

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

**CORRECTED FOURTH
SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR THE
DOWNNS 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:

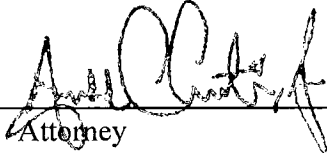
- ***The Downs of Hillcrest Residential Association, Inc. - Architectural Standards*** (Exhibit "A").

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 Corrected Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Dallas County Clerk to be effective as of November

6, 2018. The attached dedicatory instrument was incomplete when filed originally on November 6, 2018, and recorded as Instrument No. 201800294351 in the Official Public Records of Dallas County, Texas. Accordingly, this Corrected Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Downs of Hillcrest Residential Association, Inc., relates back to and is effective as of November 6, 2018, and Exhibit A attached hereto serves to replace, in its entirety, that certain The Downs of Hillcrest Residential Association, Inc. - Architectural Standards, recorded as Instrument No. 201800294351 in the Official Public Records of Dalla County, Texas, and is effective as of November 6, 2018.

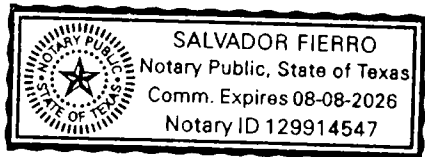
**THE DOWNS OF HILLCREST
RESIDENTIAL ASSOCIATION, INC.**

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 19th day of September, 2024.



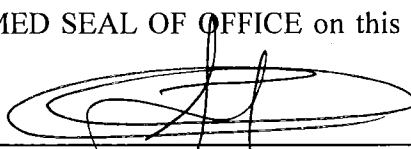

Notary Public, State of Texas

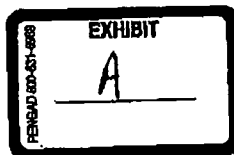
Exhibit A



MEMORANDUM

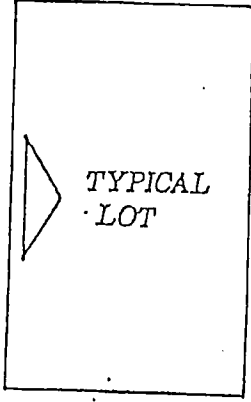
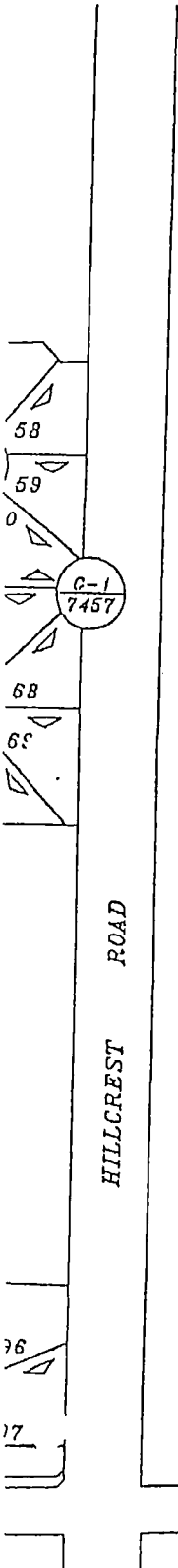
DATE: April 26, 1994
TO: The Downs of Hillcrest Builders
FROM: Paramount Land Development &
The Downs of Hillcrest Architectural Control Committee
RE: Architectural Plans for Review

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.



BULLETIN No. 1

PRIVACY RESTRICTION



Flat side of triangle (▲) indicates the side of the lot on which balconies and second story windows will be restricted.

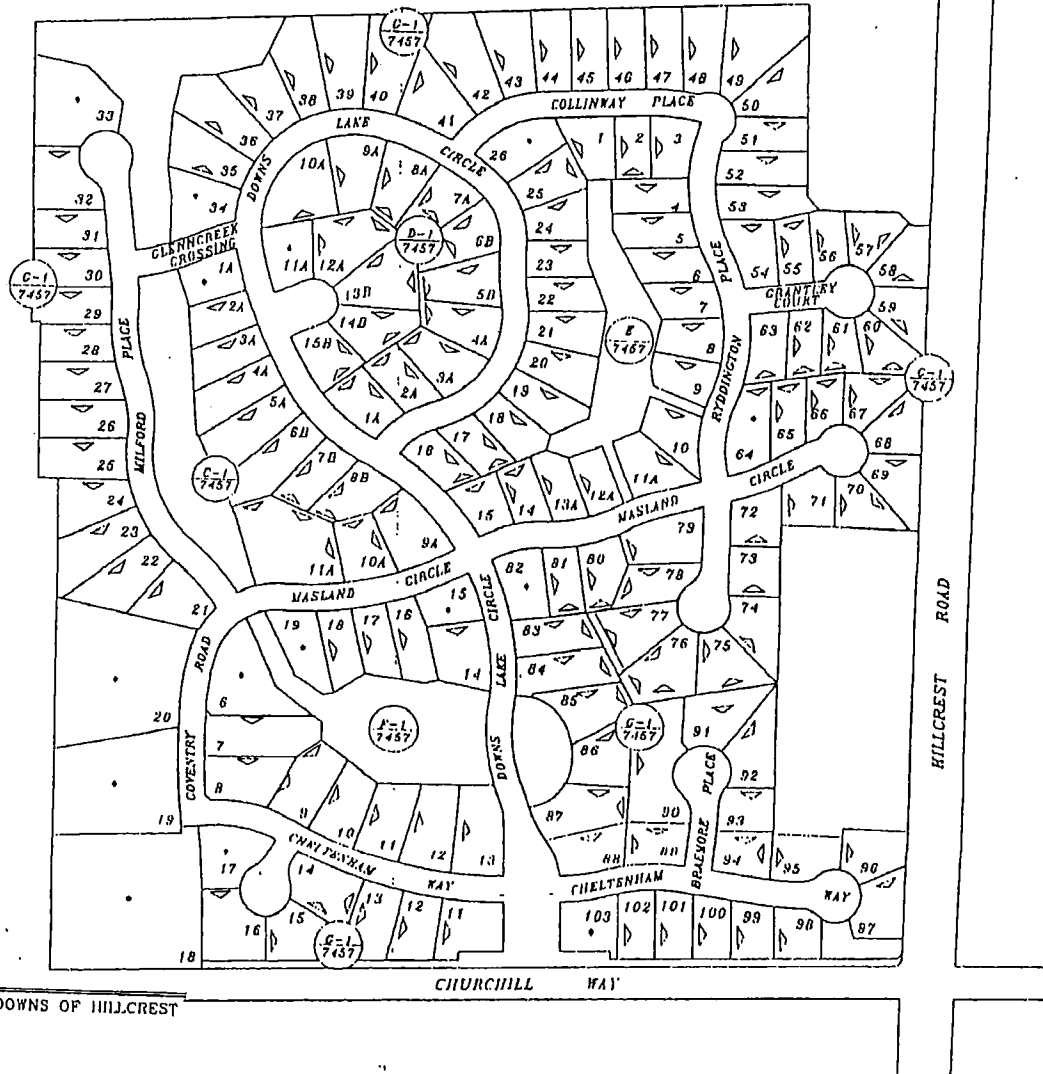
The intent of this exhibit is to denote the sides of lots on which balconies and second story windows shall be restricted.

The Architectural Control Committee reserves the right to further review and restrict balcony and window locations in order to preserve the outdoor privacy of adjacent lots.

These restrictions may be waived in cases where affected lot owners submit written agreements to the Architectural Control Committee providing for alternative solutions.

* Asterisk indicates lots on which there is no predesignated restricted side.

ARCHITECTURAL STANDARDS



PRIVATE DRAINAGE SYSTEM

PRIVATE DRAINAGE:

Asterisk (*) indicates lots on which there is a drainage inlet installed by the Developer. The intent of this inlet is to prevent lot-to-lot drainage.

The shaded area indicates undeveloped lots on which the need for the drainage inlets has not yet been determined.

The home builder and/or home owner shall direct all drainage to this inlet or to a street or common area.

The home builder and/or home owner may at his sole expense raise, lower, or relocate the inlet. However, the 15" pipe to which the inlet is connected is the property of the Homeowners Association, and it shall not be disturbed.

The home builder and/or home owner shall not take any action that will restrict water flow into this system or divert water away from this system and onto another lot.

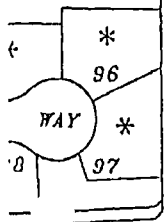
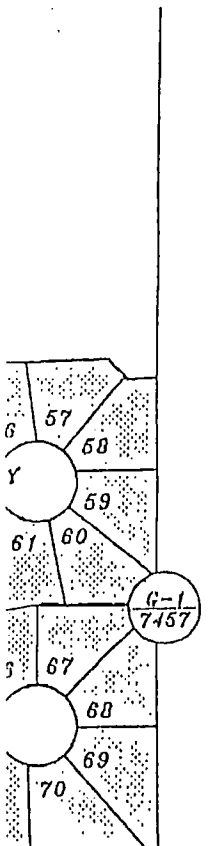
EROSION CONTROL:

— — — — — Represents silt fence adjacent to water courses.

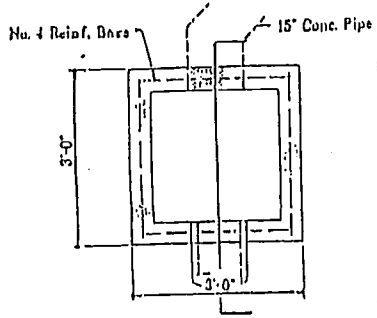
Silt fences shall be provided along all property lines adjacent to water courses and shall stay in place for the duration of construction. Silt fences shall not be removed until lot has been final graded and grass has been installed.

Asterisk (*) indicates lots with drainage inlets that must be protected by hay bales. Hay bales shall be placed around drainage inlets to protect inlets from debris during construction.

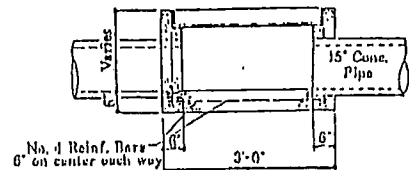
Hay bales shall not be removed until lot has been final graded and grass has been installed. Placement of hay bales shall not cause water to be diverted onto adjacent developed lots.



HILLCREST ROAD



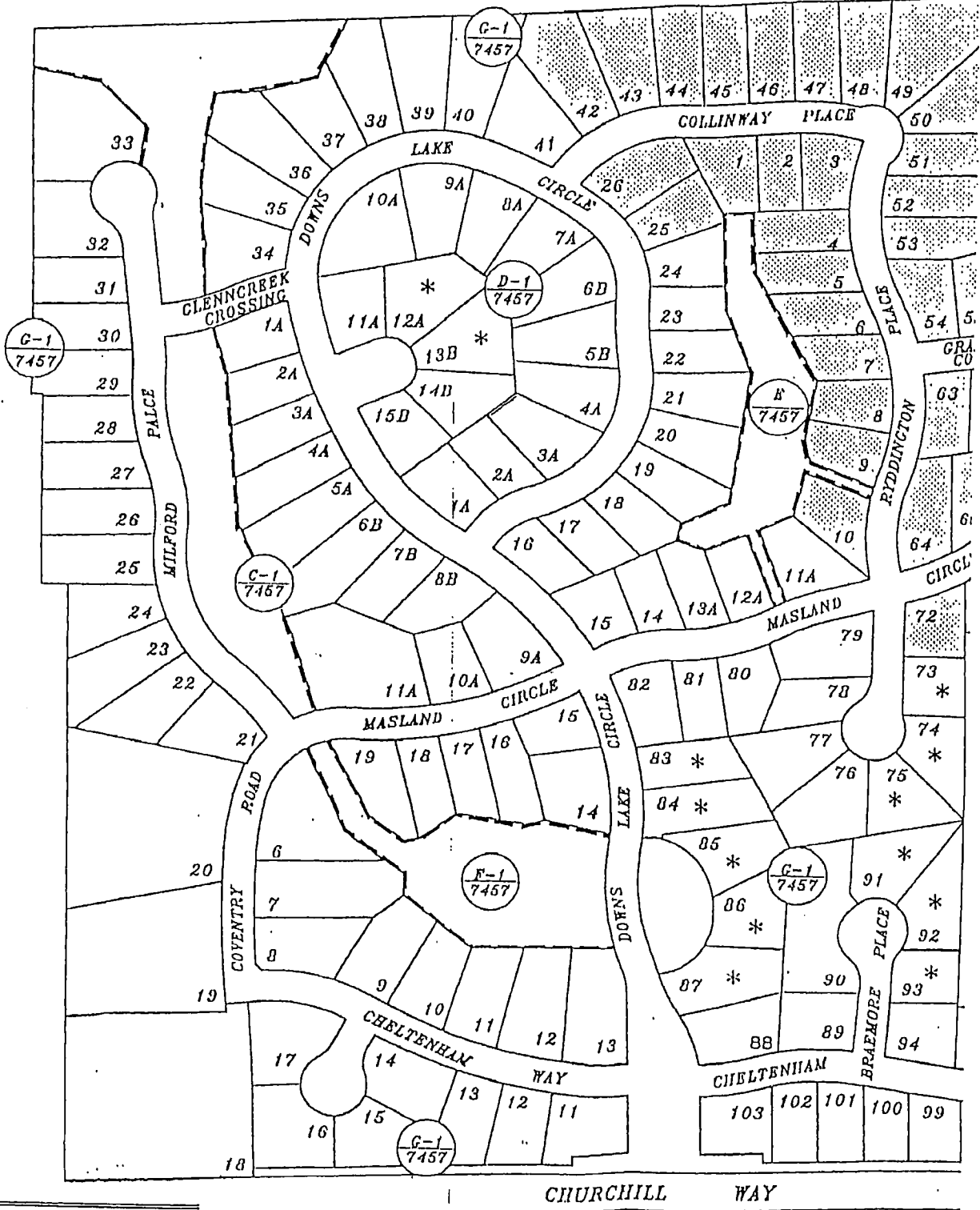
PLAN: Drainage Inlet



SECTION: Drainage Inlet

APRIL 1, 1993

ARCHITECTURAL STANDARDS

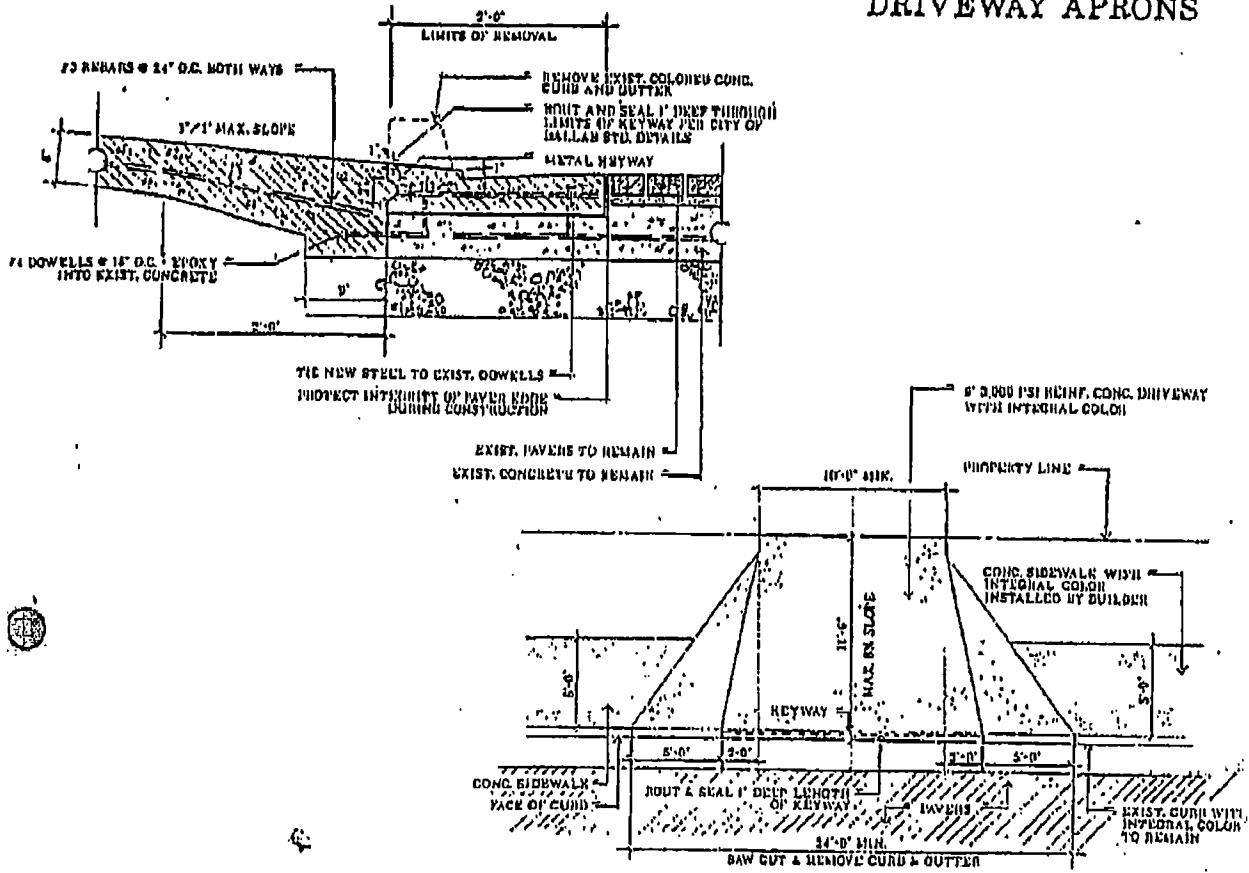


Downs of Hillcrest

ARCEITECTURAL STANDARDS

BULLETIN No. 3

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.

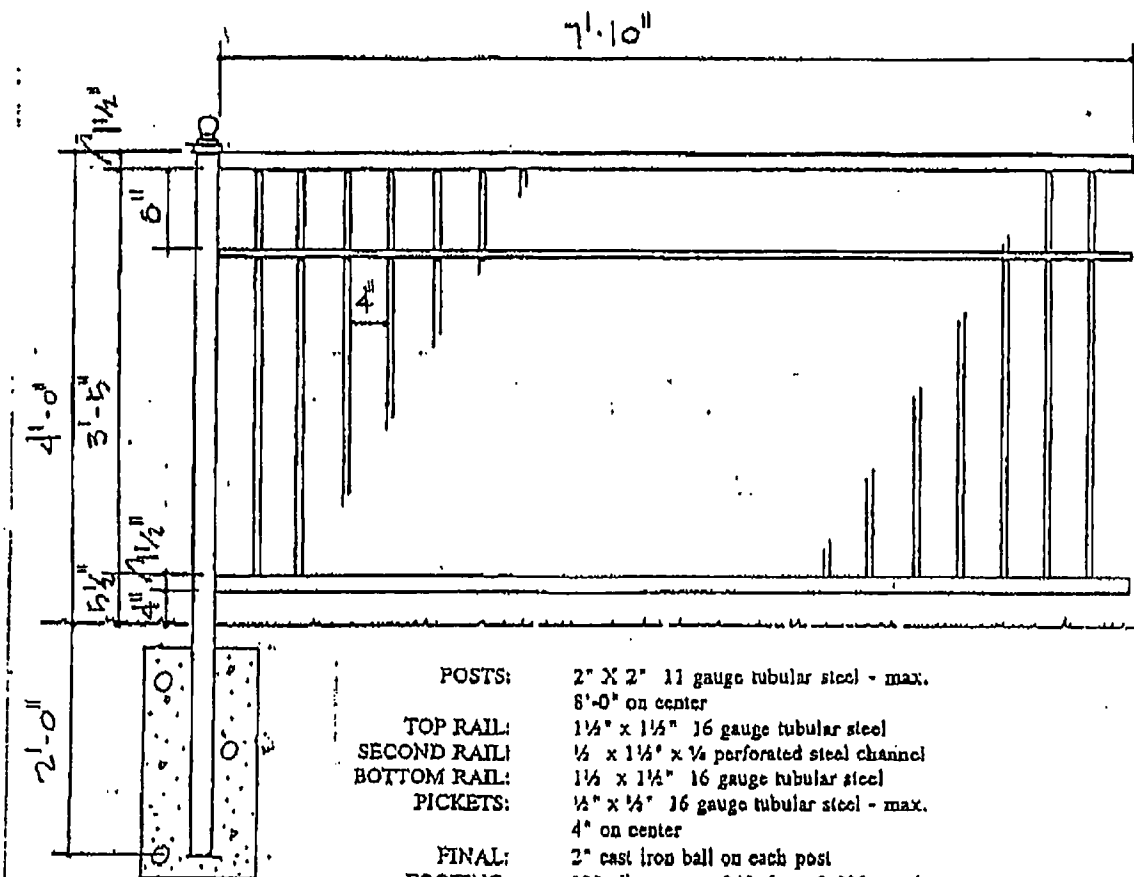
In the event that concrete pavers need to be repaired or replaced, the work will be done by contractors experienced in concrete paver installation, and the work shall conform to industry standards. Replacement pavers in the existing streets shall be obtained from the developer to ensure a matching color.

MANUAL ON CORE ENFORCEMENT

ARCHITECTURAL STANDARDS

BULLETIN No. 4

FENCING AT COMMON AREAS



- POSTS: 2" X 2" 11 gauge tubular steel - max.
8'-0" on center
- TOP RAIL: 1 1/2" x 1 1/2" 16 gauge tubular steel
- SECOND RAIL: 1/2" x 1 1/2" x 1/4" perforated steel channel
- BOTTOM RAIL: 1 1/2" x 1 1/2" 16 gauge tubular steel
- PICKETS: 1/2" x 1/8" 16 gauge tubular steel - max.
4" on center
- FINAL: 2" cast iron ball on each post
- FOOTING: 12" diameter x 24" deep 3,000 p.s.i.
concrete

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.

ARCHITECTURAL STANDARDS BULLETIN NO. 5

ROOFING MATERIALS

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.

ARCHITECTURAL STANDARDS

BULLETIN NO. 5-R

APPROVED ROOFING MATERIAL

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

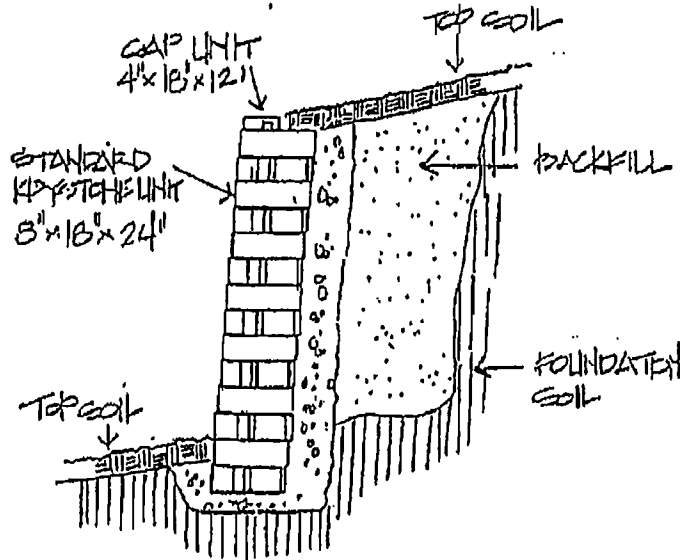
- 40 YEAR, 400 POUND COMPOSITION SHINGLE
- TIMBERLINE SLATELINE COMPOSITION SHINGLE
- 40 YEAR PRESTIGE PLUS COMPOSITION SHINGLE
- SLATE
- STANDING SEAM METAL
- CONCRETE TILE
- HARDY SHAKE
- CEDAR SHINGLE

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

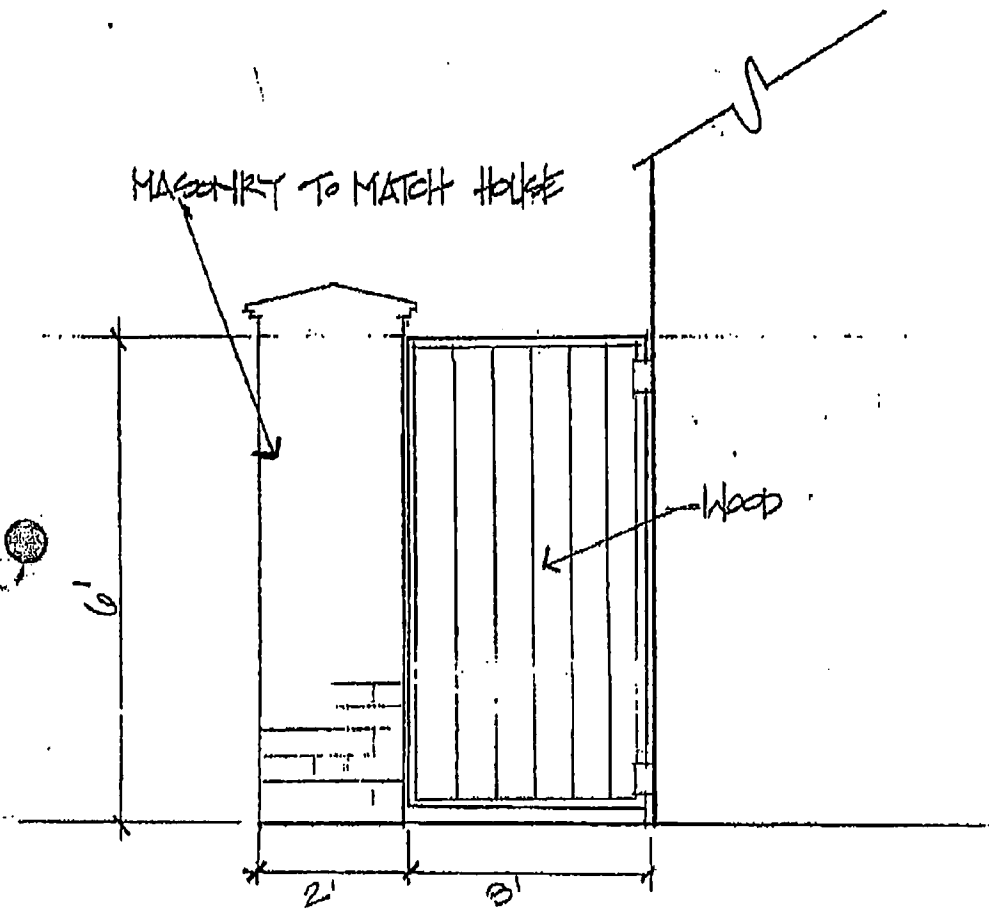
ARCHITECTURAL STANDARDS

BULLETIN NO. 6

RETAINING WALLS



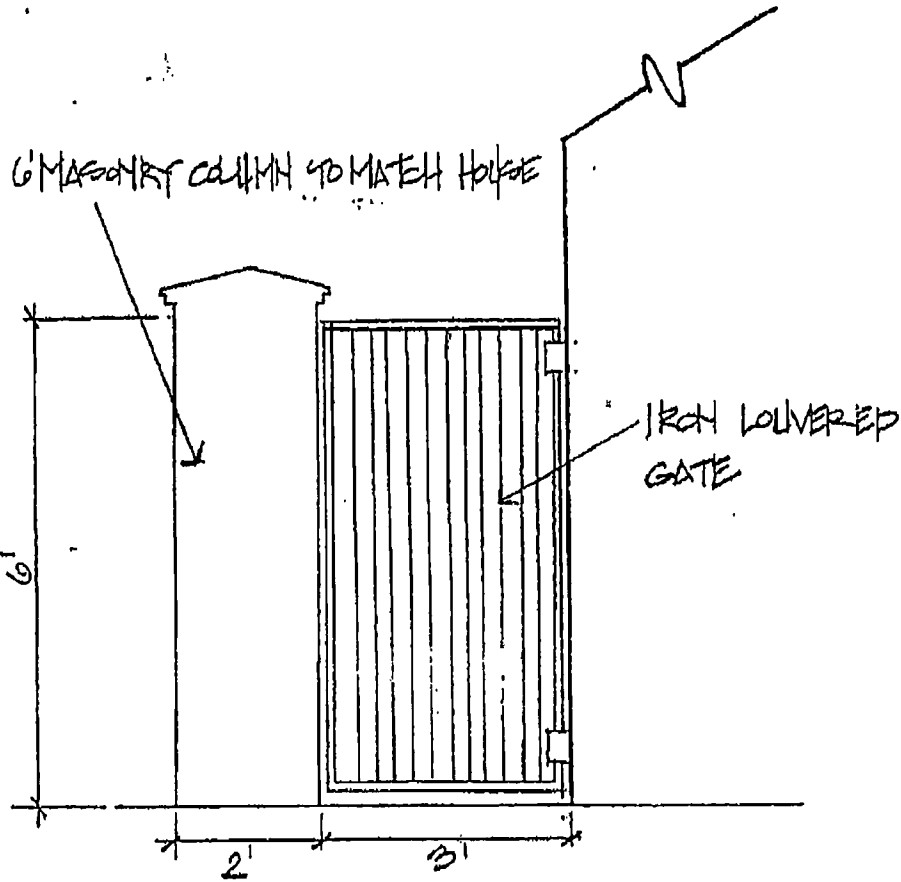
- It shall be the intent of the Declarant, the Association and the Architectural Control Committee to promote visual continuity in and around the Common Properties. This bulletin is intended only to establish a standard of appearance and quality. The builder bears all responsibility relating to structural 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.



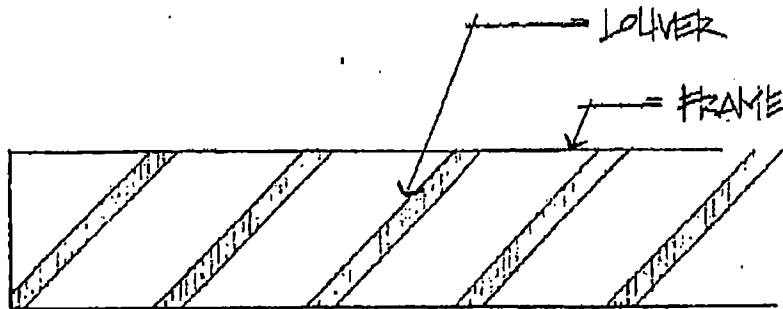
1/2" = 1' ELEVATION

MASONRY COLUMN W/ WOOD GATE

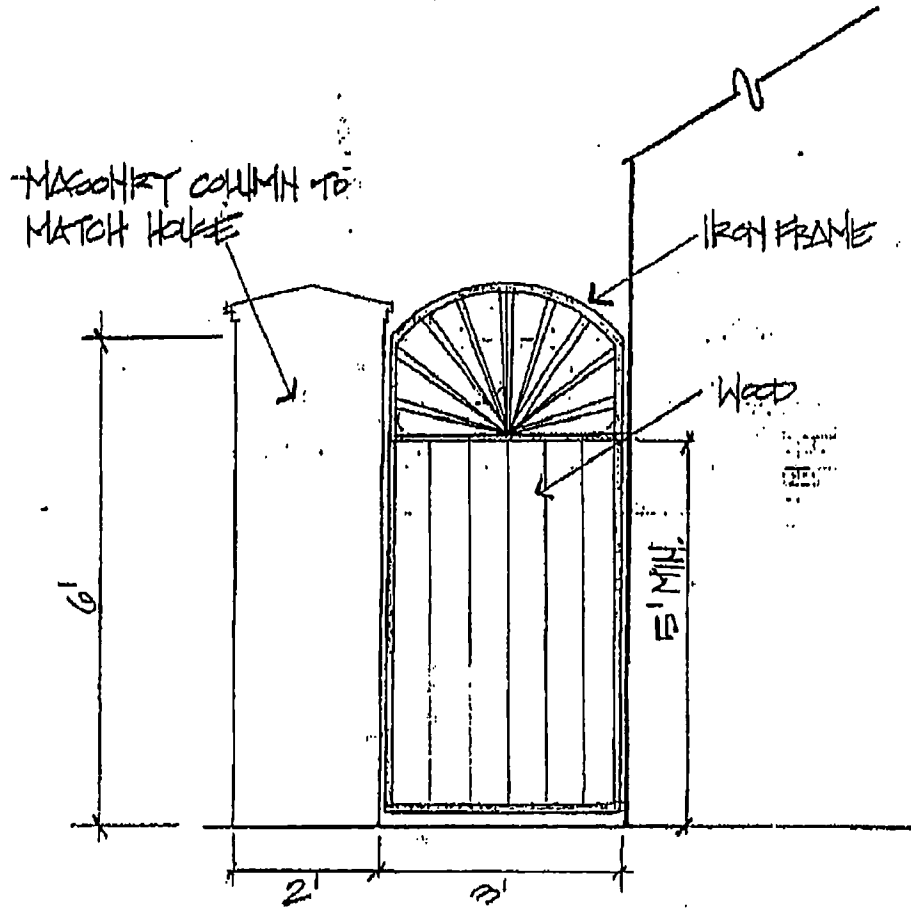
MASONRY COLUMN W/ IRON LOUVERED GATE



1/2" = 1' ELEVATION

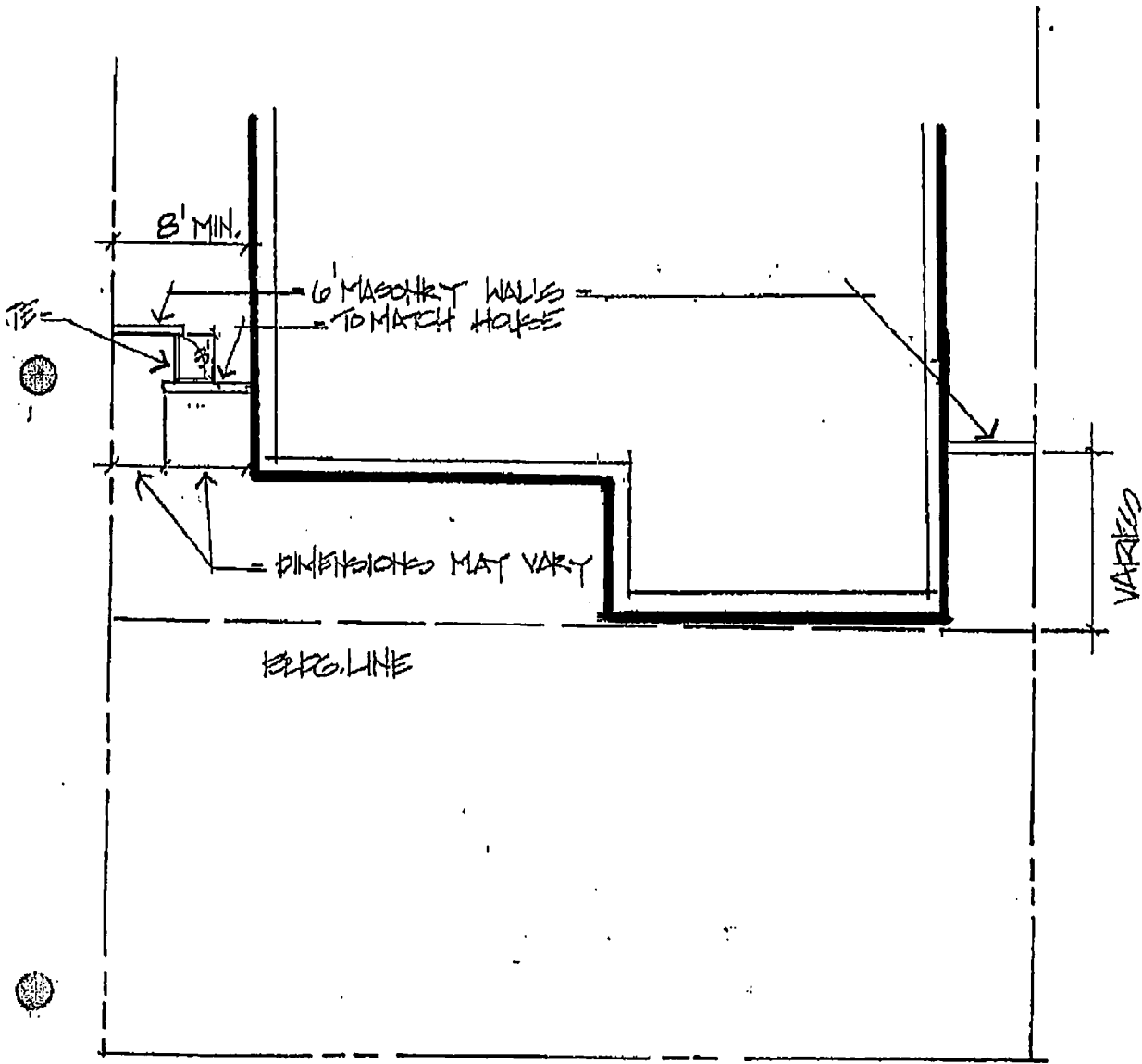


PLAN LOUVER GATE



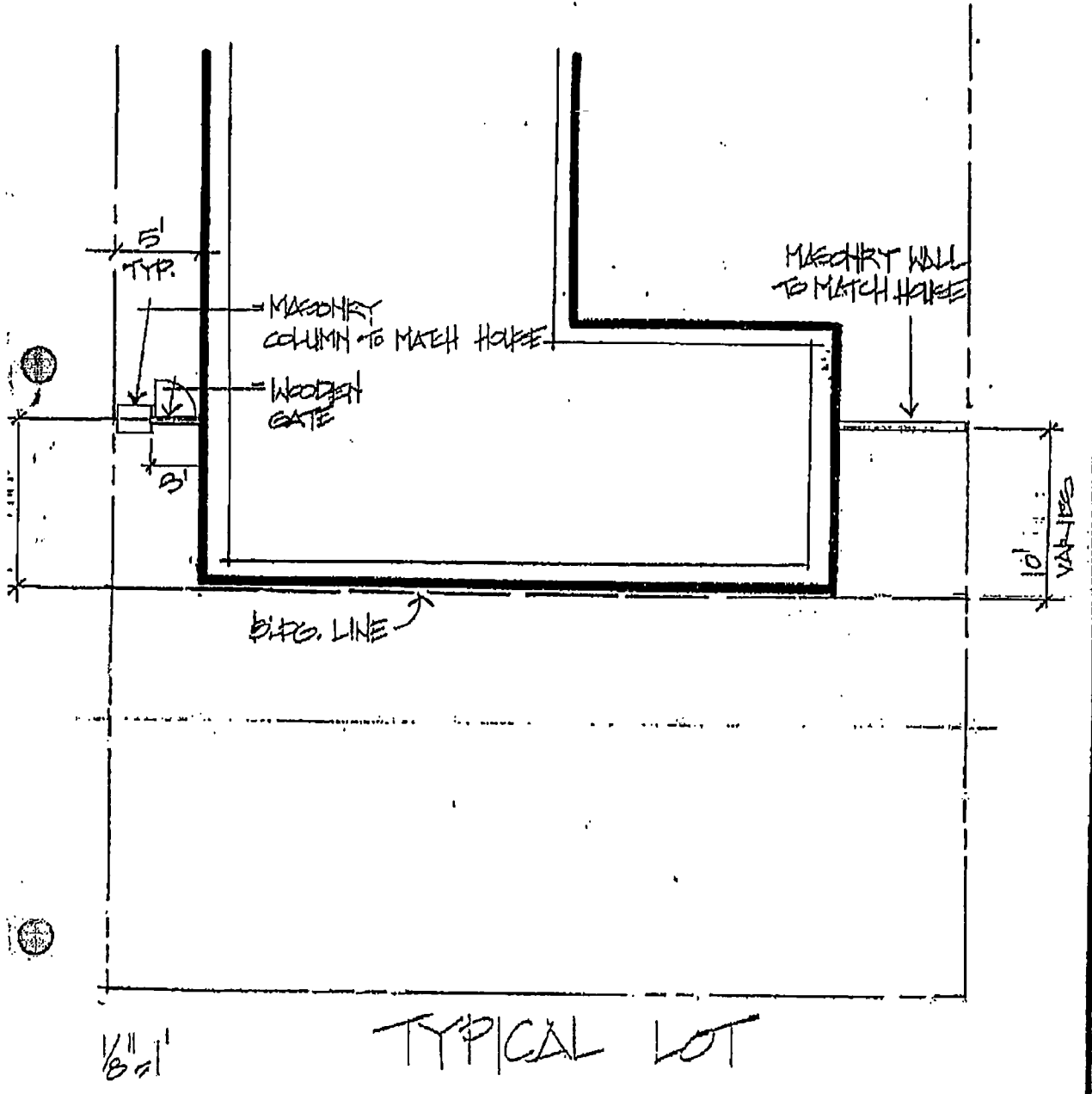
MASONRY COLUMN & IRON GATE W/ WOOD INSLAT

1/2" - 1"



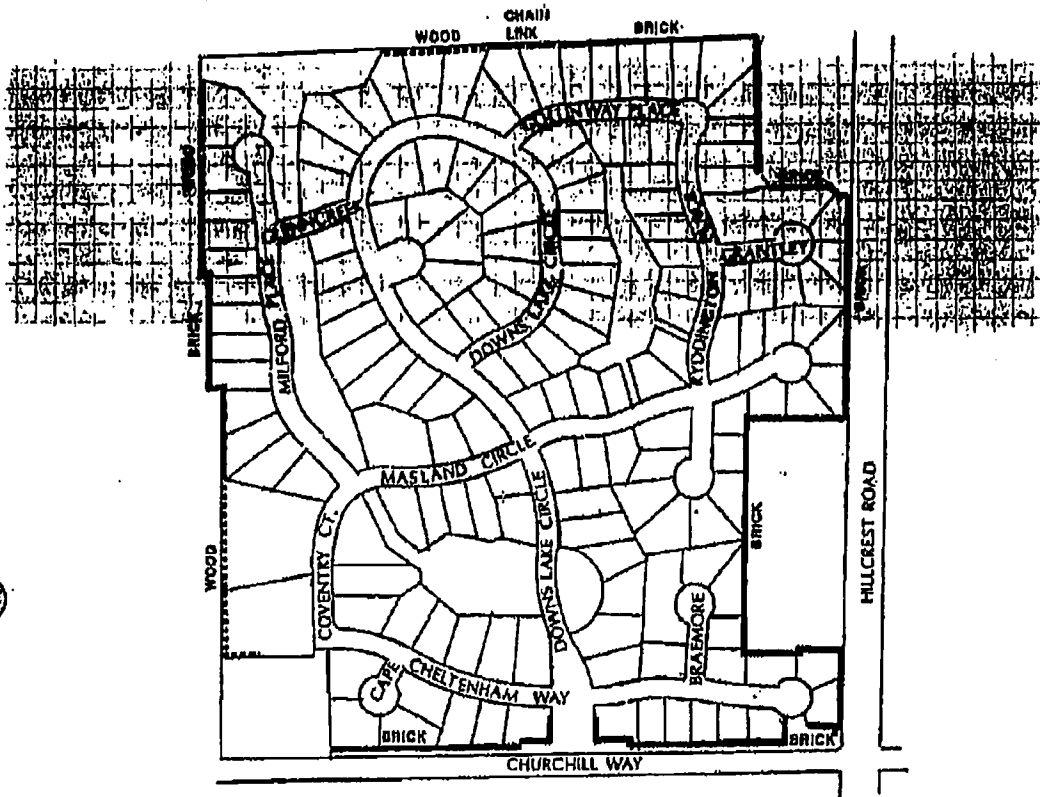
1/8" = 1'

TYPICAL LOT



ARCHITECTURAL STANDARDS**BULLETIN No. 8****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.



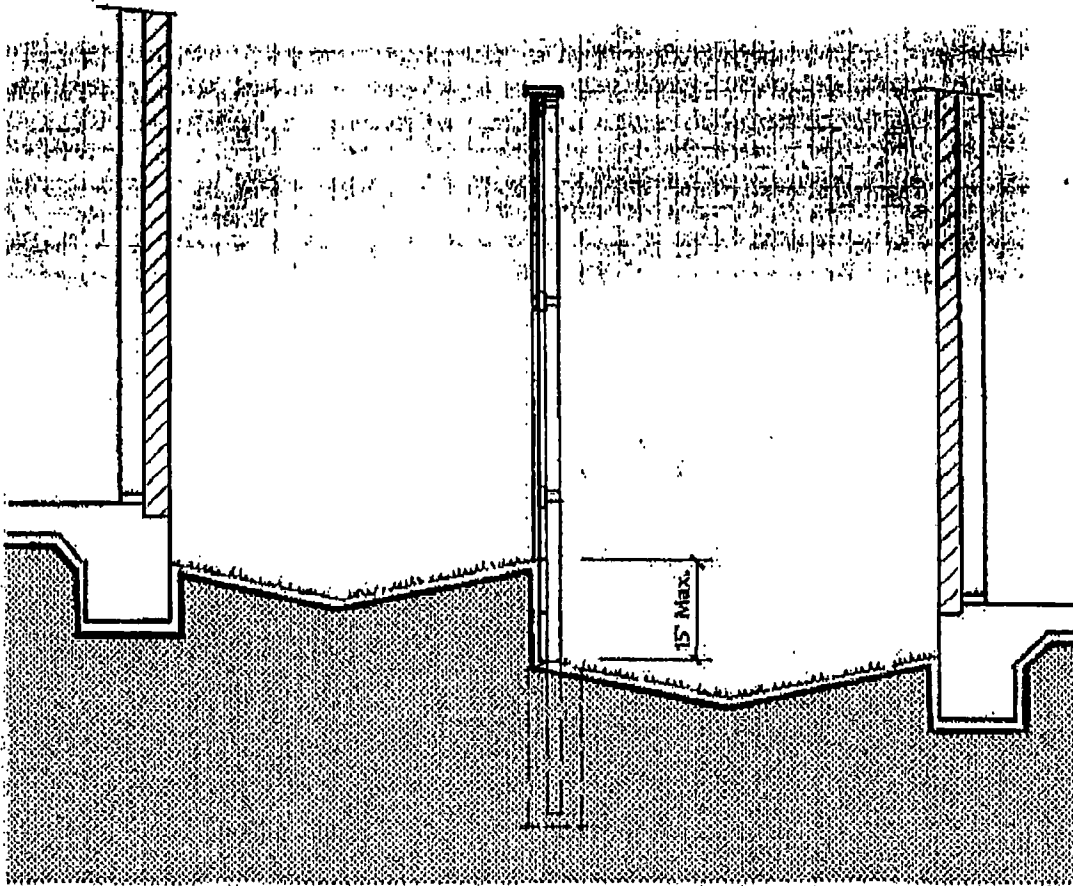
The intent of this Bulletin is to clarify the location of perimeter screen walls and fences and their relationship to required building setback lines.

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.



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).

Exhibit B

**TRACT ONE
48.665 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 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 (60.0 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° 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° 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° 40' 23", a radius of 2815.10 feet and a chord bearing and distance of North 03° 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 88° 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° 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° 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° 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° 30' 02", a radius of 443.80 feet and a chord bearing and distance of North 10° 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° 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° 00' 10" West, a distance of 228.88 feet to a point for a corner;

THENCE South 89° 48' 00" West, a distance of 40.00 feet to a point for corner;

THENCE North 01° 00' 10" West, a distance of 295.54 feet to a point for corner;

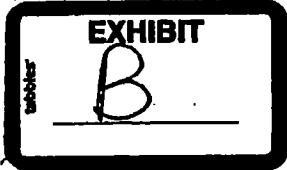
THENCE South 88° 47' 17" West, a distance of 17.91 feet to a point for a corner;

THENCE North 01° 58' 42" East, a distance of 52.04 feet to a point for a corner;

THENCE North 01° 42' 48" West, a distance of 514.06 feet to a point for a corner;

THENCE North 86° 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° 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 $19^{\circ} 20' 56''$ 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 22.52 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 22.52 feet to a point for the point of tangency of said curve;

THENCE South $03^{\circ} 00' 00''$ East, a distance of 17.84 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 $37^{\circ} 48' 20''$, 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 $67^{\circ} 06' 18''$, a radius of 225.00 feet, and a chord bearing and distance of South $24^{\circ} 08' 07''$ 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 $35^{\circ} 00' 00''$ 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, 149.26 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 $87^{\circ} 54' 39''$ East, 75.09 feet;

THENCE Easterly, with the said curve, an arc distance of 75.26 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 $01^{\circ} 10' 58''$ 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 73086, 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 3849, 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 259.48 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 50.19 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, 160.81 feet;

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

THENCE South $74^{\circ} 32' 42''$ 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 $67^{\circ} 54' 39''$ 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 $28^{\circ} 48' 29''$, 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 67° 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 283.46 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 94.27 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 17.54 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 22.63 feet to a point for the beginning of a tangent curve to the left, having a central angle of 147° 17' 05", 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, 71.99 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° 18' 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 970.00 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 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;
- (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**

Instrument Number: 202400189645

eRecording - Real Property

Recorded On: September 19, 2024 12:24 PM

Number of Pages: 27

" Examined and Charged as Follows: "

Total Recording: \$125.00

******* 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: 202400189645
Receipt Number: 20240919000272
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**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