

AFTER RECORDING, PLEASE RETURN TO:

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

**SIXTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR THE
DOWN 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 Bulletin - Political Signs*** (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.

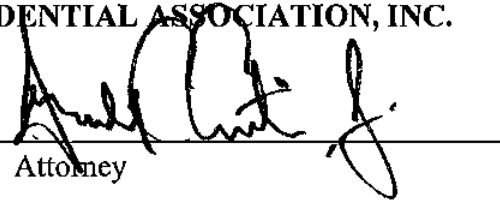
IN WITNESS WHEREOF, The Downs of Hillcrest Residential Association, Inc. has caused this Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Dallas County Clerk, and serves to supplement that certain Certificate

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; 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; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Downs of Hillcrest Residential Association, Inc., filed on November, 2018, and recorded as Instrument No. 201800294451 in the Official Public Records of Dallas County, Texas; and that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for The Downs of Hillcrest Residential Association, Inc., filed on November, 2018, and recorded as Instrument No. 201900130135 in the Official Public Records of Dallas County, Texas.

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

By: _____

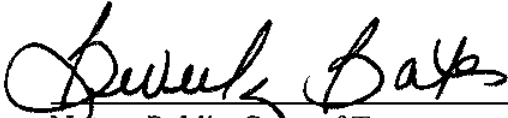
Its: Attorney

A handwritten signature in black ink, appearing to be 'Paul C. [unclear]', is written over a horizontal line. The signature is cursive and somewhat stylized.

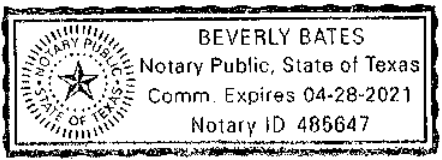
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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 4th day of August, 2020.



Notary Public, State of Texas



ARCHITECTURAL STANDARDS BULLETIN

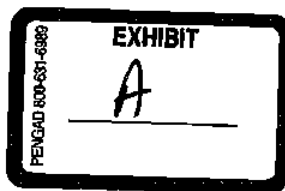
Section 9.24 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Downs of Hillcrest (the "CCRs") states that, "[n]o signs or flags shall be displayed to the public view on any Lot without the prior written approval of the Architectural Control Committee" with certain exceptions as specified therein. Pursuant to Section 10.02 of the CCRs, the Architectural Control Committee issues this bulletin establishing the standards under which political signs may be displayed to public view on any Lot pursuant to the CCRs and the regulations set forth by the State of Texas and the City of Dallas.

Only signs advertising a candidate or measure for an election are permitted as Political Signs. Such Political Signs may only be placed on a Lot in public view on or after the ninetieth (90th) day before the date of the election to which the sign relates and must be removed from public view on or before the tenth (10th) day after that election date. Each Lot is allowed only one (1) sign for each candidate or measure.

Political Signs must comply with the following standards:

- must be ground-mounted
- may not be larger than four feet by six feet (4' x 6')
- may not contain roofing material, siding, paving material, flora or other similar building, landscaping or nonstandard decorative component
- may not be attached in any way to plant material, a light, a trailer, a vehicle or any other existing structure or object
- may not include the painting of any architectural surface
- may not contain, include or be accompanied by balloons
- may not contain, include or be accompanied by lights or any form of illumination
- may not contain, include or be accompanied by any moving elements
- may not contain, include or be accompanied by music or other sounds
- may not contain, include or be accompanied by streamers or any other driver distraction
- may not contain language, graphics or any display that would be offensive to the ordinary person
- may not violate any applicable law

Any Political Sign displayed in violation of these standards will be considered a violation of the CCRs and may be removed by the Downs Homeowners Association under Section 259.002(e) of the State of Texas Election Code.



**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 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° 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° 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° 56' 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° 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 88° 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 88° 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° 18' 37" East, a distance of 156.40 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 78.87 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 22.62 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 17.84 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of $08^{\circ} 59' 23''$, 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 50.39 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 $57^{\circ} 05' 18''$, 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 $28^{\circ} 48' 28''$, 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 $87^{\circ} 54' 38''$ 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, 180.31 feet;

THENCE Easterly, with the said curve, an arc distance of 181.09 feet to a point for corner;

THENCE South 01° 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° 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° 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 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 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 before-mentioned REPLAT OF PART OF THE DOWNS ON HILLCREST and the northeast corner of Lot 5, Block A of the before-mentioned 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 50.18 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' 38" West, 75.09 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 88° 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, 248.98 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 22.83 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, 71.99 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-1/7457, REPLAT OF PART OF THE DOWNS ON HILLCREST;

THENCE North 86° 42' 14" East, a distance of 608.28 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 353.48 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 970.00 feet and a chord bearing and distance of South 89° 31' 37" East, 95.13 feet;

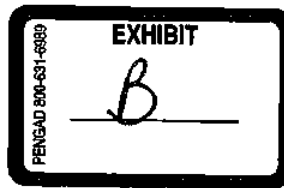
THENCE easterly, with the said curve, an arc distance of 95.17 feet to the point of tangency of said curve;

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

THENCE South 46° 09' 18" 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.



(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: 202000211091

eRecording - Real Property

Recorded On: August 12, 2020 10:38 AM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$58.00

******* 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: 202000211091
Receipt Number: 20200805001779
Recorded Date/Time: August 12, 2020 10:38 AM
User: Lynn G
Station: CC18

Record and Return To:

Simplifile



**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.