

AFTER RECORDING, PLEASE RETURN TO:

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

**SEVENTEENTH SUPPLEMENTAL CERTIFICATE AND
MEMORANDUM OF RECORDING OF DEDICATORY
INSTRUMENTS
FOR
HACKBERRY CREEK HOME OWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

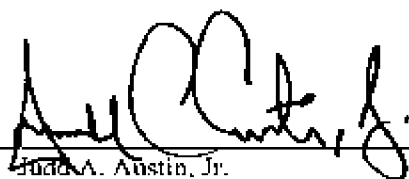
The undersigned, as attorney for Hackberry Creek Home Owners Association, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states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

- ***Hackberry Creek Home Owners Association – Traffic Fine Schedule (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. The attached dedicatory instrument replaces and supersedes all 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 Seventeenth 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. 202000223431; (xv) as Instrument No. 202100349456; (xvi) as Instrument No 202100382072. The attached dedicatory instrument serves to replace and supersede in its entirety that certain Traffic Fine Schedule attached to that certain dedicatory instrument recorded as Instrument No. 202200215901 in the Official Public Records of Dallas County, Texas.

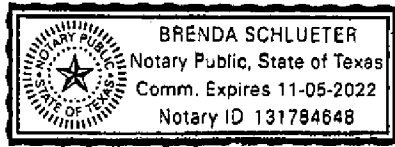
**HACKBERRY CREEK HOME
OWNERS ASSOCIATION,
a Texas Non-Profit Corporation**

By  _____
Todd A. Austin, Jr.

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 10th day of August, 2022.



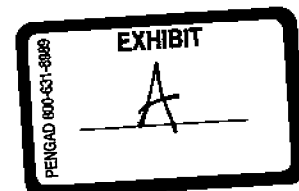


Notary Public, State of Texas

TRAFFIC FINE SCHEDULE

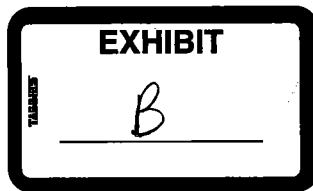
VIOLATION DESCRIPTION	FINE SCHEDULE
Speeding over 36 MPH - First Occurrence	\$175.00, plus \$10.00 for each mile per hour greater than 40 MPH
Speeding over 36 MPH - Second Occurrence within six months of first violation	\$175.00, plus \$10.00 for each mile per hour greater than 40 MPH
Speeding over 36 MPH - Third Occurrence within six months of second violation	\$225.00, plus \$10.00 for each mile per hour greater than 40 MPH
Speeding over 36 MPH - Fourth Occurrence within six months of third violation	\$225.00, plus \$10.00 for each mile per hour greater than 40 MPH, and automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 30 days. Must use guest lane.
Speeding over 36 MPH - Fifth Occurrence within six months of fourth violation	\$225.00, plus \$10.00 for each mile per hour greater than 40 MPH, and automatic & immediate revocation of Guest Privileges and Toll Tag / RFID automatic resident lane entry for 90 days. Must use guest lane.
Speeding over 36 MPH - Sixth and any Subsequent Occurrence within six months of fifth & any subsequent violation	6 th Occurrence \$450.00, plus \$20.00 for each mile per hour greater than 40 MPH, 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.
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.



TRAFFIC PENALTY SCHEDULE – NON-RESIDENTS

VIOLATION DESCRIPTION	PENALTY SCHEDULE
SOCIAL INVITEES - Speeding over 36 MPH 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 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 (speeding) or \$125.00 (Stop Sign) - paid by the resident
SOCIAL INVITEES - Speeding over 36 MPH 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 (Speeding) 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 or Stop Sign Violation	Contractor Traffic Violation Warning Letter to the contractor
CONTRACTOR VEHICLE - Speeding over 36 MPH 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 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 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 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 or Stop Sign violation	Government Vehicle Traffic Violation Letter to the appropriate government official
GOVERNMENT VEHICLE - Speeding over 36 MPH 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: 202200218500

eRecording - Real Property

Recorded On: August 10, 2022 03:55 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

******* 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: 202200218500
Receipt Number: 20220810000939
Recorded Date/Time: August 10, 2022 03:55 PM
User: Lynn G
Station: CC53

Record and Return To:

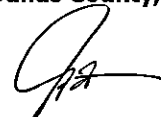
CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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

John F. Warren
Dallas County Clerk
Dallas County, TX

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