

AFTER RECORDING, PLEASE RETURN TO:

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

**TWENTY-THIRD SUPPLEMENTAL CERTIFICATE AND
MEMORANDUM OF RECORDING OF DEDICATORY
INSTRUMENTS
FOR
HACKBERRY CREEK HOME OWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for Hackberry Creek Home Owners Association, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

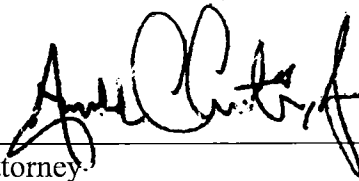
- *First Amendment to the Bylaws of Hackberry Creek Home Owners Association (Exhibit A-1); and*
- *Resolution of the Hackberry Creek Home Owners Association Approving Updates to Traffic Fining Schedules (Exhibit A-2).*

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 instruments. The attached dedicatory instruments replace and supersede previously recorded dedicatory instruments

addressing the same subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Hackberry Creek Home Owners Association has caused this Twenty-Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Dallas County Clerk, and except as herein provided, serves to supplement those certain dedicatory instruments recorded in the Official Public Records of Dallas County, Texas, to wit: (i) in Volume 99252, Page 06422; (ii) in Volume 2001041, Page 05547; (iii) in Volume 2003142, Page 4105; (iv) as Instrument No. 200600396768; (v) as Instrument No. 20070382552; (vi) as Instrument No. 20080228698; (vii) as Instrument No. 201100340418; (viii) as Instrument No. 201300365115; (ix) as Instrument No. 201500251699; (x) as Instrument No. 201600222036; (xi) as Instrument No. 201700209128; (xii) as Instrument No. 202000064717; (xiii) as Instrument No. 202000086872; (xiv) as Instrument No. 2020-202000223431; (xv) as Instrument No. 2021-202100349456; (xvi) as Instrument No 2021-202100382072; (xvii) as Instrument No. 2022-202200215901; (xviii) as Instrument No. 2022-202200218500; (xix) as Instrument No. 2022-202200230611; (xx) as Instrument No. 2022-202200234644; (xxi) as Instrument No. 2022-202200315498; (xxii) as Instrument No. 2023-202300014934; and (xxiii) as Instrument No. 2023-202300016873.

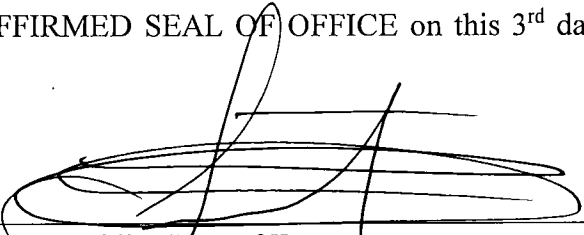
**HACKBERRY CREEK HOME OWNERS ASSOCIATION,
a Texas Non-Profit Corporation**

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 Hackberry Creek Home Owners Association, 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 3rd day of April, 2023.



Notary Public, State of Texas

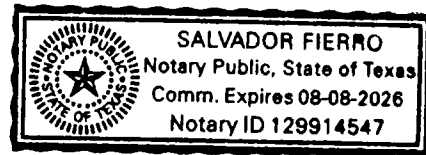


Exhibit A-1

**FIRST AMENDMENT TO THE BYLAWS OF
HACKBERRY CREEK
HOMEOWNERS ASSOCIATION
(A Texas Non-Profit Corporation)**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DALLAS §

THIS FIRST AMENDMENT to the Bylaws of Hackberry Creek Homeowners Association is effective as of the day it is filed of record with the Office of the Dallas County Clerk, and is made by the Board of Directors (the "Board") of **HACKBERRY CREEK HOMEOWNERS ASSOCIATION** (the "Association"):

WITNESSETH:

WHEREAS, the Bylaws of Hackberry Creek Homeowners Association were amended and approved June 11, 2008, and are recorded as Instrument No. 2022-202200215901 in the Official Public Records of Dallas County, Texas (the "Bylaws")

WHEREAS, Article VIII, Section 8.09 of the Bylaws provides that the Bylaws may be amended at a regular or special meeting of the Board by a majority vote of all Directors; and

WHEREAS, following: (i) 30-days' notice to the Members of the Association of the Board's intent to amend the Bylaws; and (ii) 30-days after the Bylaws Committee was provided with the proposed changes for review and recommendation, at a duly convened meeting of the Board held on March 15, 2023, an amendment to the Bylaws was proposed to the Board to be considered and voted upon; and

WHEREAS, the amendment to the Bylaws, as set out hereinafter with specificity, was approved by a vote of a majority the Board at such meeting.

NOW, THEREFORE, the Bylaws of the Association are hereby amended as follows:

(a) Section 4.10 of Article IV of the Bylaws is amended to read, in its entirety, as follows:

Section 4.10. Board Action Outside of a Meeting. Any action required by law to be taken at a meeting of Directors, or any action which may be taken

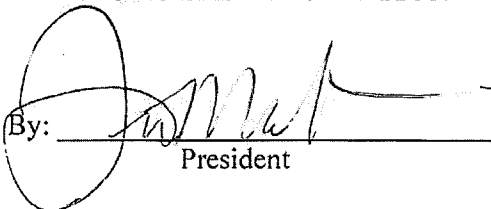
at a meeting of Directors, may be taken without a meeting if a consent in writing setting forth the action so taken shall be approved by a majority vote of all of the Directors, either by signing a written consent approving the proposed action and delivering same to the community manager by hand-delivery, facsimile or other form of electronic communication, or forwarding an electronic mail to the community manager approving the proposed action; provided, however, the following items cannot be voted on by the Directors unless at a meeting of the Directors for which prior notice was given to the Members as required by statute or otherwise:

- (a) fines;*
- (b) damage assessments;*
- (c) initiation of foreclosure actions;*
- (d) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;*
- (e) increases in assessments;*
- (f) levying of special assessments;*
- (g) appeals from a denial of architectural control approval;*
- (h) a suspension of a right of a particular Owner before the Owner has an opportunity to attend a board meeting to present the Owner's position, including any defense, on the issue;*
- (i) lending or borrowing money;*
- (j) the adoption or amendment of a dedicatory instrument (the Declaration, Bylaws or Village Rules);*
- (k) the approval of an annual budget or the approval of an amendment of an annual budget;*
- (l) the sale or purchase of real property;*
- (m) the filling of a vacancy on the board;*
- (n) the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements;*
- (o) the election of an officer;*
- (p) the adoption of Village safety or security measures; or*
- (q) items addressing the relationship or contract with Hackberry Creek Country Club..*

The Bylaws, except as modified herein, are hereby declared to be in full force and effect.

EXECUTED on this the 15th day of March, 2023.

HACKBERRY CREEK
HOMEOWNERS ASSOCIATION

By: 
President

CERTIFICATION OF AMENDMENT

As the duly elected Secretary of Hackberry Creek Homeowners Association, I hereby certify as follows:

That this First Amendment to the Bylaws of Hackberry Creek Homeowners Association, was approved by a vote of a majority of the Board of Directors at a duly convened meeting held on March 15, 2023, and that the same does now constitute a portion of the Bylaws of Hackberry Creek Homeowners Association.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 23 day of March, 2023.

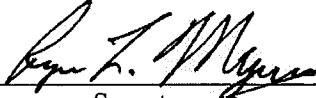

Secretary

Exhibit A-2

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**RESOLUTION OF THE BOARD OF DIRECTORS
OF HACKBERRY CREEK HOME OWNERS ASSOCIATION
APPROVING UPDATES TO TRAFFIC FINING SCHEDULES**

WHEREAS, the Board of Directors of the Hackberry Creek Home Owners Association (the “*Board*”) is the entity responsible for the operation of the Hackberry Creek Home Owners Association, Inc. (the “*Association*”) in accordance with and pursuant to that certain Amended and Consolidated Declaration of Covenants, Conditions and Restrictions on and for the Hackberry Residential Community, filed of record with the office of the County Clerk of Dallas County, Texas on October 10, 1996 and recorded in Volume 96213 Page 03823, et seq. of the Deed Records of Dallas County, Texas and any and all supplements thereof and amendments thereto (the “*Declaration*”), and the Bylaws of the Association (the “*Bylaws*”); and

WHEREAS, under Article IV, Section 4.09 of the Declaration, the Board is specifically authorized to recommend, adopt, implement and enforce rules, regulations, mechanisms and procedures governing use of the entry gatehouses, sidewalks, streets, including the levying of fines for violations of said rules and regulations; and

WHEREAS, the Board desires to update the Fining Schedules attached to the Traffic Rules Enforcement Policy; and

WHEREAS, a meeting of the Board was held on the 21st day of February, 2023 (the “*Meeting*”); and

WHEREAS, a quorum of the Directors was present at the Meeting; and

WHEREAS, the Board determined that it was in the best interests of the Association to resolve to update the Fining Schedules attached to the Traffic Rules Enforcement Policy; and

WHEREAS, no less than a majority of the Directors present at the Meeting voted to

resolve to approve the Traffic Finning Schedules attached hereto as Exhibits 1 and 2.

THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved and does hereby resolve as follows:

1. The Hackberry Creek Traffic Finning Schedule – Residents, attached hereto as Exhibit 1, is hereby approved for all purposes.

2. The Hackberry Creek Traffic Finning Schedule – Non-Residents, attached hereto as Exhibit 2, is hereby approved for all purposes.

3. Exhibit 1 and Exhibit 2 are referred to, collectively, as the “Traffic Finning Schedules.”

4. The Traffic Finning Schedules shall serve to replace the schedule attached to that certain Traffic Rules Enforcement Policy attached as Exhibit A to that certain instrument filed on November 22, 2021, and recorded as Instrument No. 2021-202100349456 in the Official Public Records of Dallas County, Texas.

5. The Traffic Finning Schedules shall take effect when this Resolution is filed with the Office of the Dallas County Clerk and notice of this Resolution is posted on the Association’s website.

IT IS FURTHER RESOLVED that this Resolution shall remain in effect until the amended or revoked by a majority vote of the Board.

**HACKBERRY CREEK HOME
OWNERS ASSOCIATION**

By: 
President

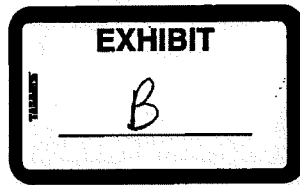
HACKBERRY CREEK TRAFFIC FINING SCHEDULE - RESIDENTS

VIOLATION DESCRIPTION	FINE SCHEDULE
<ul style="list-style-type: none"> • In 30mph zone - Speeding over 36 MPH - First Occurrence. • In 20mph zone - Speeding over 23 MPH - First Occurrence. 	<p>\$175.00, plus \$10.00 for each mile per hour greater than 40 MPH in 30mph zone.</p> <p>\$175.00, plus \$10.00 for each mile per hour greater than 27 MPH in 20mph zone.</p>
<ul style="list-style-type: none"> • In 30mph zone - Speeding over 36 MPH - Second Occurrence within six months of first violation. • In 20mph zone - Speeding over 23 MPH - Second Occurrence within six months of first violation. 	<p>\$175.00, plus \$10.00 for each mile per hour greater than 40 MPH in 30mph zone.</p> <p>\$175.00, plus \$10.00 for each mile per hour greater than 27 MPH in 20mph zone.</p>
<ul style="list-style-type: none"> • In 30mph zone - Speeding over 36 MPH - Third Occurrence within six months of second violation. • In 20mph zone - Speeding over 23 MPH - Third Occurrence within six months of second violation. 	<p>\$225.00, plus \$10.00 for each mile per hour greater than 40 MPH in 30mph zone.</p> <p>\$225.00, plus \$10.00 for each mile per hour greater than 27 MPH in 20mph zone.</p>
<ul style="list-style-type: none"> • In 30 mph zone - Speeding over 36 MPH - Fourth Occurrence within six months of third violation. • In 20 mph zone - Speeding over 23 MPH - Fourth Occurrence within six months of third violation. 	<p>\$225.00, plus \$10.00 for each mile per hour greater than 40 MPH in 30 mph zone or \$225.00, plus \$10.00 for each mile per hour greater than 27 MPH in 20 mph zone AND automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 30 days. Must use guest lane.</p>
<ul style="list-style-type: none"> • In 30 mph zone - Speeding over 36 MPH - Fifth Occurrence within six months of fourth violation. • In 20 mph zone - Speeding over 23 MPH - Fifth Occurrence within six months of fourth violation. 	<p>\$225.00, plus \$10.00 for each mile per hour greater than 40 MPH in 30 mph zone or \$225.00, plus \$10.00 for each mile per hour greater than 27 MPH in 20 mph zone AND automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 90 days. Must use guest lane.</p>
<ul style="list-style-type: none"> • In 30mph zone - Speeding over 36 MPH - Sixth and any Subsequent Occurrence within six months of fifth & any subsequent violation. • In 20mph zone - Speeding over 23 MPH - Sixth and any Subsequent Occurrence within six months of fifth & any subsequent violation 	<p>6th Occurrence \$450.00, plus \$20.00 for each mile per hour greater than 40 MPH in 30 mph zone or \$450.00, plus \$20.00 for each mile per hour greater than 27 MPH in 20 mph zone AND automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 180 days. For each subsequent violation after 6th, fines are double the previous amount and revocation of guest/toll tag/RFID entry is extended an additional 180 days. Must use guest lane.</p>
Speeding in Alleys - Speed greater than 19 miles per hour	Same Fine Schedule as Speeding on Streets
Stop Sign - First Occurrence	Fine of \$25.00
Stop Sign - Second Occurrence within six months of first violation	Fine of \$125.00
Stop Sign - Third Occurrence within six months of second violation	Fine of \$125.00
Stop Sign - Fourth Occurrence within six months of third violation	Fine of \$125.00 and automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 30 days. Must use guest lane.
Stop Sign - Fifth Occurrence within six months of fourth violation.	Fine of \$125.00 and automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 90 days. Must use guest lane.
Stop Sign - Sixth and any Subsequent Occurrence within six months of fifth & any subsequent violation	6 th Occurrence \$250.00 and automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 180 days. For each subsequent violation after 6 th , fines are double the previous amount and revocation of guest/toll tag/RFID entry is extended an additional 180 days. Must use guest lane.

Note: Violations are counted cumulatively for all vehicles owned or registered to an individual property.

HACKBERRY CREEK TRAFFIC FINING SCHEDULE – NON-RESIDENTS

VIOLATION DESCRIPTION	PENALTY SCHEDULE
SOCIAL INVITEES - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation - First Occurrence	Guest Traffic Violation Warning Letter to the Guest and to the Resident that approved the social invitee's entry into the Village on the day of the violation
SOCIAL INVITEES - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation - Second Occurrence within six months of first violation	Social Invitee not allowed to drive on Village streets for 30 days and a fine of \$175.00, plus \$10.00 for each mile per hour greater than 40 MPH in 30mph zone or \$10.00 for each mile per hour over 27 MPH in a 20 mph zone (speeding) or \$125.00 (Stop Sign) - paid by the resident
SOCIAL INVITEES - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation – 3 rd & Additional occurrences by the same vehicle	Social Invitee not allowed to drive on Village streets for 90 days and a fine of \$350, plus \$20.00 for each mile per hour greater than 40 MPH in 30mph zone or \$20.00 for each mile per hour over 27 MPH in a 20 mph zone or \$250.00 (Stop Sign) for 3 rd occurrence - paid by the resident. Each subsequent occurrence after 3 rd is double the previous fine amount and Social Invitee not allowed on Village streets for 180 days for each subsequent occurrence.
CONTRACTOR VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign Violation	Contractor Traffic Violation Warning Letter to the contractor
CONTRACTOR VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation – Additional occurrences by the same vehicle	Contractor vehicle not allowed to drive on Village streets for 30 days
CONTRACTOR VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation – Additional occurrences by the same vehicle	Contractor vehicle not allowed to drive on Village streets for 90 days
COMMERCIAL DELIVERY OR SERVICE VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation	Commercial Traffic Violation Letter to the Owner/Manager of the delivery/service company.
COMMERCIAL DELIVERY OR SERVICE VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation – Additional occurrences by the same vehicle	Village attorney send letter to Owner/Manager of delivery/service company listing ramifications of continued unsafe driving in the Village
GOVERNMENT VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation	Government Vehicle Traffic Violation Letter to the appropriate government official
GOVERNMENT VEHICLE - Speeding over 36 MPH in 30mph zone or over 23 MPH in 20mph zone or Stop Sign violation – Additional occurrences by the same vehicle	Village attorney send letter to appropriate government official listing ramifications of continued unsafe driving in the Village



A description of the land parcels included within, and the village-related restrictive covenants covering, the Hackberry Creek single-family residential community.

The Hackberry Creek single-family residential community generally consists of the six (6) separate land areas described as follows [and all references hereinbelow to recorded documents are to the Public Real Estate Records of Dallas County, Texas]:

1. **Area L (50):** Being a 51.511 acre tract of land situated in the B.B.B. and C.R.R. Survey, Abstract No. 196, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Declaration" filed and recorded in Volume 83121, Page 3049 et seq. (particularly within pages 3071-3074) of the Deed Records of Dallas County, Texas. Area L (50) has been platted as follows:

<u>Name of Plat</u>	<u>Plat Recording Data</u>
Final Plat Kinwest Sector 20 - Residential Phase I - First Installment	82132/2416

and Area L (50) (as well as all the other Areas within Hackberry Creek) has been subjected to previously recorded restrictive covenants as follows:

<u>Instrument</u>	<u>Volume</u>	<u>Page</u>
Supplementary Declaration No. 50	83120	4159
Declaration: Area L	83121	3049
Corrected Supplementary Declaration No. 50	83223	2864

2. **Area LXV (65):** Being a 32.938 acre tract of land situated in the B.B.B. and C.R.R. Survey, Abstract No. 196, in the City of Irving, Dallas County, Texas and being more particularly described by metes and bounds within that certain "Supplementary Declaration No. 65" filed and recorded in Volume 84170, Page 1891 et seq. (particularly within pages 1901-1902) of the Deed Records of Dallas County, Texas. Area LXV (65) has been platted as follows:

<u>Name of Plat</u>	<u>Plat Recording Data</u>
Preliminary Final Plat Hackberry Creek Village Phase IV 32.938 acres	85202/2561

and Area LXV (65) has been subjected to previously recorded restrictive covenants as follows:

<u>Instrument</u>	<u>Volume</u>	<u>Page</u>
Supplementary Declaration No. 65	84170	1891
Supplementary Declaration No. 1	84170	1904
Corrected Supplementary Declaration No. 1	85236	5809
Corrected Supplementary Declaration	85236	5820

3. **Area LXVI (66):** Being a 84.241 acre tract of land situated in the B.B.B. and C.R.R. Survey, Abstract No. 196, in the City of Irving, Dallas County, Texas and being more particularly described by metes and bounds within that certain "Supplementary Declaration No. 66" filed and recorded in Volume 84236, Page 427 et seq. (particularly within pages 437-440) of the Deed Records of Dallas County, Texas. Area LXVI (66) has been platted as follows:

<u>Name of Plat</u>	<u>Plat Recording Data</u>
Hackberry Creek Village Phase II 47.245 acres	86028/5072
Hackberry Creek Village Phase III 37.393 acres	89127/3693

and Area LXVI (66) has been subjected to previously recorded restrictive covenants as follows:

<u>Instrument</u>	<u>Volume</u>	<u>Page</u>
Supplementary Declaration No. 2	84236	414
Supplementary Declaration No. 66	84236	427

4. **Area LXVII (67):** Being a 104.371 acre tract of land situated in the B.B.B. and C.R.R. Co. Survey, Abstract No. 196, I&G.N.R.R. Co. Survey, Abstract No. 1624, and the B.B.B. and C.R.R. Co. Survey, Abstract No. 197, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Supplementary Declaration No. 67" filed and recorded in Volume 87203, Page 4947 et seq. (particularly within pages 4954-4956) of the Deed Records of Dallas County, Texas. Area LXVII (67) has been platted as follows:

<u>Name of Plat</u>	<u>Plat Recording Data</u>
Amended Final Plat Hackberry Creek Estates Phase I 30.6120 acres	88225/1607
Amended/Preliminary Final Plat Hackberry Creek Estates Phase II 20.6589 acres	88225/1623
Preliminary/Final Plat Hackberry Creek Estates Phase III 25.0633 acres	90016/4010 and 4011
Final Plat Hackberry Creek Estates Phases IV, V 22.6828 acres	91065/4537

and Area LXVII (67) has been subjected to previously recorded restrictive covenants as follows:

<u>Instrument</u>	<u>Volume</u>	<u>Page</u>
Supplementary Declaration No. 67	87203	4947
Supplementary Declaration No. 3	87203	4958

5. **Area LXXI (71):** Being: (i) a 71.27 acre tract of land situated in the B.B.B. and C.R.R. Survey, Abstract No. 196, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Supplementary Declaration No. 71" filed and recorded in Volume 84202, Page 914 et seq. (particularly within pages 924-925) of the Deed Records of Dallas County, Texas; and (ii) being a 1.2127 acre tract of land situated in the B.B.B. and C.R.R. Co. Survey, Abstract No. 197, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Supplementary Declaration No. 4" filed and recorded in Volume 89203, Page 2259 et seq. (particularly within page 2272) of the Deed Records of Dallas County, Texas; and (iii) being a 0.1707 acre tract of land situated in the B.B.B. and C.R.R. Co. Survey, Abstract No. 197, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Supplementary Declaration No. 4" filed and recorded in Volume 89203, Page 2259 et seq. (particularly within page 2273) of the Deed Records of Dallas County, Texas; and (iv) being a 0.4167 acre tract of land situated in the B.B.B. and C.R.R. Co. Survey, Abstract No. 197, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Supplementary Declaration No. 4" filed and recorded in Volume 89203, Page 2259 et seq. (particularly within page 2274) of the Deed Records of Dallas County, Texas. Some, but not all, of Area LXXI (71) has been platted as follows:

<u>Name of Plat</u>	<u>Plat Recording Data</u>
Final Plat of Hackberry Creek Village Phase VI 72 lots - 27.247 acres	91165/3842
Final Plat Hackberry Creek Village Phase VI, Section 1 7.252 acres 25 Lots	94057/1946

and Area LXXI (71) has been subjected to previously recorded restrictive covenants as follows:

<u>Instrument</u>	<u>Volume</u>	<u>Page</u>
Supplementary Declaration No. 71	84202	914
Supplementary Declaration No. 4	89203	2259

6. **Area LXXII (72):** Being a 51.250 acre tract of land situated in the B.B.B. and C.R.R. Survey, Abstract No. 197, in the City of Irving, Dallas County, Texas and more particularly described by metes and bounds within that certain "Supplementary Declaration No. 72" filed and recorded in Volume 84202, Page 901 et seq. (particularly within pages 911-912) of the Deed Records of Dallas County, Texas. Some, but not all, of Area LXXII (72) has been platted as follows:

<u>Name of Plat</u>	<u>Plat Recording Data</u>
Final Plat Hackberry Creek Estates, Tract III - Phase I 26.6575 acres	91196/4764

and Area LXXII (72) has been subjected to previously recorded restrictive covenants as follows:

<u>Instrument</u>	<u>Volume</u>	<u>Page</u>
Supplementary Declaration No. 72	84202	901
Supplementary Declaration No. 5	87203	4936

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

Instrument Number: 202300063325

eRecording - Real Property

Recorded On: April 03, 2023 11:45 AM

Number of Pages: 16

" Examined and Charged as Follows: "

Total Recording: \$82.00

******* 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: 202300063325
Receipt Number: 20230403000176
Recorded Date/Time: April 03, 2023 11:45 AM
User: Roger J
Station: CC63

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".