<sup>nd</sup> day of November, 2018.

  
Notary Public, State of Texas





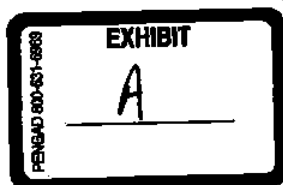
**PARAMOUNT**  
LAND DEVELOPMENT, INC.

MEMORANDUM

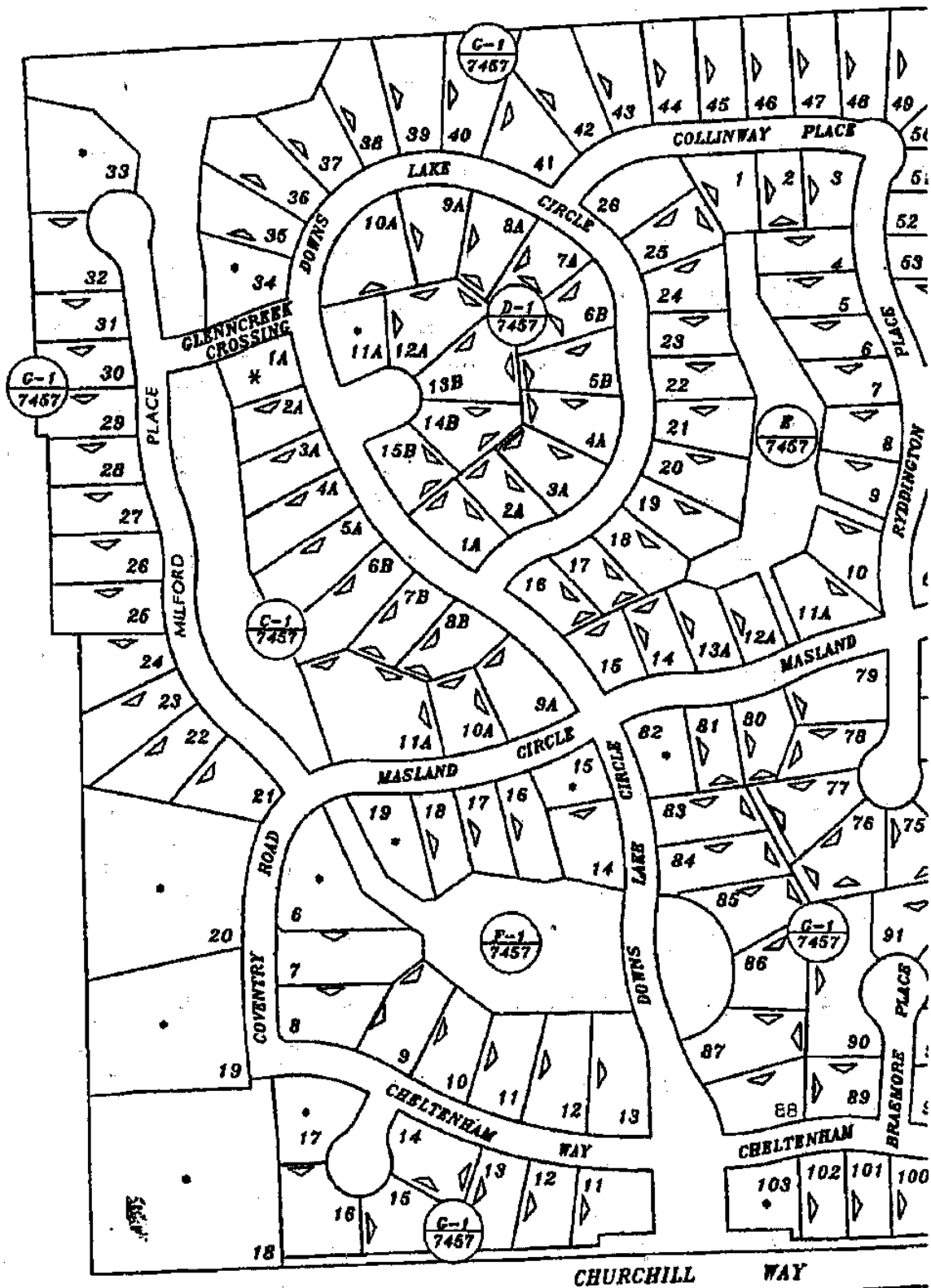
DATE: April 26, 1994  
TO: The Downs of Hillcrest Builders  
FROM: Paramount Land Development &  
The Downs of Hillcrest Architectural Control Committee  
RE: Architectural Plans for Review

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To eliminate confusion in relation to submittal of Architectural Plans for review, a preliminary set of drawings must be submitted for review. With this set of preliminary plans, a plot plan showing all trees to be removed and saved should be included. All trees shall be noted as being removed or being saved. This information will allow the Architectural Committee to more thoroughly review the sighting of each individual house.



# ARCHITECTURAL STANDARDS



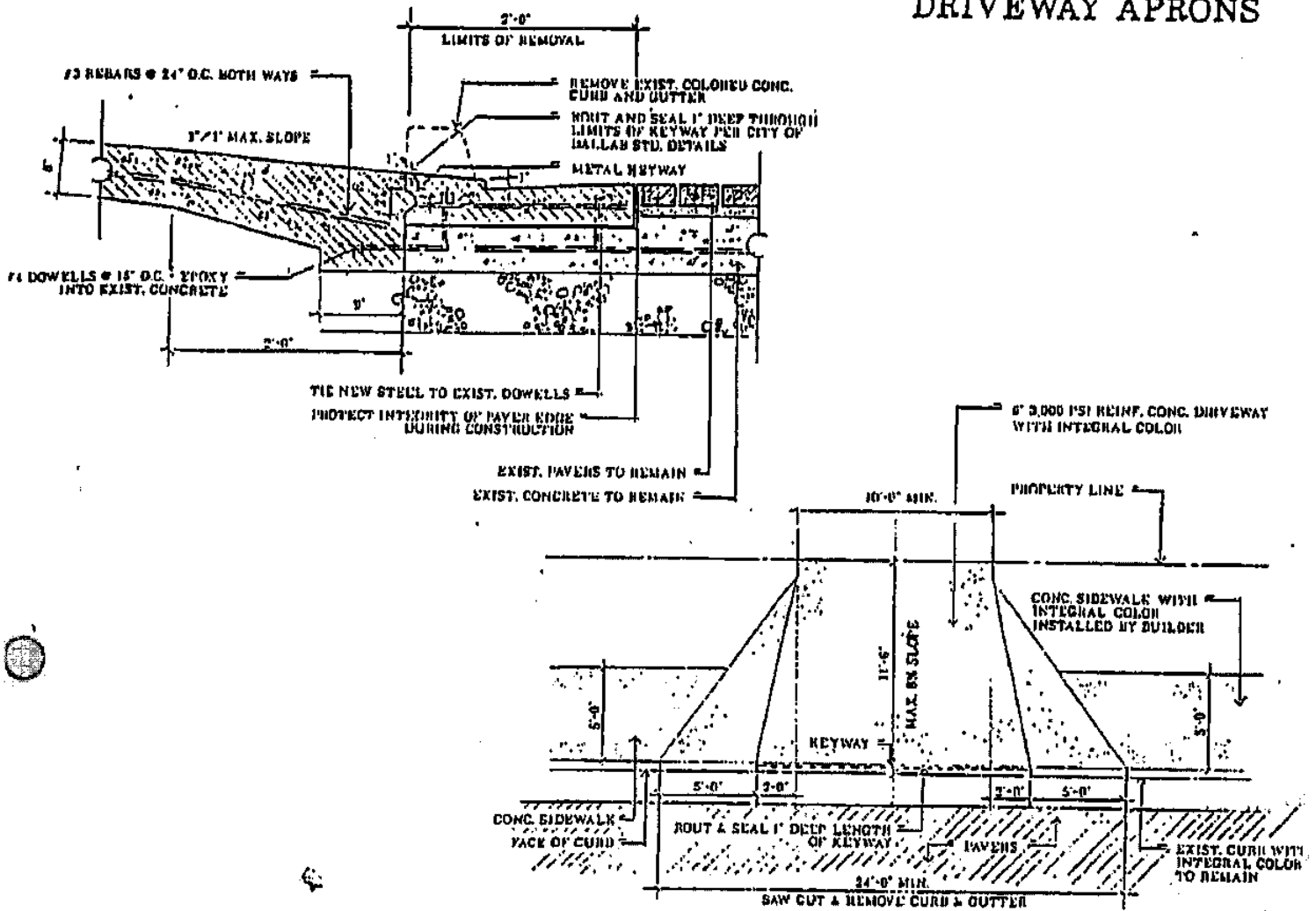
THE DOWNS OF HILLCREST

# ARCHITECTURAL STANDARDS



THE DOWNS OF HILLCREST

DRIVEWAY APRONS



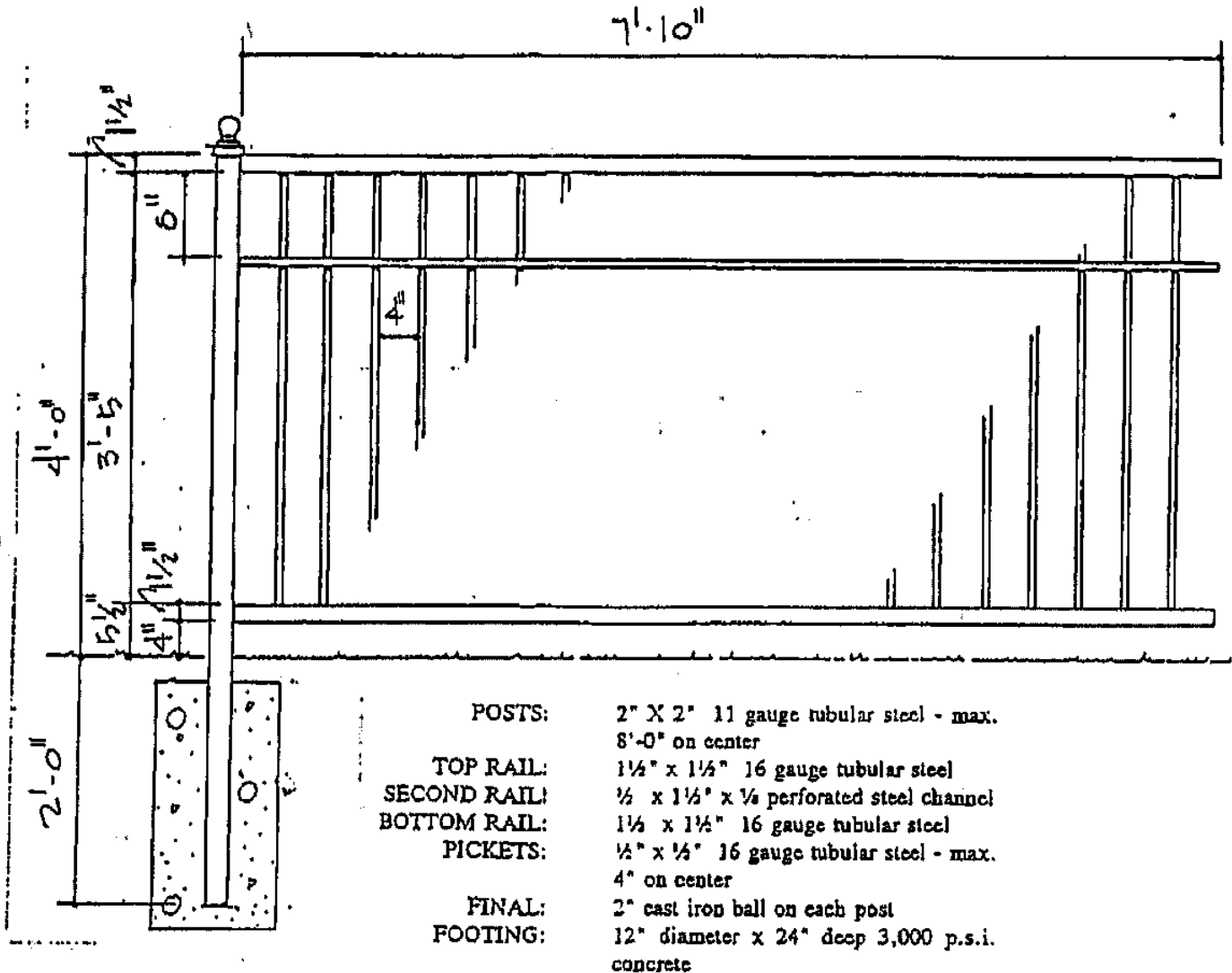
The intent of this Construction Standard is to minimize disturbance to the private streets and provide for a uniform appearance within the private street right-of-way.

All driveway aprons and sidewalks within the private street right-of-way shall be constructed of concrete using Chromix Admixture #C-27 Westwood Brown.

Existing colored concrete curb and gutter shall be saw cut and removed per the details above. Care shall be taken to protect the integrity of the exposed edge of the pavers. The driveway apron shall be poured within eight (8) hours of the curb and gutter removal.

In the event that concrete pavers need to be repaired or replaced, the work will be done by contractors experienced in concrete paver installation, and the work shall conform to industry standards. Replacement pavers in the existing streets shall be obtained from the developer to ensure a matching color.

FENCING AT COMMON AREAS



All material to be first quality, free from rust or blemishes.

All connections to be welded. All welds to be continuous and ground smooth prior to priming.

All members to be shop painted with one coat of red oxide primer and two coats of low luster black enamel.

## ROOFING MATERIAL

The intent of this Construction Standard is to mandate the use of roofing materials which are of the highest grade and quality and which are consistent with the external design, color, and appearance of other improvements in the subdivision.

In lieu of 400 pound Timberline Composition roofing materials referenced in Article 9.13 of the Covenants, Conditions and Restrictions, the minimum standard shall be Slateline brand fiberglass Class A roof shingles or better. The Architectural Control Committee may approve alternate materials, provided they are of the same or better grade and quality as Slateline and consistent with the external design, color, and appearance of other improvements within the subdivision.



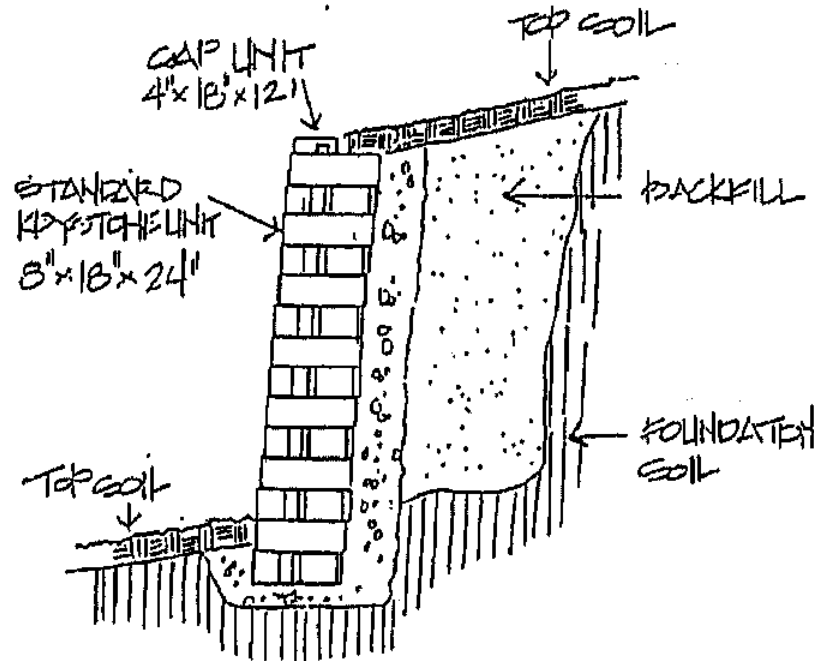
APPROVED ROOFING MATERIAL

The following materials are the only materials currently approved for use within The Downs of Hillcrest:

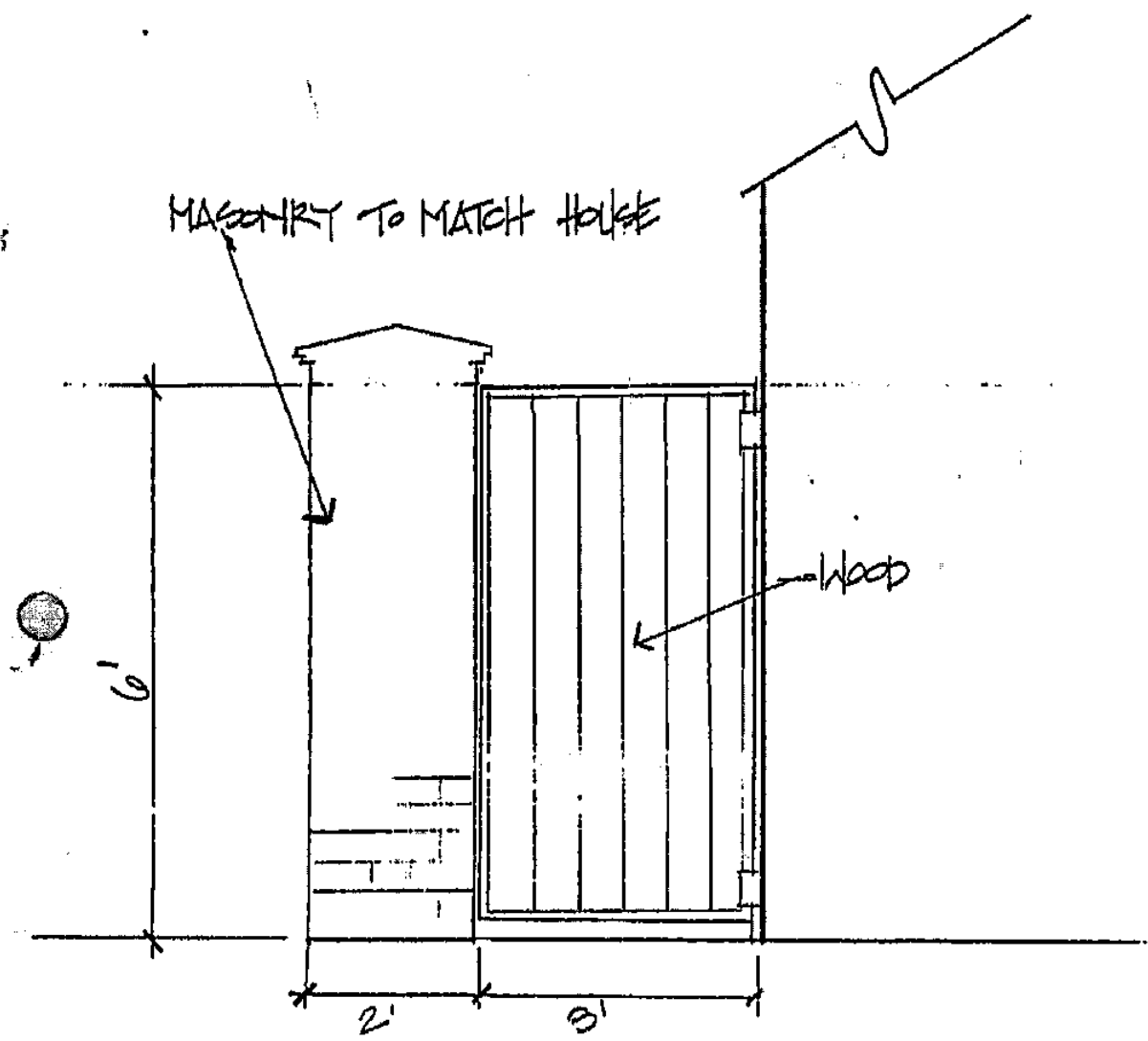
- 40 YEAR, 400 POUND COMPOSITION SHINGLE
- TIMBERLINE SLATELINE COMPOSITION SHINGLE
- 40 YEAR PRESTIGE PLUS COMPOSITION SHINGLE
- SLATE
- STANDING SEAM METAL
- CONCRETE TILE
- HARDY SHAKE
- CEDAR SHINGLE

This revision will remove Cedar Shake and all other wood products as acceptable roofing materials within The Downs of Hillcrest.

## RETAINING WALLS



- It shall be the intent of the Declarant, the Association and the Architectural Control Committee to promote visual continuity in and around the Common Properties. This bulletin is intended only to establish a standard of appearance and quality. The builder bears all responsibility relating to structural design and integrity.
- Retaining walls visible from any portion of the Common Properties including, but not limited to those facing the lakes, shall be restricted to structurally designed walls made from "Keystone" units with an 8" x 18" face installed per manufacturer's recommendations.
- All exposed concrete wall units will be "Keystone" standard units with caps and split face finish. The color to be used is gray as manufactured by Jewell Concrete (1-800-792-3216); Materials of equal quality and appearance by other manufacturers may be accepted subject to review by the Architectural Control Committee.

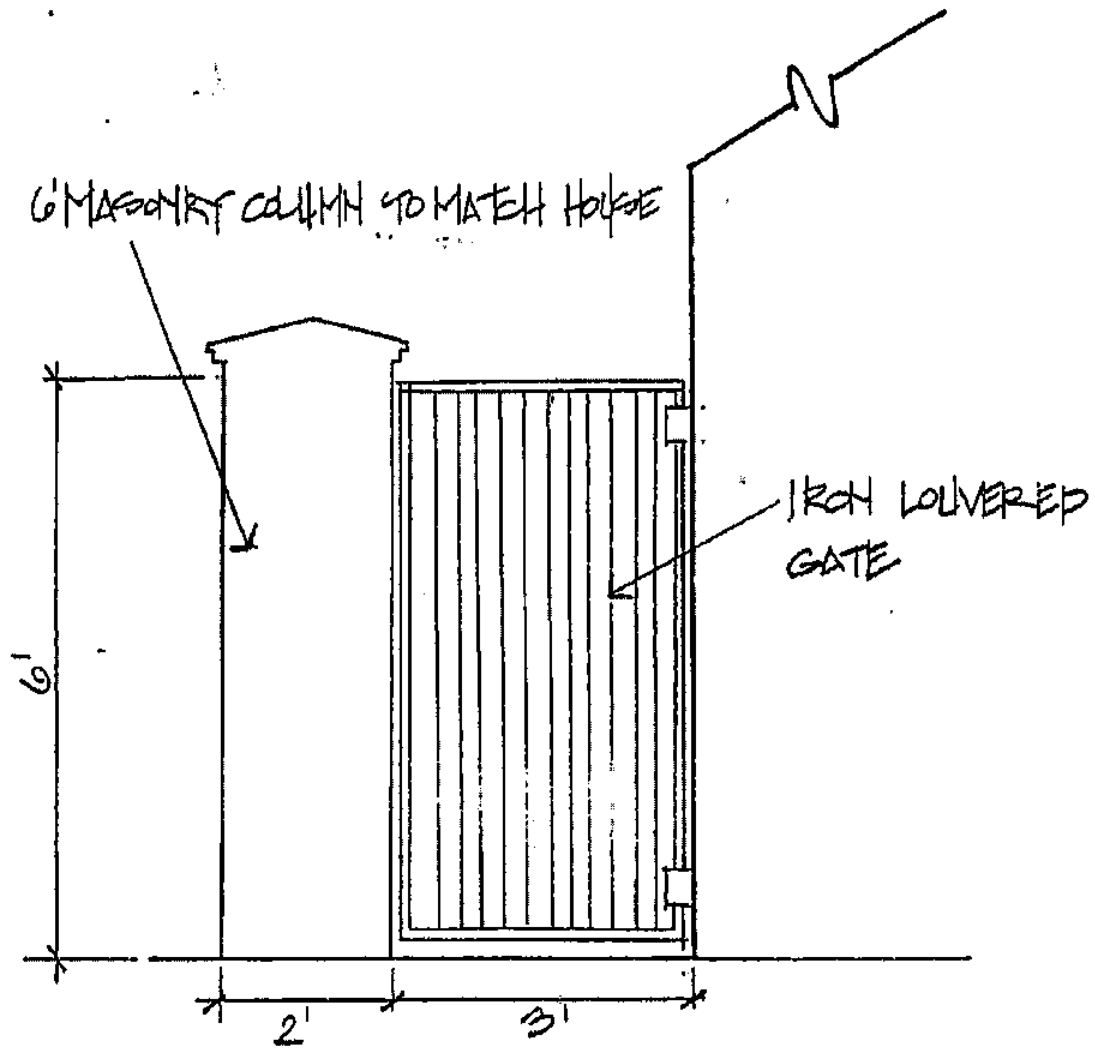


1/2" = 1' ELEVATION

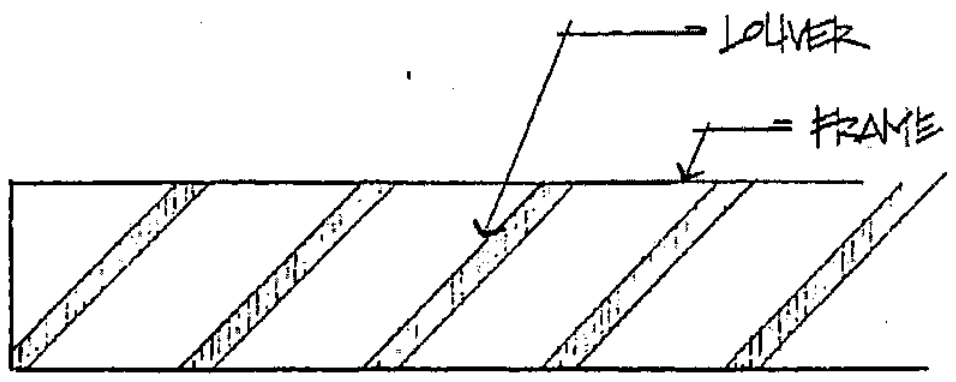
MASONRY COLUMN W/ WOOD GATE



# MASONRY COLUMN W/ IRON LOUVERED GATE



1/2" = 1' ELEVATION

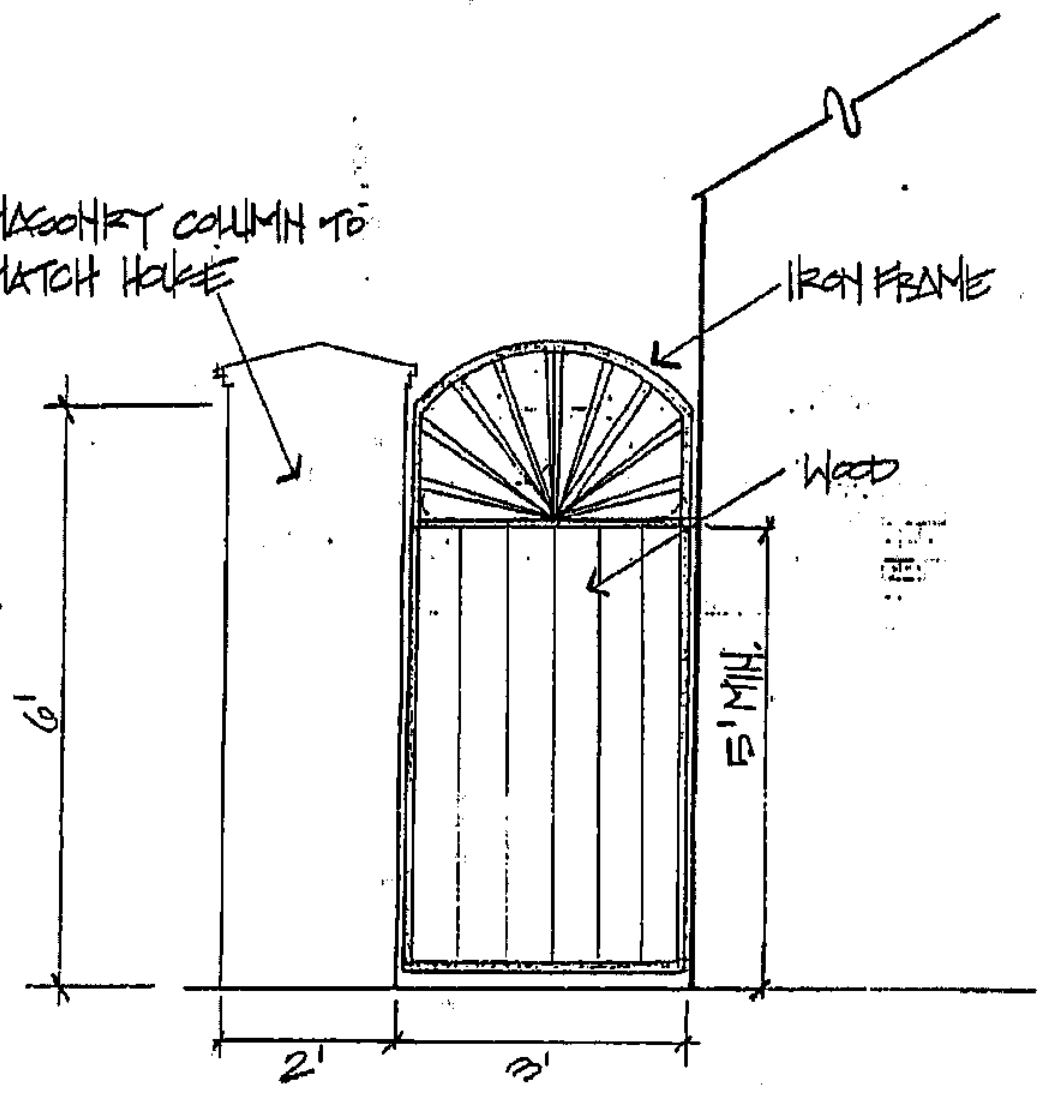


PLAN LOUVER GATE

MASONRY COLUMN TO MATCH HOUSE

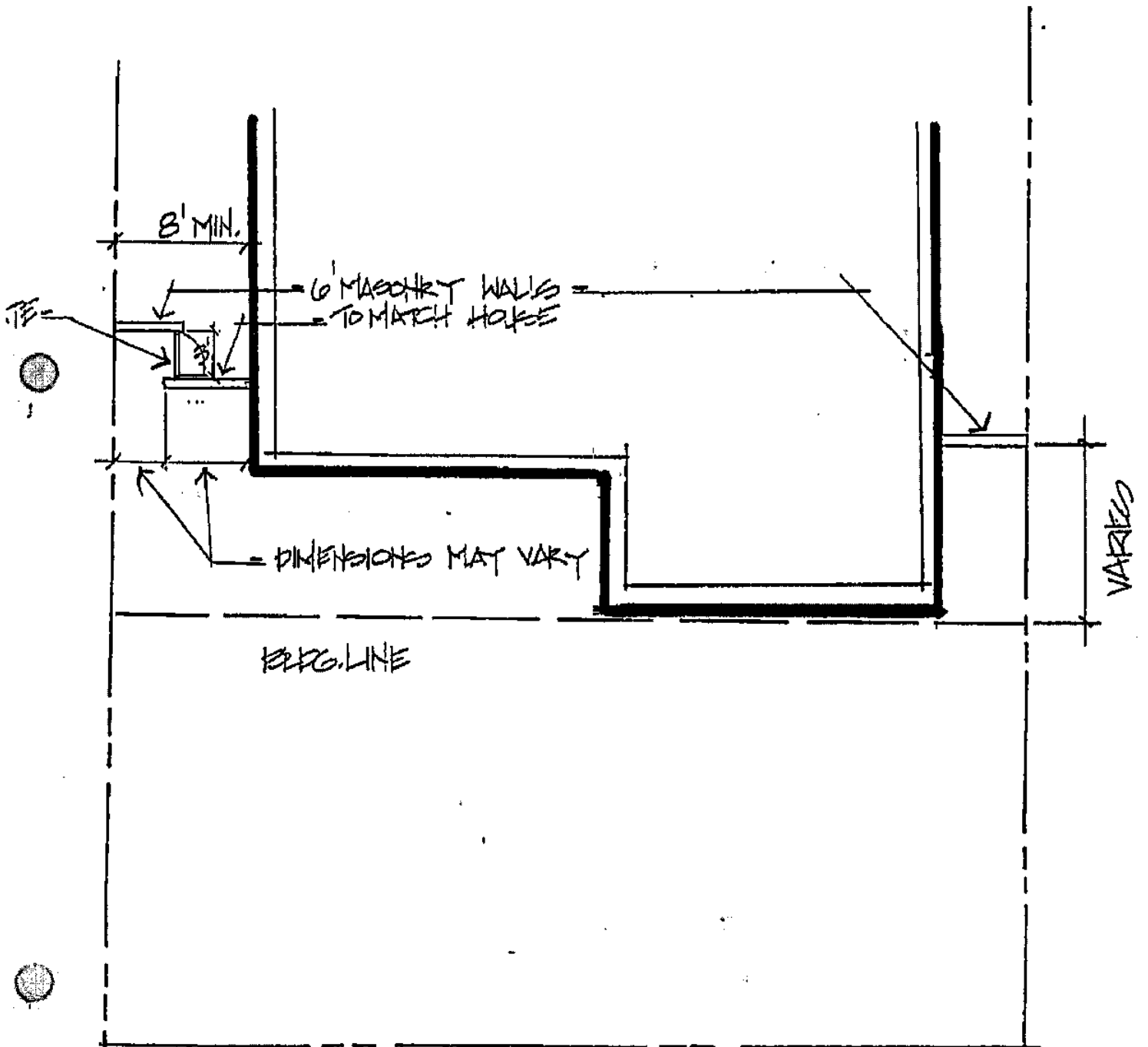
IRON FRAME

WOOD



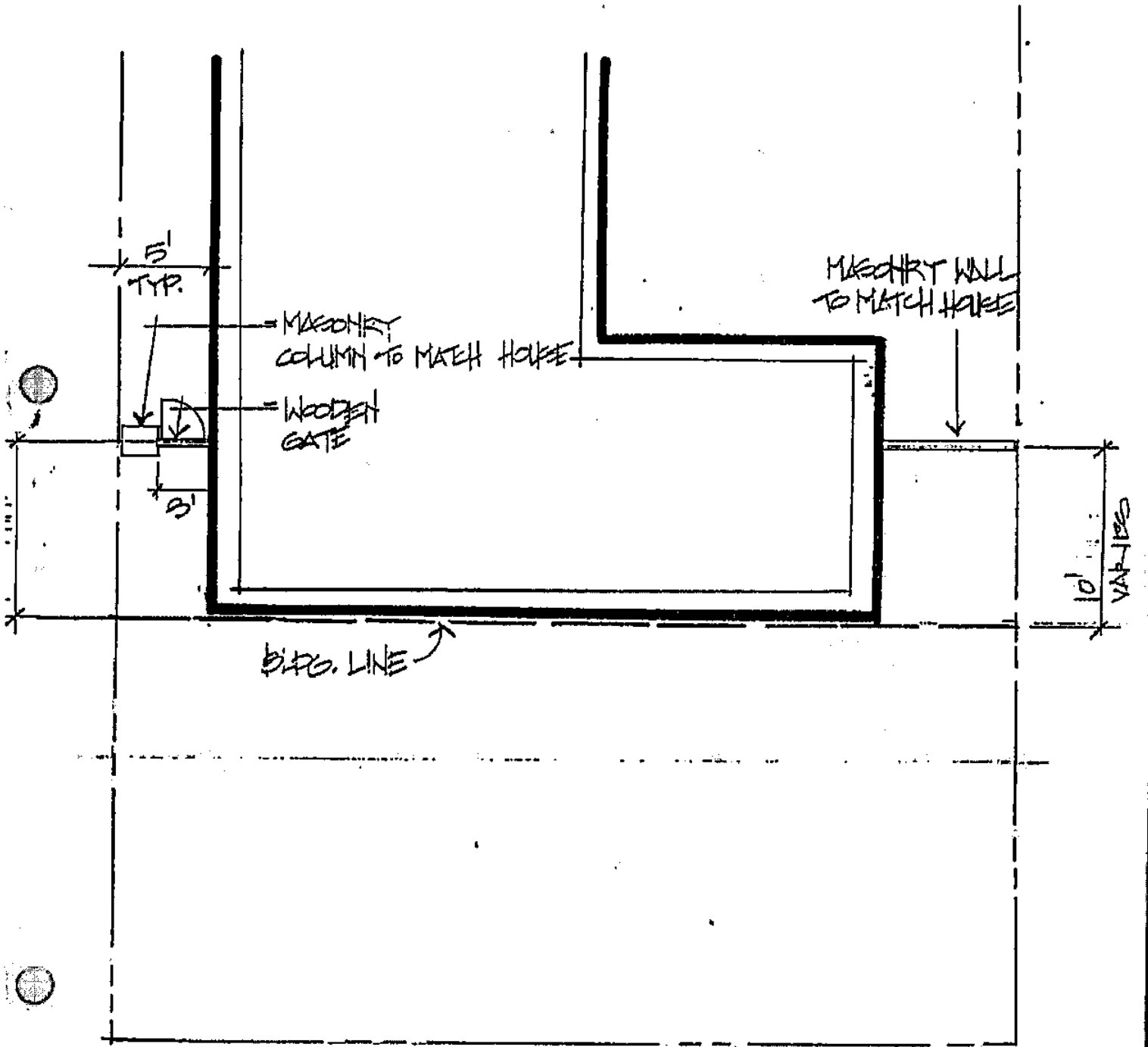
MASONRY COLUMN & IRON GATE W/ WOOD INSIDE

1/2" = 1'



1/8" = 1'

TYPICAL LOT

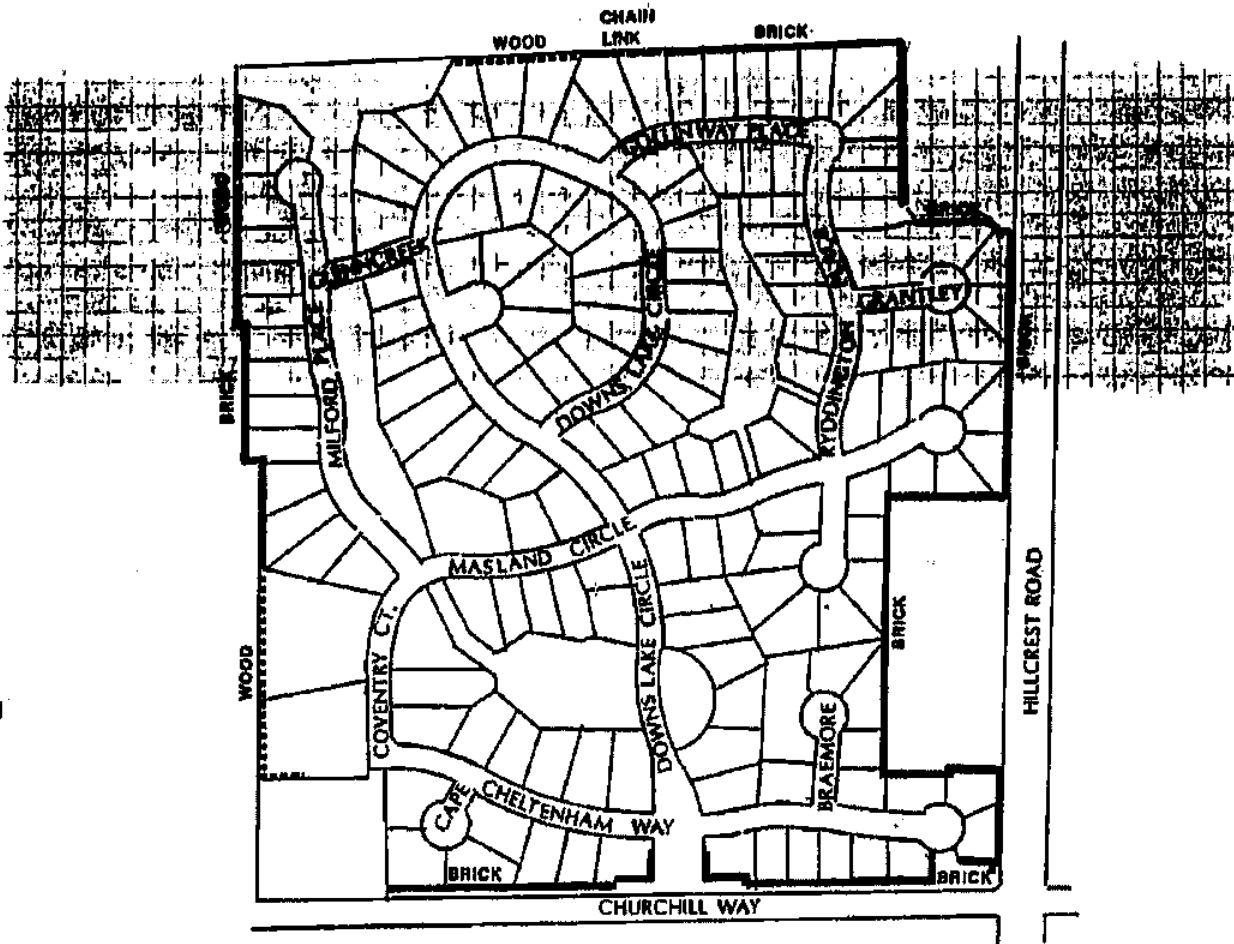


1/8" = 1'

TYPICAL LOT

EXISTING SCREEN WALL

The fence types shown and their respective locations are approximate. It is the owner's responsibility to verify exact conditions in the field.



The intent of this Bulletin is to clarify the location of perimeter screen walls and fences and their relationship to required building setback lines.

MASONRY WALLS AND WOOD FENCES EXIST ON MANY OF THE PERIMETER LOTS.

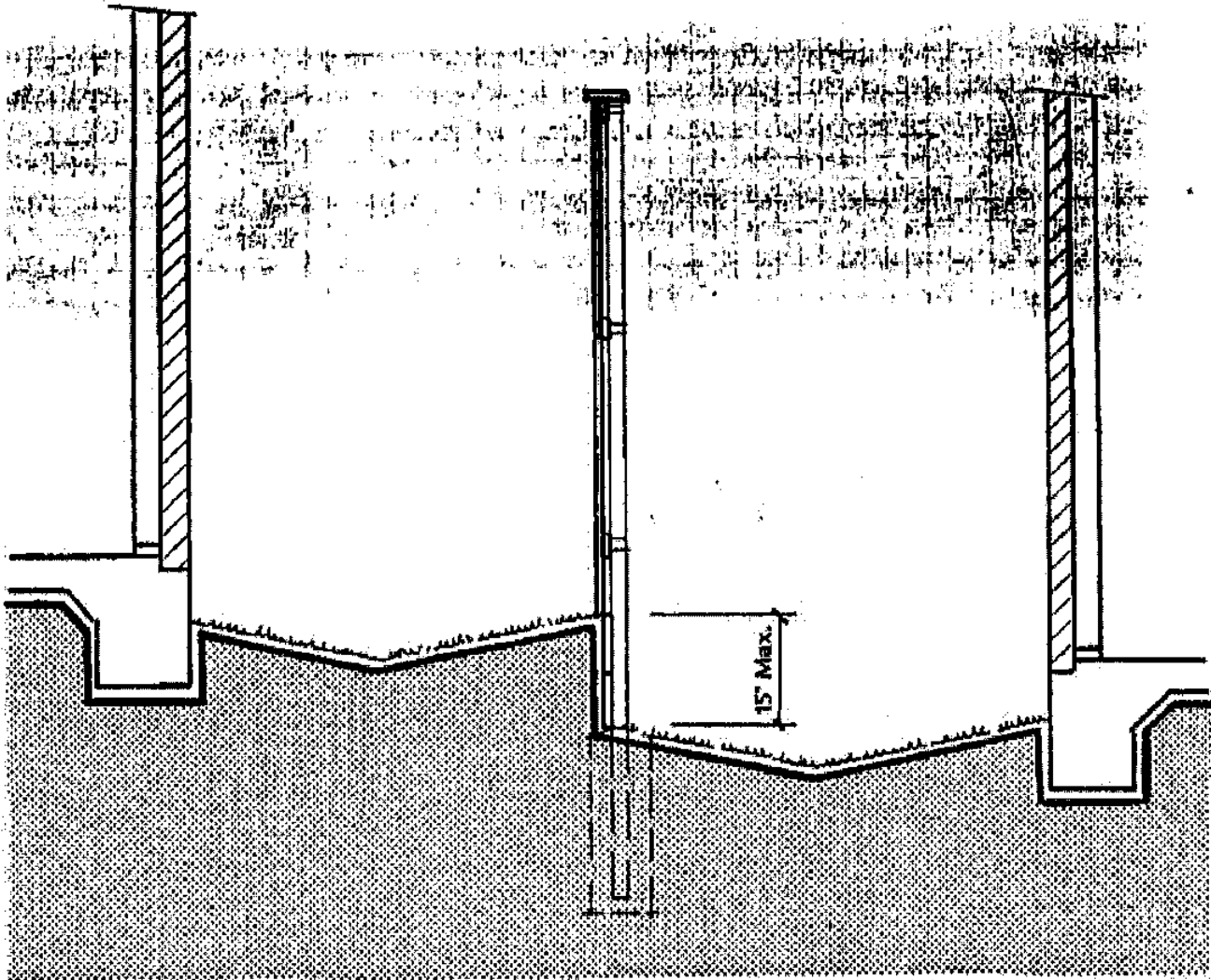
THESE WALLS AND FENCES ARE OWNED BY THE HOMEOWNER'S ASSOCIATION, AND THEY OCCUR WITHIN EASEMENTS ON THE LOT. WALLS AND FENCES ARE NOT ALWAYS LOCATED ON THE PROPERTY LINE.

BUILDING SETBACK LINES ARE MEASURED FROM THE PROPERTY LINE AND NOT THE SCREEN WALL OR FENCE. HOWEVER, IT IS THE RECOMMENDATION OF THE ARCHITECTURAL CONTROL COMMITTEE THAT A CLEAR DISTANCE OF FIVE (5) FEET BE MAINTAINED BETWEEN EXISTING SCREEN WALLS AND NEW CONSTRUCTION.

IT IS THE RESPONSIBILITY OF THE LOT OWNER AND/OR BUILDER TO VERIFY THE EXACT LOCATION OF THE WALLS AND FENCES WHICH MAY EXIST ON THEIR LOT.



## FENCE / RETAINING WALLS



**WOOD MATERIALS WILL NO LONGER BE PERMITTED FOR RETAINING WALLS ON ANY PORTION OF THE DOWNS OF HILLCREST.**

**MINOR GRADE CHANGES TO PREVENT LOT TO LOT DRAINAGE MAY BE RETAINED USING TREATED WOOD AS A PART OF THE FENCE SYSTEM. THE MAXIMUM ALLOWABLE HEIGHT FOR THIS USE WILL BE FIFTEEN INCHES (THE DEPTH OF TWO BOARDS).**

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, B/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 3948, 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  $87^{\circ} 55' 58''$  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  $86^{\circ} 48' 58''$  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 180.77 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 39.83 feet to a point for the beginning of a tangent curve to the right, having a central angle of  $18^{\circ} 30' 02''$ , 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 feet 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 28, 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° 53' 04" East, a distance of 55.11 feet to the beginning of a non-tangent curve to the right, having a central angle of 84° 34' 27", a radius of 53.50 feet and a chord bearing and distance of North 44° 42' 48" East, 71.98 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° 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° 17' 06", a radius of 53.50 feet and a chord bearing and distance of South 19° 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° 18' 03", a radius of 22.52 feet and a chord bearing and distance of South 25° 39' 01" West, 21.70 feet;

THENCE Southerly, with the said curve, an arc distance of 22.52 feet to a point for the point of tangency of said curve;

THENCE South 03° 00' 00" East, a distance of 17.54 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 08° 59' 23", a radius of 175.00 feet and a chord bearing and distance of South 85° 45' 24" East, 27.43 feet;

THENCE Easterly, with the said curve, an arc distance of 27.43 feet to a point for corner;

THENCE South 01° 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° 48' 20", a radius of 125.00 feet and a chord bearing and distance of South 78° 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° 21' 58" West, a distance of 94.27 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 24° 22' 27", a radius of 175.00 feet and a chord bearing and distance of South 10° 14' 01" East, 73.88 feet;

THENCE Southerly, with the said curve, an arc distance of 74.45 feet to a point for the beginning of a reverse curve to the left, having a central angle of 11° 21' 44", a radius of 475.00 feet and a chord bearing and distance of South 03° 43' 40" East, 84.04 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 57° 05' 18", a radius of 225.00 feet, and a chord bearing and distance of South 24° 08' 07" West, 248.68 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° 00' 00" East, a distance of 138.51 feet to a point for corner;

THENCE South 85° 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° 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° 15' 00", a radius of 252.89 feet and a chord bearing and distance of North 82° 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° 48' 29", a radius of 300.00 feet and a chord bearing and distance of North 75° 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° 16' 06", a radius of 325.00 feet and a chord bearing and distance of North 87° 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° 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° 26' 35", a radius of 977.42 feet and a chord bearing and distance of North 79° 16' 00" East, 180.91 feet;

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

THENCE South  $01^{\circ} 10' 58''$  East, a distance of 50.18 feet to a point for the northwest corner of Lot 37, Block A/7457, REPLAT OF PART OF THE DOWNS ON HILLCREST;

THENCE South  $01^{\circ} 17' 16''$  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 73088, Page 470, Map Records of Dallas County, Texas;

THENCE South  $00^{\circ} 01' 44''$  West, a distance of 428.98 feet to a point for the southwest corner of said HILLWOOD ESTATES ADDITION,;

THENCE South  $89^{\circ} 12' 02''$  East, a distance of 131.53 feet to a point for corner;

THENCE North  $00^{\circ} 01' 40''$  East, a distance of 18.54 feet to a point for corner;

THENCE South  $88^{\circ} 33' 58''$  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  $00^{\circ} 01' 44''$  West, a distance of 250.34 feet to a point for corner;

THENCE South  $43^{\circ} 58' 51''$  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 I/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 384B, 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  $89^{\circ} 58' 49''$  West, a distance of 258.48 feet to a point for the northwest corner of Lot 5;

THENCE North  $01^{\circ} 17' 16''$  West, a distance of 57.45 feet to a point for corner;

THENCE North  $01^{\circ} 10' 58''$  West, a distance of 50.18 feet to a point for corner for the beginning of a non-tangent curve to the left, having a central angle of  $09^{\circ} 26' 35''$ , a radius of 977.42 feet and a chord bearing and distance of South  $79^{\circ} 16' 00''$  West, 160.91 feet;

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

THENCE South  $74^{\circ} 32' 42''$  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  $13^{\circ} 16' 06''$ , a radius of 325.00 feet and a chord bearing and distance of South  $67^{\circ} 54' 38''$  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  $28^{\circ} 48' 29''$ , a radius of 300.00 feet and a chord bearing and distance of South  $75^{\circ} 40' 50''$  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  $15^{\circ} 15' 00''$ , a radius of 252.89 feet and a chord bearing and distance of South  $82^{\circ} 27' 35''$  West, 67.11 feet;

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

THENCE North  $18^{\circ} 55' 41''$  West, a distance of 92.13 feet to a point for corner;

THENCE North  $88^{\circ} 44' 18''$  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, 73.88 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° 48' 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° 48' 24" West, 27.43 feet;

THENCE westerly, with the said curve, a distance of 27.48 feet to a point for corner;

THENCE North 03° 00' 00" West, a distance of 17.84 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, 102.67 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, 71.98 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° 18' 37" West, a distance of 158.40 feet to a point for the northwest corner of Lot 29, Block B-17457, REPLAY 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 363.48 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 85.17 feet to the point of tangency of said curve;

THENCE North 87° 39' 44" East, a distance of 67.92 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 B**  
**(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; and
- (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.

**Filed and Recorded**  
**Official Public Records**  
**John F. Warren, County Clerk**  
**Dallas County, TEXAS**  
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