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08/02/2019 09:27:30 AM AM 1/56**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING, RETURN TO:
Bryan Heights Condominium Association, Inc.
c/o Essex Association Management, L.P.
1512 Crescent Drive, Ste. 112
Carrollton, Texas 75006

**THIRD AMENDMENT TO CONDOMINIUM DECLARATION FOR BRYAN HEIGHTS
CONDOMINIUMS**

THIS THIRD AMENDMENT TO CONDOMINIUM DECLARATION FOR BRYAN HEIGHTS CONDOMINIUMS (this "Amendment") is made and entered into as of this 1st day of August, 2019, by BRYAN HEIGHTS DEVELOPMENT LLC, a Texas limited liability company ("Declarant").

PRELIMINARY STATEMENTS

WHEREAS, Declarant executed that certain Condominium Declaration for Bryan Heights Condominiums dated July 19, 2017, and recorded on August 9, 2017 in Document Number 201700223969, of the Official Public Records of Dallas County, Texas, as amended and modified by First Amendment to Condominium Declaration for Bryan Heights Condominiums recorded on September 22, 2017 in Document Number 201700269942, of Official Public Records of Dallas County, Texas, and as further amended and modified by Second Amendment to Condominium Declaration for Bryan Heights Condominiums recorded on November 2017 in the Official Public Records of Dallas County, Texas, reference to which record is hereby made for all purposes (as amended and modified, the "Declaration");

WHEREAS, in accordance with the terms of the Declaration, including, without limitation, Declarant's rights under Section 3.7 and Section 12.2 of the Declaration, the Declarant has the right at any time and from time-to-time without the joinder or consent of any other party, to unilaterally amend the Declaration by any instrument in writing duly signed, acknowledged, and filed for record in Dallas County, Texas.

WHEREAS, Declarant hereby desires to amend and modify the Declaration for purposes of adding real property to the Property and creating twenty (20) additional Units in four (4) additional Phases to the Condominium (the total number of Units after giving effect to this Amendment is equal to forty-five [45] Units), as hereinafter provided by this Amendment, which shall run with the land and title subject to the Declaration, as amended by this Amendment, and shall be binding on all persons having any right, title or interest in all or any portion of the real property now or hereafter made subject to the Declaration, as amended by this Amendment, and their respective heirs, legal representatives, successors-in-title and assigns.

NOW, THEREFORE, Declarant does hereby adopt this Amendment as follows:

1. Definitions. Unless otherwise defined in this Amendment, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. Amendment(s). The Declaration is hereby modified and amended in the following respects:

(a) Declarant hereby adds that certain real property located in Dallas County, Texas, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, with all improvements thereon, and all easements and appurtenances thereto (the "Additional Land") to the terms of the Declaration as part of the Property. The Additional Land is hereby added and included in the Land described in the Declaration.

(b) The definition of "Building" in Section 1.1 of the Declaration is hereby amended and restated to read in its entirety as follows:

““Building(s).” Any building or two or more buildings (as the content may require) located on the Property in which portions of the Units are located, as shown on the Map, which may include, without limitation, Building One (as hereinafter defined), Building Two (as hereinafter defined), Building Three (as hereinafter defined) Building Four (as hereinafter defined), and Building Five (as hereinafter defined), and any other buildings within real property included by amendment to this Declaration into the Condominium by subsequent amendment or supplement.”

(c) The Condominium is hereby modified and amended to add (i) five (5) Units in the sixth legal phase described as "Phase Six" on **Exhibit A** attached hereto ("Phase Six"), (ii) five (5) Units in the seventh legal phase described as "Phase Seven" on **Exhibit A** attached hereto ("Phase Seven") within one building commonly known by the address at 5018 Bryan Street ("Building Seven"), (iii) five (5) Units in the eighth legal phase described as "Phase Eight" on **Exhibit A** attached hereto ("Phase Eight") within one building commonly known by the address at 5020 Bryan Street ("Building Eight"), and (iv) five (5) Units in the ninth legal phase described as "Phase Nine" on **Exhibit A** attached hereto ("Phase Nine") within one building commonly known by the address at 5026 Bryan Street ("Building Nine").

(d) Declarant hereby creates twenty (20) additional Units, which are designated as follows:

- a. Units 101, 102, 103, 104 and 105 in Phase Six, Building Six;
- b. Units 201, 202, 203, 204, and 205 in Phase Seven, Building Seven;
- c. Units 301, 302, 303, 304, and 305 in Phase Eight, Building Eight; and
- d. Units 401, 402, 403, 404, and 405 in Phase Nine, Building Nine.

The new Units are hereby classified as Units which MUST BE BUILT.

(e) The Condominium Map is hereby modified and amended to add the Units created by this Amendment as described on **Exhibit B** attached hereto and incorporated herein by reference. .

(f) The Allocated Interests as set forth on **Exhibit C** of the Declaration are hereby modified and amended by replacing Exhibit C attached to the Declaration with the new **Exhibit C** attached hereto.

3. **No Other Effect.** Except as expressly amended by this Amendment, the terms and provisions of the Declaration are not amended, modified or supplemented.

4. **Severability.** Invalidation of any provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment, or the remainder of this Amendment, which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. **Headings.** The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the date set forth above.

DECLARANT:

BRYAN HEIGHTS DEVELOPMENT LLC,
a Texas limited liability company

By: [Signature]
Name: BRAD WINTERS
Title: MEMBER - PARTNER

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRADLEY MARK WINTERS of BRYAN HEIGHTS DEVELOPMENT LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability company, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of July, 2019

[Signature]
Notary Public in and for the State of Texas

My Commission Expires: DEC 12 2020

(CONSENT AND SUBORDINATION OF LIENHOLDER TO FOLLOW)

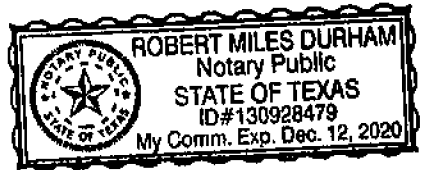


EXHIBIT A

LEGAL DESCRIPTION OF THE ADDITIONAL LAND

[see attached]

Bryan Heights

Exhibit 'A'

LAND - LEGAL DESCRIPTION

NOTES: (1) Survey bearing is based on recorded plat unless otherwise noted. (2) (26) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area bounded by 100-year flood per Map Number 48113C0348 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & Incorporated Area dated August 23, 2001. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown herein. (7) This survey was performed without the benefit of a title commitment.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat herein to true, correct & conform to the boundaries of the subject property & if shown, location & type of buildings & visible improvements herein.



Michael Cuzzo, RPLS 5893



Topographic & Tree Survey
Collogo Hill Addition
Part of Lots 2, 3, 4 & 5 Block 10/790
5026, 5020, 5018, & 5016 Bryan Street
City of Dallas, Dallas County, Texas
05/26/2017

EXHIBIT B

**MAP OF ADDITIONAL UNITS AND BUILDINGS IN PHASE SIX, PHASE SEVEN,
PHASE EIGHT AND PHASE NINE**

[see attached]

BRYAN HEIGHTS

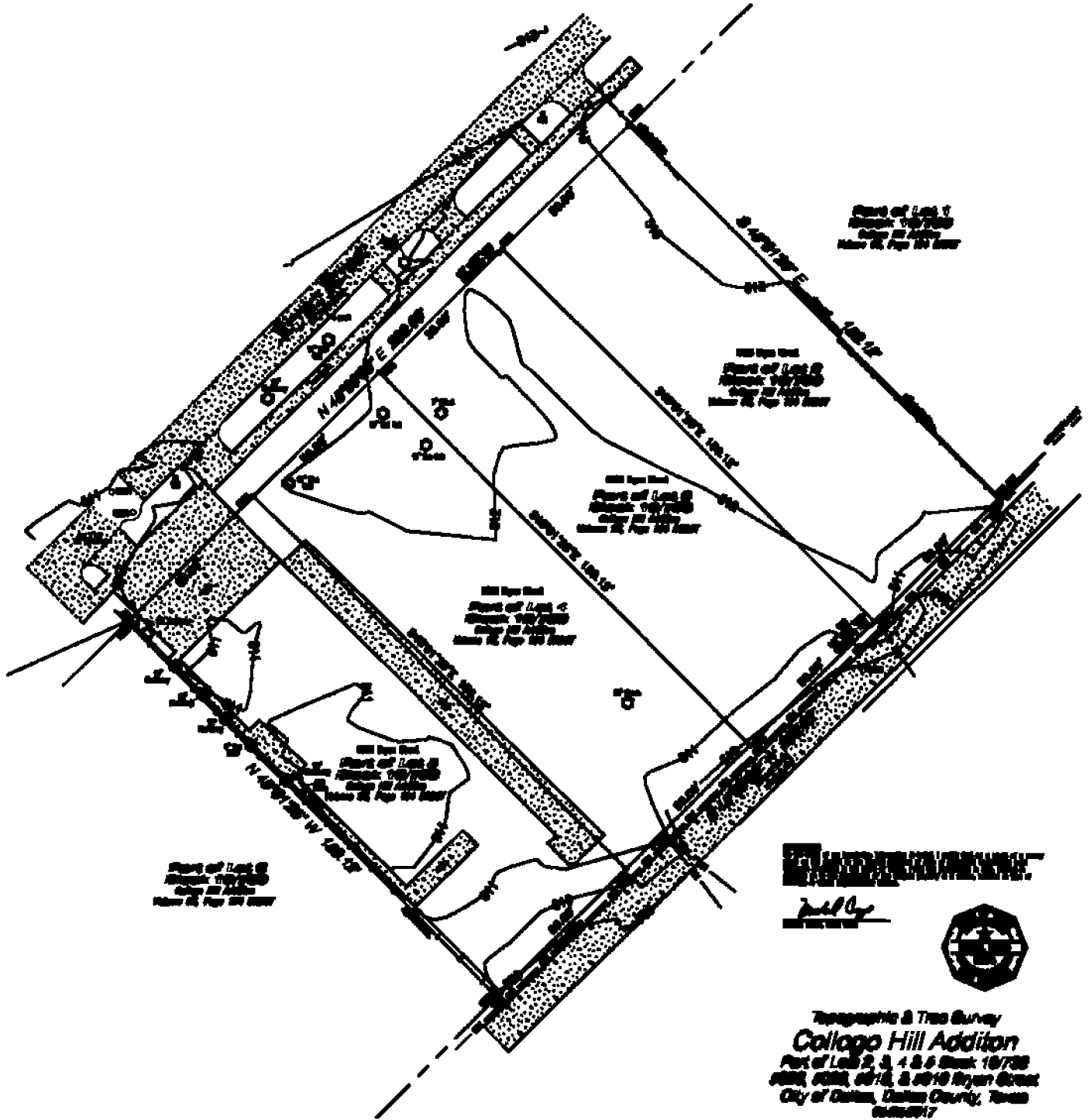
LOT 5, BUILDING 6, PHASE 6

5016 BRYAN STREET

Bryan Heights

Exhibit 'A'

LAND - SURVEYOR CERTIFICATION



Bryan Heights

Exhibit 'A'

LAND - LEGAL DESCRIPTION

NOTES: (1) Survey bearing is based on recorded plat unless otherwise noted. (2) (24) = Controlling measurement. (3) Surveyor's signature will appear in red ink on original copies. (4) All part of the subject property lies within a Special Flood Hazard Area mandated by 100-year Flood per Map Number 48113C0348 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & incorporated Area dated August 23, 2001. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade measured finished floor elevations are of the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) This survey was performed without the benefit of a title commitment.

CERTIFICATION

On the basis of my knowledge, information & belief, I verify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon to be true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Michael Cuzzo

Michael Cuzzo, RPLS 5693



*Topographic & Tree Survey
Collego Hill Addition
Part of Lots 2, 3, 4 & 5 Block 10/730
5026, 5020, 5018, & 5016 Bryan Street
City of Dallas, Dallas County, Texas
06/26/2017*

Bryan Heights

Exhibit 'B'

Notes

1. All hallways, elevators, stairs and landings which are not located in a unit, are general common elements.
2. All Balconies are part of the unit to which attached.
3. The Unit plans show interior wall to interior wall measurements. The actual unit dimensions, which extend into the wall and floor cavities as described in the declaration, and summarized here:

For units on Levels 2 and 3, the lower boundary is the underside of the sub-flooring.

Each unit's upper boundary is the exterior surface of the sheetrock comprising the unit's perimeter ceilings.

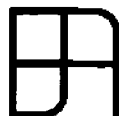
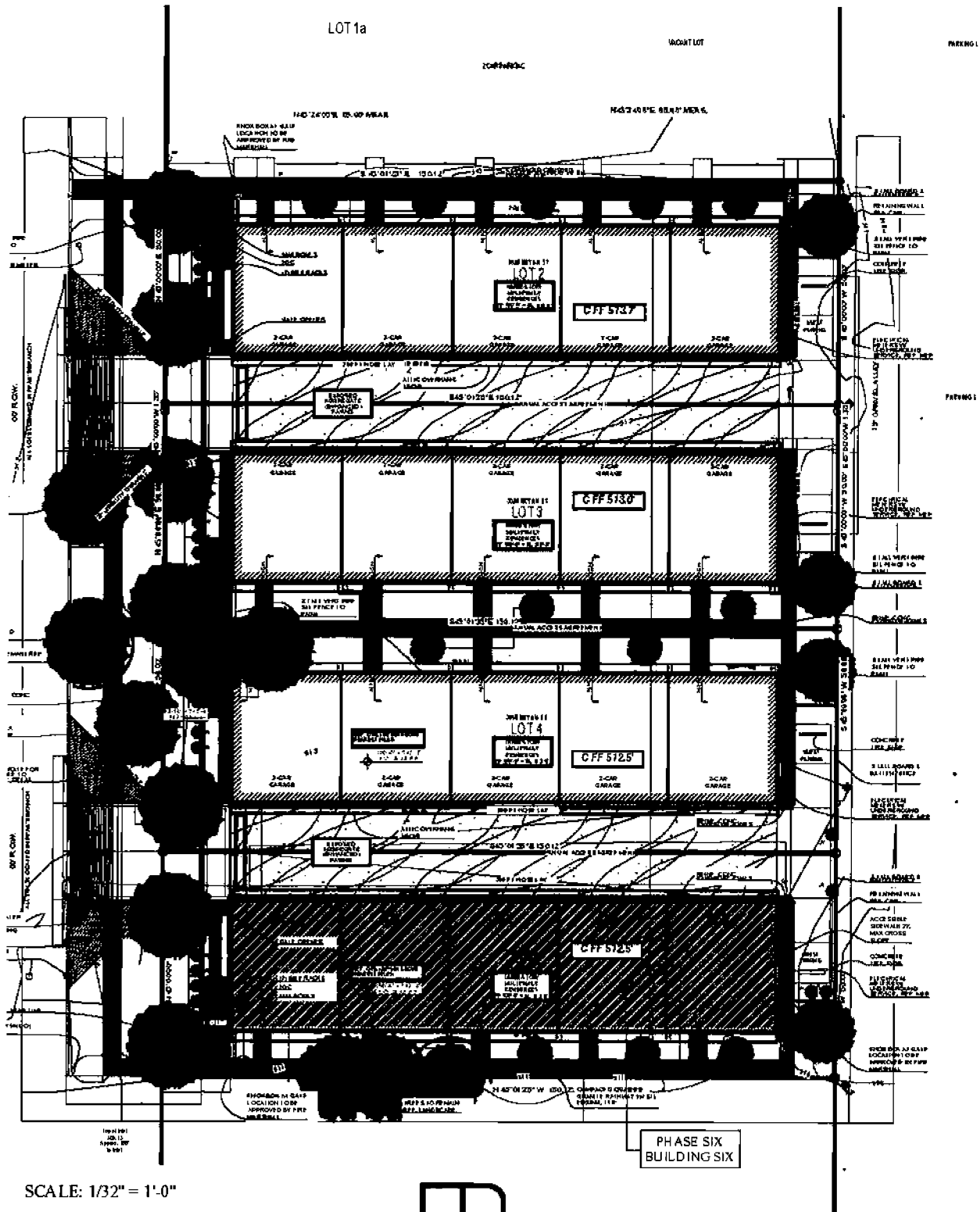
On party-walls, walls between two units, on half of the wall cavity is within the unit's dimensions. The unit's lateral boundaries are the planes defined by the midpoints of the party wall

On all other perimeter walls, the unit's lateral boundaries are the planes defined by the outside-facing surfaces of the sheetrock on the perimeter walls of the living area and by the inside-facing surfaces of the doors and windows in the perimeter cavities, door and windows are not part of the Unit.

4. GCE = General Common Element
5. LCE = Limited Common Element

Bryan Heights

Exhibit 'B' LAND - SITE PLAN



Bush
ARCHITECTS

4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

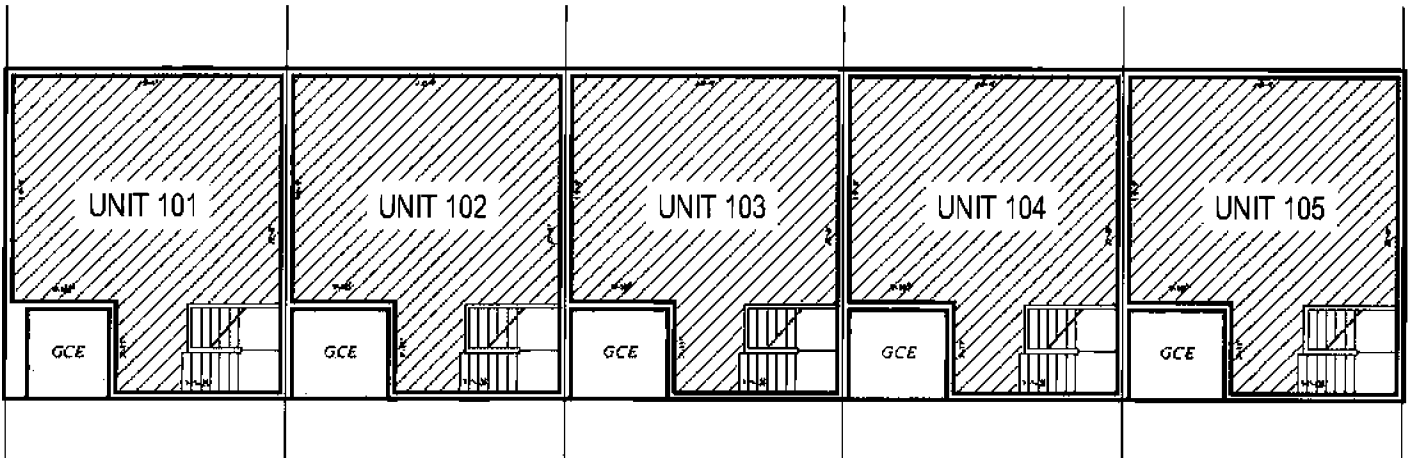
Bryan Heights

Exhibit 'B'

PHASE SIX - BUILDING SIX

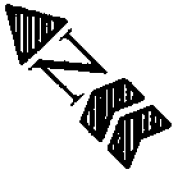
LOT 5 - FIRST FLOOR


5016 Bryan St.




FLOOR PLAN - GROUND LEVEL

Elevations on this level are between 512.5' and 522.17' based upon a finished floor elevation of 512.5' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

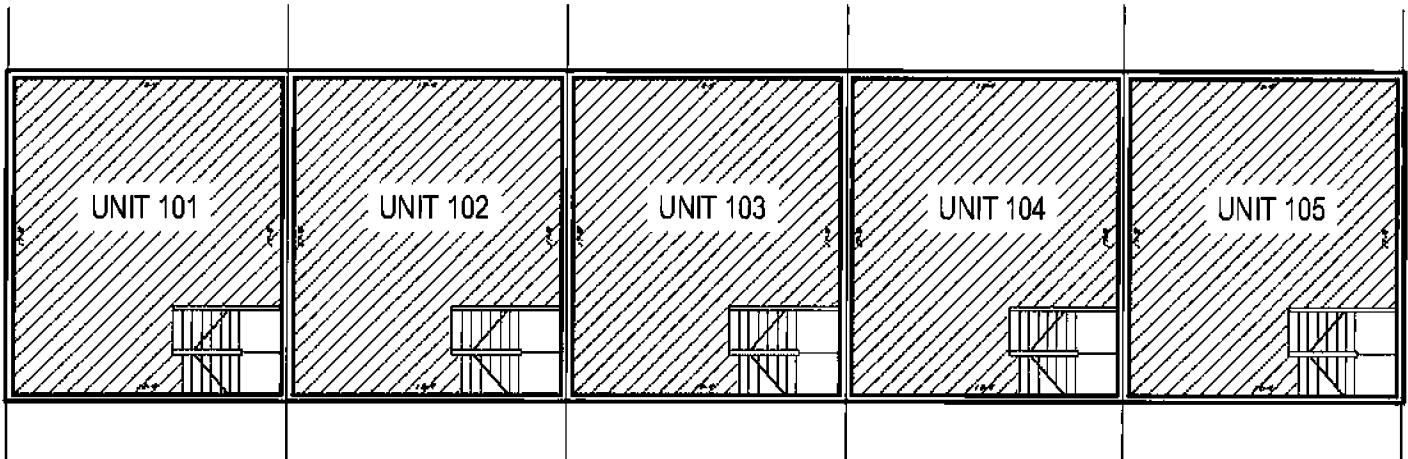
Bryan Heights

Exhibit 'B'

PHASE SIX - BUILDING SIX

LOT 5 - SECOND FLOOR




5016 Bryan St.



FLOOR PLAN - SECOND LEVEL

Elevations on this level are between 522.17' and 533.84' based upon a finished floor elevation of 512.5' at ground level.



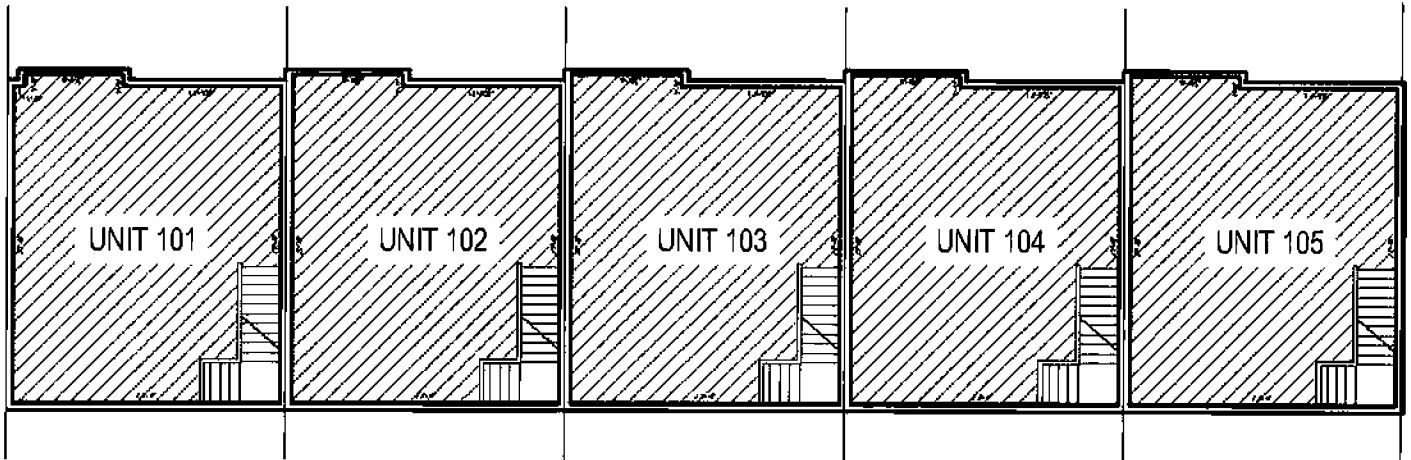
-  GENERAL COMMON ELEMENT
-  UNIT
-  LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'B'




PHASE SIX - BUILDING SIX
LOT 5 - THIRD FLOOR
5016 Bryan St.



FLOOR PLAN - THIRD LEVEL

Elevations on this level are between 533.84' and 542.87' based upon a finished floor elevation of 512.5' at ground level.



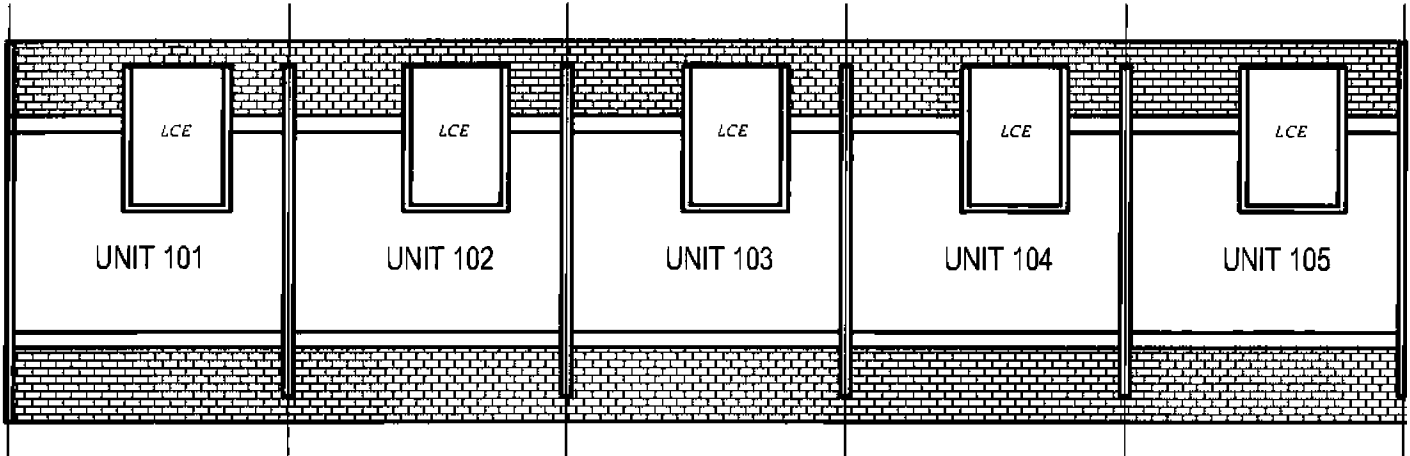
-  GENERAL COMMON ELEMENT
-  UNIT
-  LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

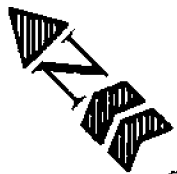
Exhibit 'B'




PHASE SIX - BUILDING SIX
LOT 5 - FOURTH FLOOR
5016 Bryan St.



FLOOR PLAN - ATTIC LEVEL

Elevations at this level is 542.87' based upon a finished floor elevation of 512.5' at ground level.



-  GENERAL COMMON ELEMENT
-  UNIT
-  LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 5: 5016 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
6	6	101	2,103	20.00%
6	6	102	2,103	20.00%
6	6	103	2,103	20.00%
6	6	104	2,103	20.00%
6	6	105	2,103	20.00%

Bryan Heights

Exhibit 'C'

Monthly

Assessment

\$2,340.00

LOT 5: 5016 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	MONTHLY ASSESSMENT
6	6	101	2,103	\$195.00
6	6	102	2,103	\$195.00
6	6	103	2,103	\$195.00
6	6	104	2,103	\$195.00
6	6	105	2,103	\$195.00

BRYAN HEIGHTS

LOT 4, BUILDING 7, PHASE 7

5018 BRYAN STREET

Bryan Heights

Exhibit 'A'

LAND - LEGAL DESCRIPTION

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CERTIFICATION

On the basis of my knowledge, information & belief, I certify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat herein to be true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements herein.

Michael Cuzzo

Michael Cuzzo, RPLS 5893



Topographic & Tree Survey
Collogo Hill Addition
Part of Lots 2, 3, 4 & 5 Block 10/730
5026, 5020, 5018, & 5016 Bryan Street
City of Dallas, Dallas County, Texas
06/26/2017

Bryan Heights

Exhibit 'B'

Notes

1. All hallways, elevators, stairs and landings which are not located in a unit, are general common elements.
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For units on Levels 2 and 3, the lower boundary is the underside of the sub-flooring.

Each unit's upper boundary in the exterior surface of the sheetrock comprising the unit's perimeter ceilings.

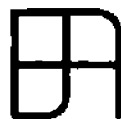
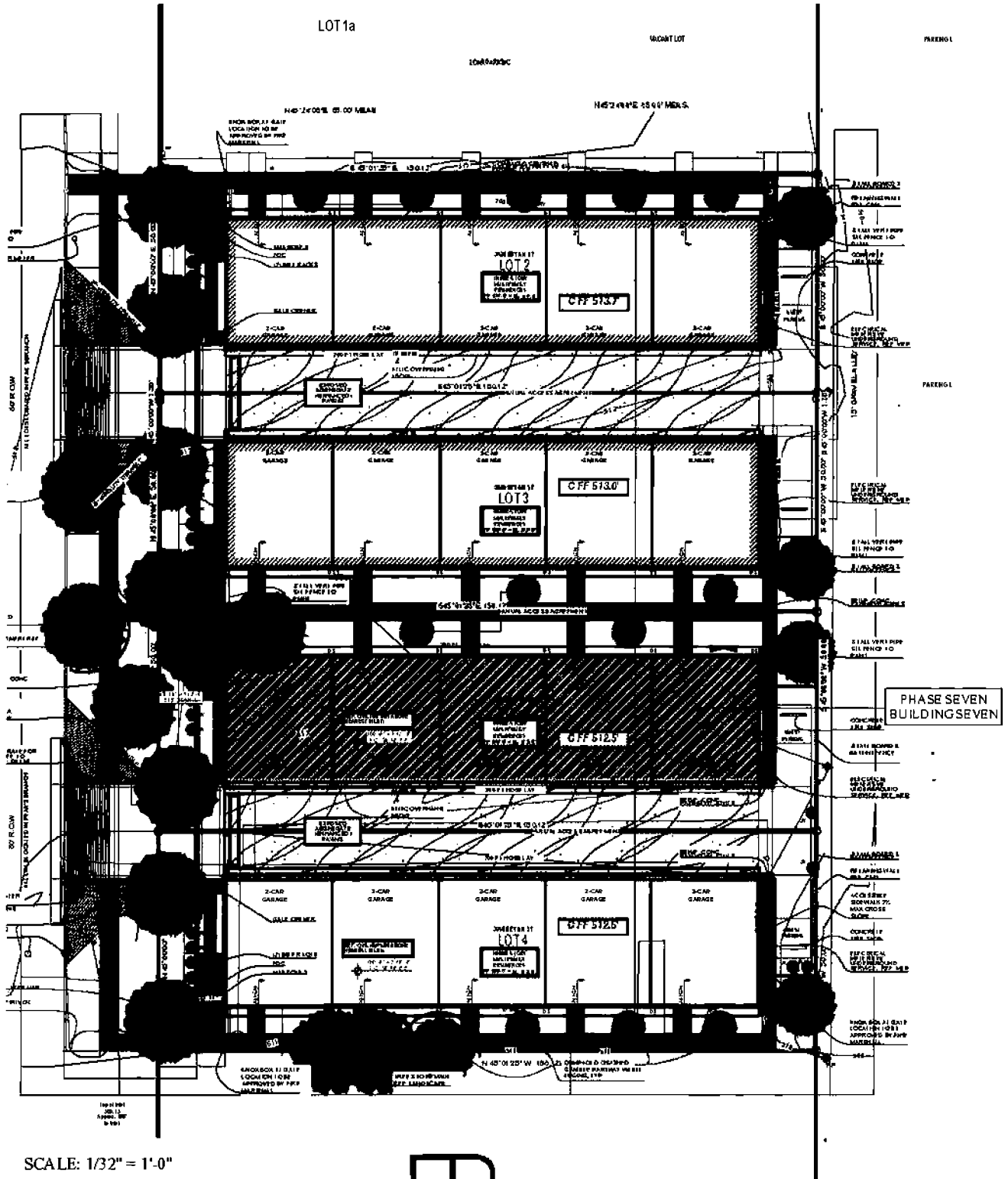
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4. GCE = General Common Element
5. LCE = Limited Common Element

Bryan Heights

Exhibit 'B' LAND - SITE PLAN



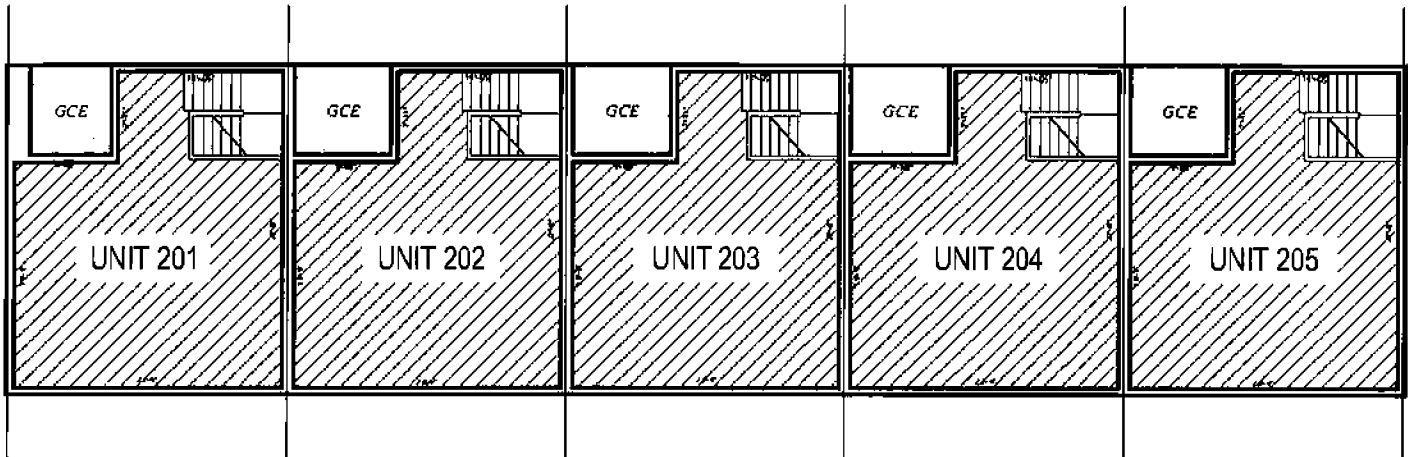
Bush
ARCHITECTS

4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

Bryan Heights

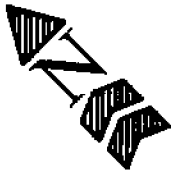
Exhibit 'B'


PHASE SEVEN - BUILDING SEVEN
LOT 4 - FIRST FLOOR
5018 Bryan St.





FLOOR PLAN - GROUND LEVEL

Elevations on this level are between 512.5' and 522.17' based upon a finished floor elevation of 512.5' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

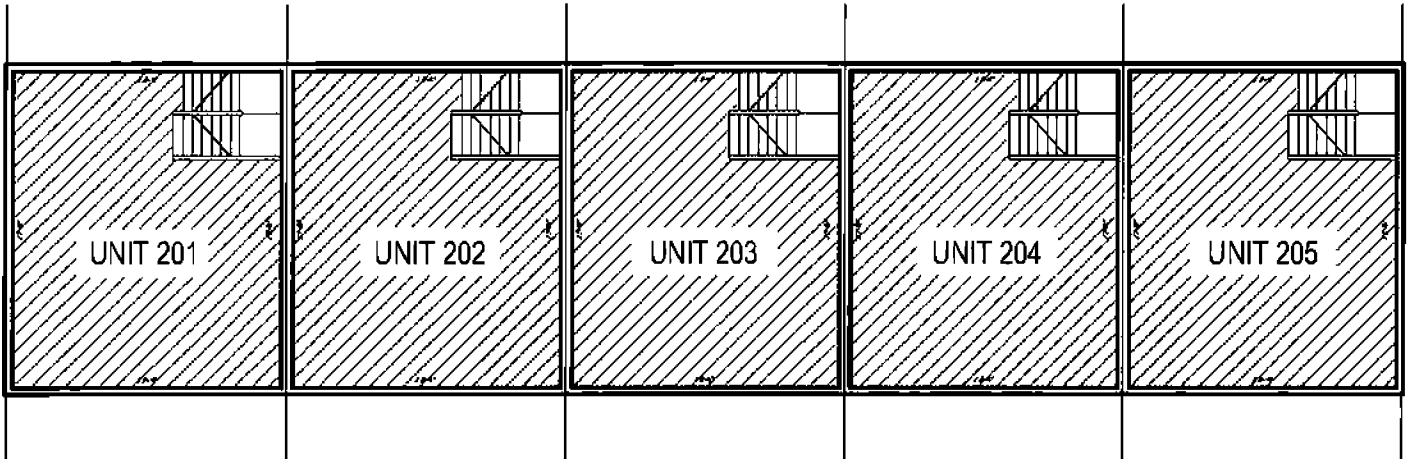
 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

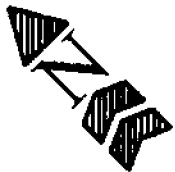
Exhibit 'B'


PHASE SEVEN - BUILDING SEVEN
LOT 4 - SECOND FLOOR
5018 Bryan St.




FLOOR PLAN - SECOND LEVEL

Elevations on this level are between 522.17' and 533.84' based upon a finished floor elevation of 512.5' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

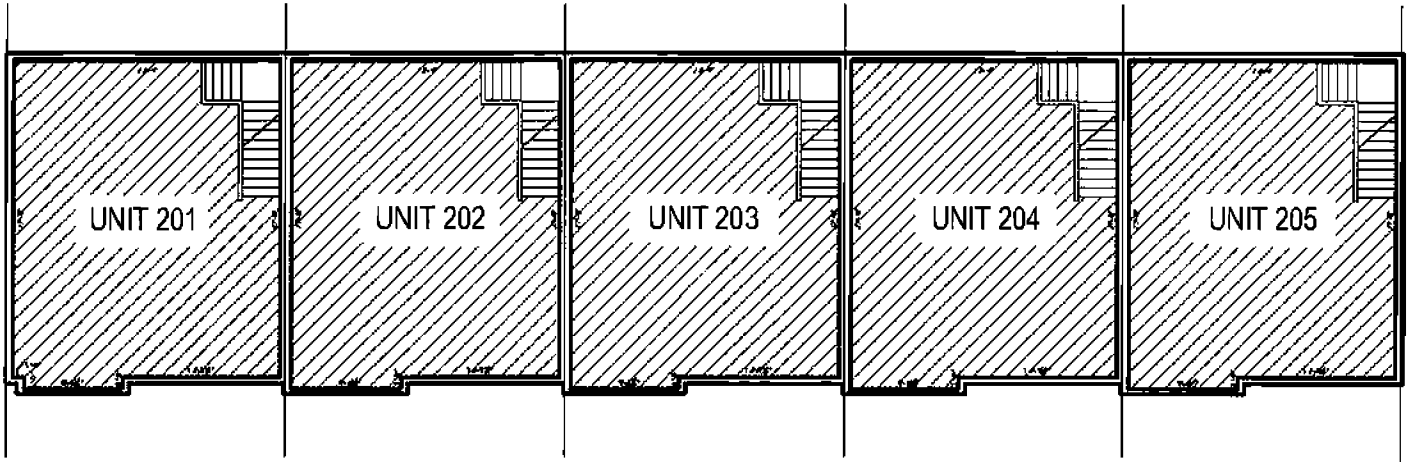
 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'B'




PHASE SEVEN - BUILDING SEVEN
LOT 4 - THIRD FLOOR
5018 Bryan St.



FLOOR PLAN - THIRD LEVEL

Elevations on this level are between 533.84' and 542.87' based upon a finished floor elevation of 512.5' at ground level.



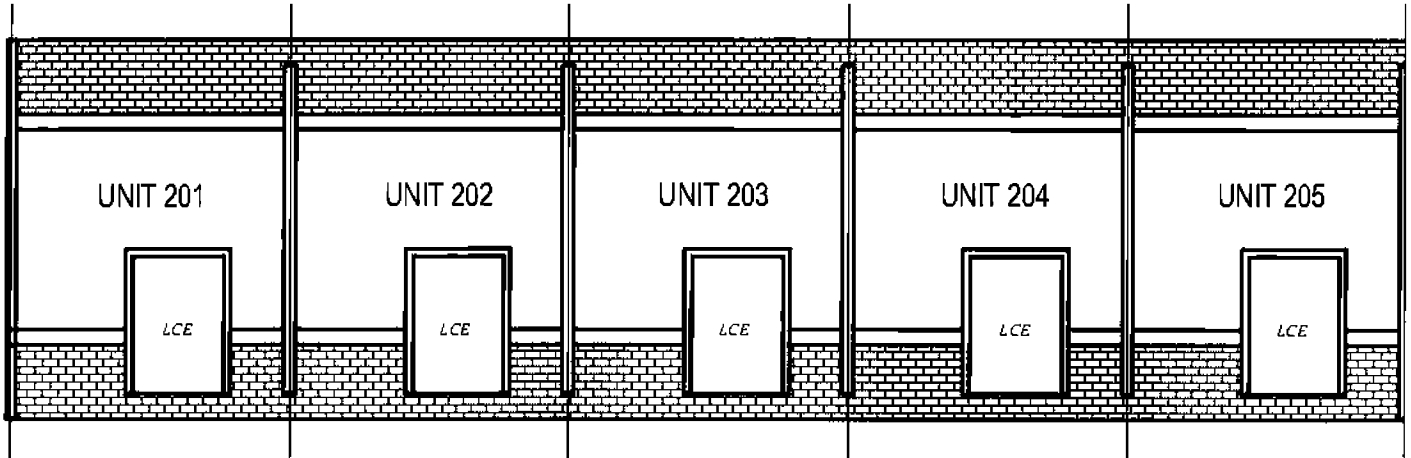
-  GENERAL COMMON ELEMENT
-  UNIT
-  LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'B'


PHASE SEVEN - BUILDING SEVEN
LOT 4 - FOURTH FLOOR
5018 Bryan St.




FLOOR PLAN - ATTIC LEVEL

Elevations at this level is 542.87' based upon a finished floor elevation of 512.5' at ground level



 GENERAL COMMON ELEMENT

 UNIT

 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 4: 5018 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
7	7	201	2,103	20.00%
7	7	202	2,103	20.00%
7	7	203	2,103	20.00%
7	7	204	2,103	20.00%
7	7	205	2,103	20.00%

Bryan Heights

Exhibit 'C'

Monthly

Assessment

\$2,340.00

LOT 4: 5018 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	MONTHLY ASSESSMENT
7	7	201	2,103	\$195.00
7	7	202	2,103	\$195.00
7	7	203	2,103	\$195.00
7	7	204	2,103	\$195.00
7	7	205	2,103	\$195.00

BRYAN HEIGHTS

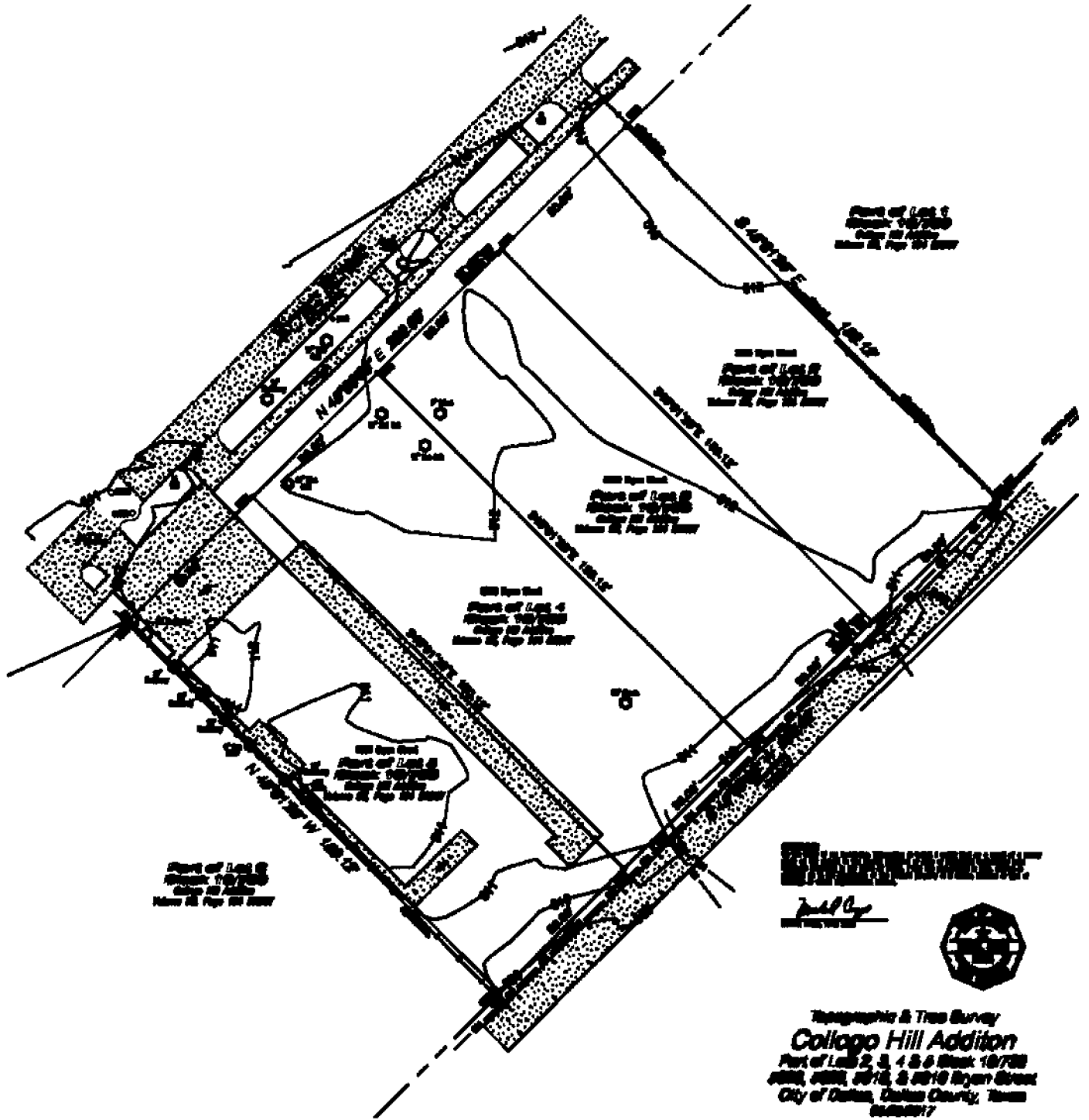
LOT 3, BUILDING 8, PHASE 8

5020 BRYAN STREET

Bryan Heights

Exhibit 'A'

LAND - SURVEYOR CERTIFICATION



Topographic & Tree Survey
Collogo Hill Addition
 Part of Lots 2, 3, 4 & 6 Block 10/200
 2000, 2001, 2010, & 2010 Bryan Street
 City of Dallas, Dallas County, Texas
 2019/17



Bush
 ARCHITECTS

4700 WESTGROVE RD. STE. 200
 ADDISON, TEXAS 75001
 PHONE: 469-857-3151
 EMAIL: ralph@busharchitects.design

Bryan Heights

Exhibit 'A'

LAND - LEGAL DESCRIPTION

NOTE: (1) Survey bearing is based on recorded plat unless otherwise noted. (2) (34) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C0348 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & Incorporated Area dated August 23, 2001. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This fact statement shall not create liability on the part of the surveyor. (5) Flood grade assumed finished floor elevations are at the left edge. (6) Drainage arrows, if shown, were determined by elevations shown herein. (7) This survey was performed without the benefit of a title commitment.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat herein is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements herein.

Michael Guzzo

Michael Guzzo, R.P.L.S. 5893



Topographic & Tree Survey
Collego Hill Addition
Part of Lots 2, 3, 4 & 5 Block 10/730
5028, 5020, 5018, & 5016 Bryan Street
City of Dallas, Dallas County, Texas
05/25/2017

Bryan Heights

Exhibit 'B'

Notes

1. All hallways, elevators, stairs and landings which are not located in a unit, are general common elements.
2. All Balconies are part of the unit to which attached.
3. The Unit plans show interior wall to interior wall measurements. The actual unit dimensions, which extend into the wall and floor cavities as described in the declaration, and summarized here:

For units on Levels 2 and 3, the lower boundary is the underside of the sub-flooring.

Each unit's upper boundary in the exterior surface of the sheetrock comprising the unit's perimeter ceilings.

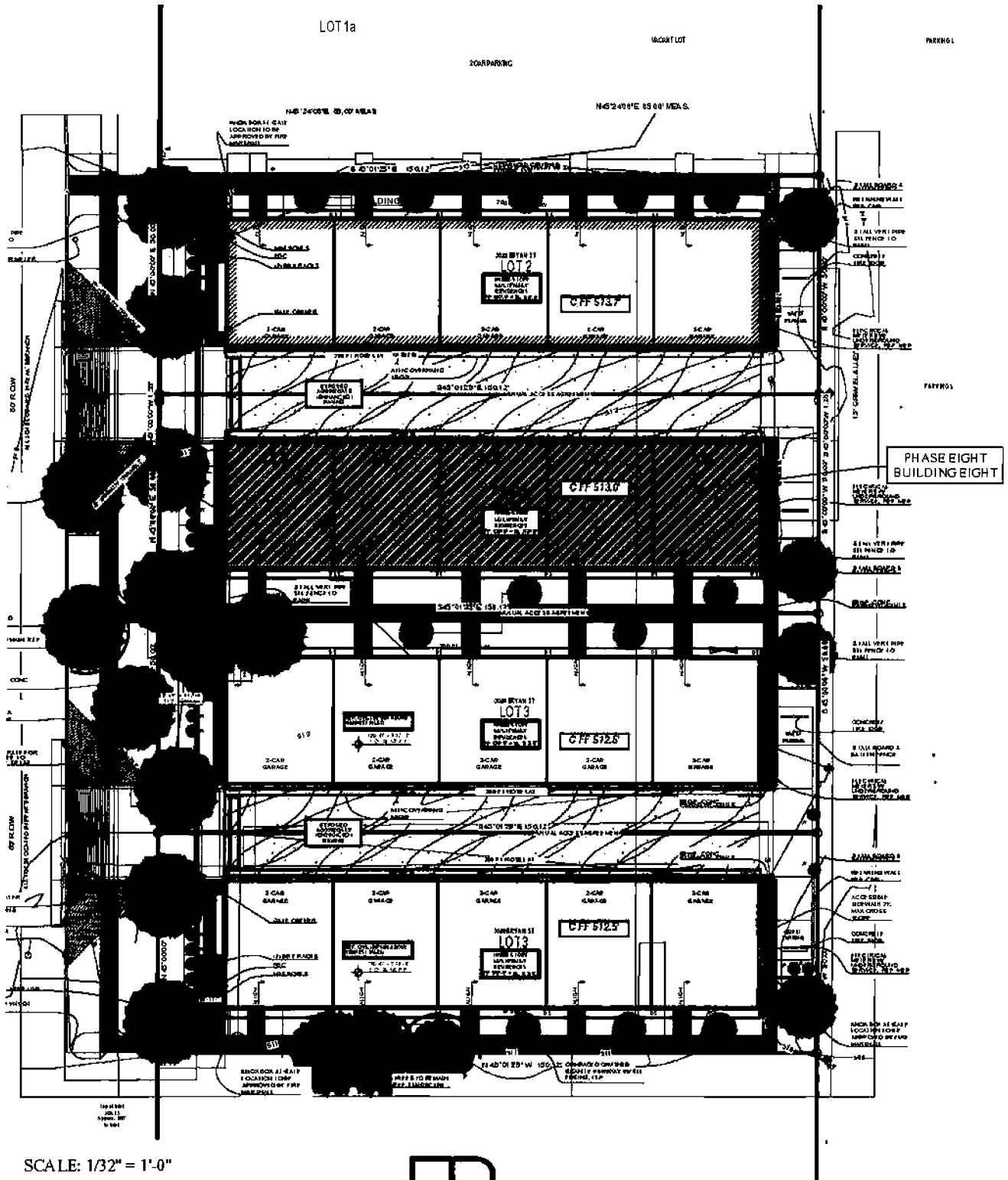
On party-walls, walls between two units, on half of the wall cavity is within the unit's dimensions. The unit's lateral boundaries are the planes defined by the midpoints of the party wall

On all other perimeter walls, the unit's lateral boundaries are the planes defined by the outside-facing surfaces of the sheetrock on the perimeter walls of the living area and by the inside-facing surfaces of the doors and windows in the perimeter cavities, door and windows are not part of the Unit.

4. GCE = General Common Element
5. LCE = Limited Common Element

Bryan Heights

Exhibit 'B' LAND - SITE PLAN



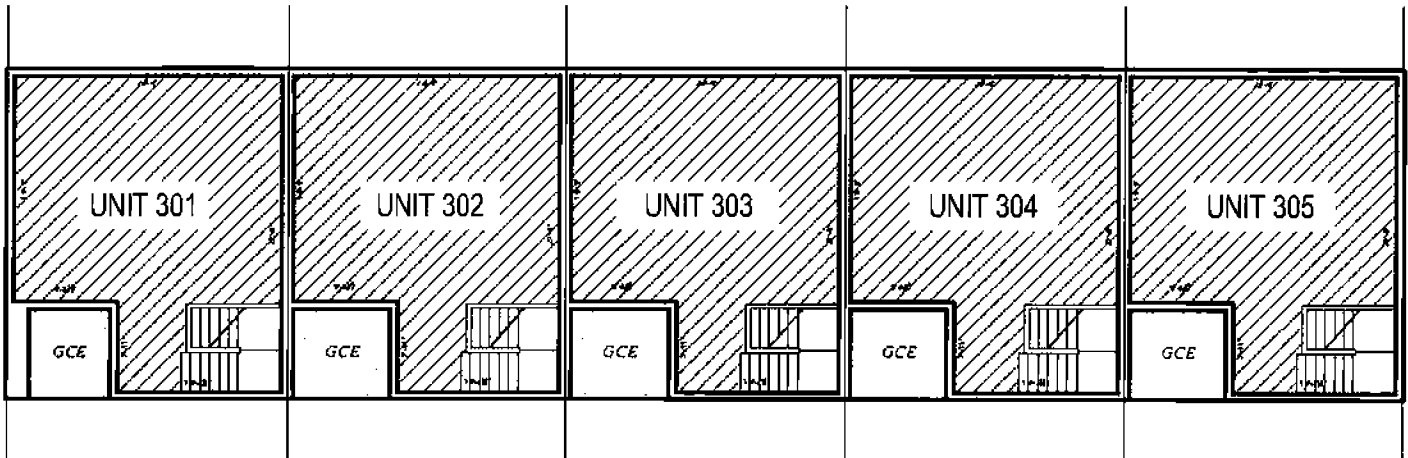
Bryan Heights

Exhibit 'B'

PHASE EIGHT - BUILDING EIGHT

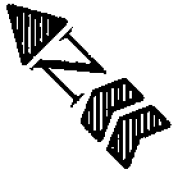
LOT 3 - FIRST FLOOR


5020 Bryan St.





FLOOR PLAN - GROUND LEVEL

Elevations on this level are between 513.0' and 522.67' based upon a finished floor elevation of 513.0' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

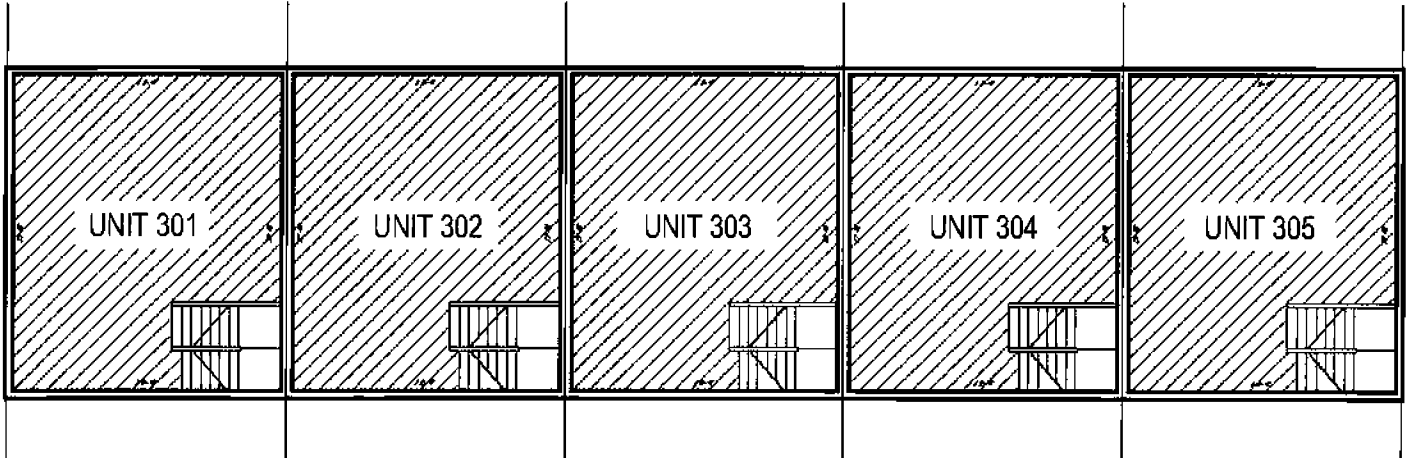
Bryan Heights

Exhibit 'B'

PHASE EIGHT - BUILDING EIGHT

LOT 3 - SECOND FLOOR




5020 Bryan St.



FLOOR PLAN - SECOND LEVEL

Elevations on this level are between 522.67' and 534.34' based upon a finished floor elevation of 513.0' at ground level.



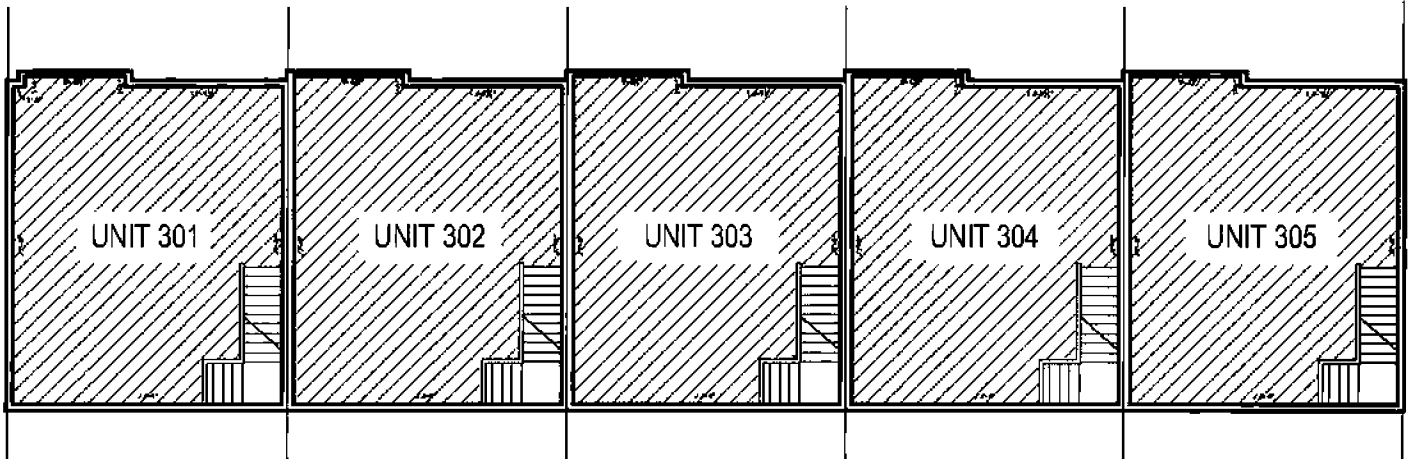
-  GENERAL COMMON ELEMENT
-  UNIT
-  LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

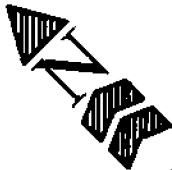
Exhibit 'B'


PHASE EIGHT - BUILDING EIGHT
LOT 3 - THIRD FLOOR
5020 Bryan St.





FLOOR PLAN - THIRD LEVEL

Elevations on this level are between 534.34' and 543.37' based upon a finished floor elevation of 513.0' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

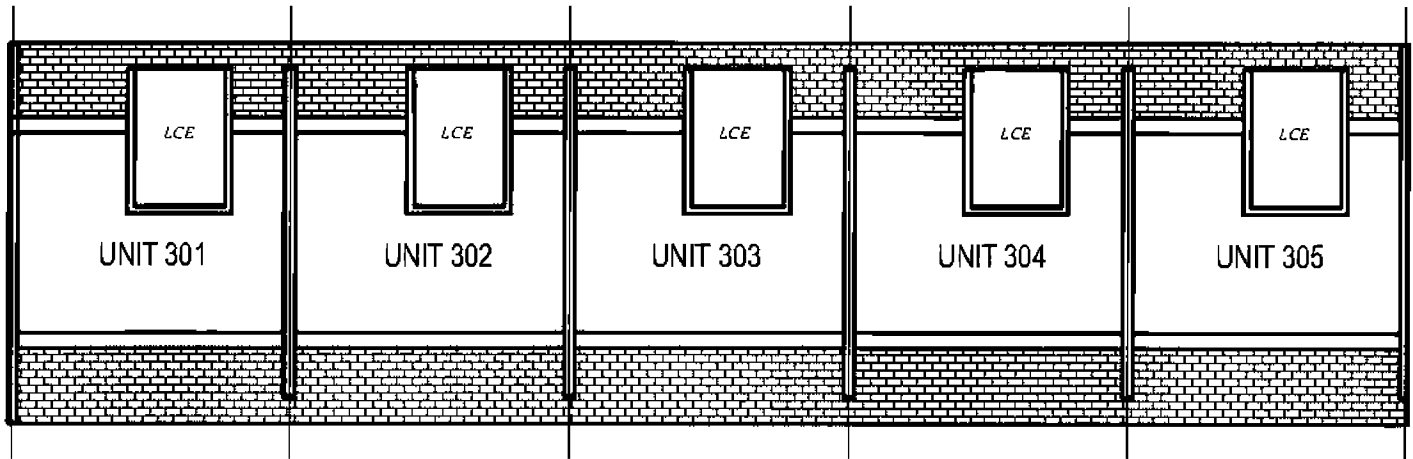
 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'B'


PHASE EIGHT - BUILDING EIGHT
LOT 3 - FOURTH FLOOR
5020 Bryan St.




FLOOR PLAN - ATTIC LEVEL

Elevations at this level is 543.37' based upon a finished floor elevation of 513.0' at ground level



 GENERAL COMMON ELEMENT

 UNIT

 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 3: 5020 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
8	8	301	2,103	20.00%
8	8	302	2,103	20.00%
8	8	303	2,103	20.00%
8	8	304	2,103	20.00%
8	8	305	2,103	20.00%

Bryan Heights

Exhibit 'C'

Monthly

Assessment

\$2,340.00

LOT 3: 5020 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	MONTHLY ASSESSMENT
8	8	301	2,103	\$195.00
8	8	302	2,103	\$195.00
8	8	303	2,103	\$195.00
8	8	304	2,103	\$195.00
8	8	305	2,103	\$195.00

BRYAN HEIGHTS

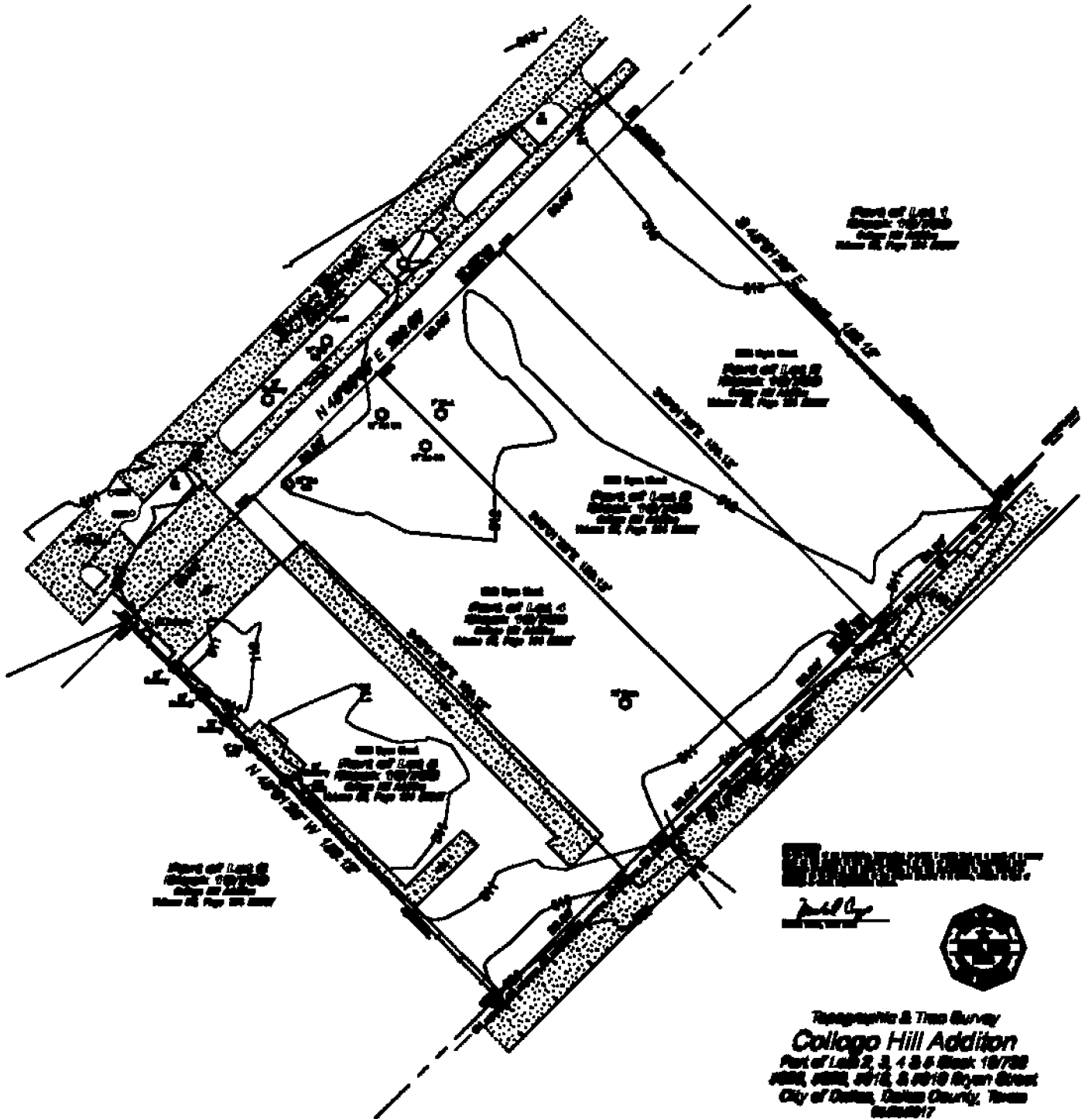
LOT 2, BUILDING 9, PHASE 9

5026 BRYAN STREET


Bryan Heights

Exhibit 'A'

LAND - SURVEYOR CERTIFICATION



TOPOGRAPHIC & TRIM SURVEY
Paul C. Collogo
 Surveyor



Topographic & Trim Survey
Collogo Hill Addition
 Part of Lots 2, 3, 4 & 5 Block 10/200
 2000, 2002, 2012, & 2018 Bryan Street
 City of Dallas, Dallas County, Texas
 10/200/17



Bush
 ARCHITECTS

4700 WESTGROVE RD. STE. 200
 ADDISON, TEXAS 75001
 PHONE: 469-857-3151
 EMAIL: ralph@busharchitects.design

Bryan Heights

Exhibit 'A'

LAND - LEGAL DESCRIPTION

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (26) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48113C0348 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas & Incorporated Area dated August 23, 2001. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This legal statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage errors, if shown, were determined by elevations shown hereon. (7) This survey was performed without the benefit of a title commitment.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.



Michael Cuzzo, NPLS 5893



Topographic & Tree Survey
Collego Hill Addition
Part of Lots 2, 3, 4 & 5 Block 10/730
5028, 5020, 5018, & 5016 Bryan Street
City of Dallas, Dallas County, Texas
05/26/2017

Bryan Heights

Exhibit 'B'

Notes

1. All hallways, elevators, stairs and landings which are not located in a unit, are general common elements.
2. All Balconies are part of the unit to which attached.
3. The Unit plans show interior wall to interior wall measurements. The actual unit dimensions, which extend into the wall and floor cavities as described in the declaration, and summarized here:

For units on Levels 2 and 3, the lower boundary is the underside of the sub-flooring.

Each unit's upper boundary in the exterior surface of the sheetrock comprising the unit's perimeter ceilings.

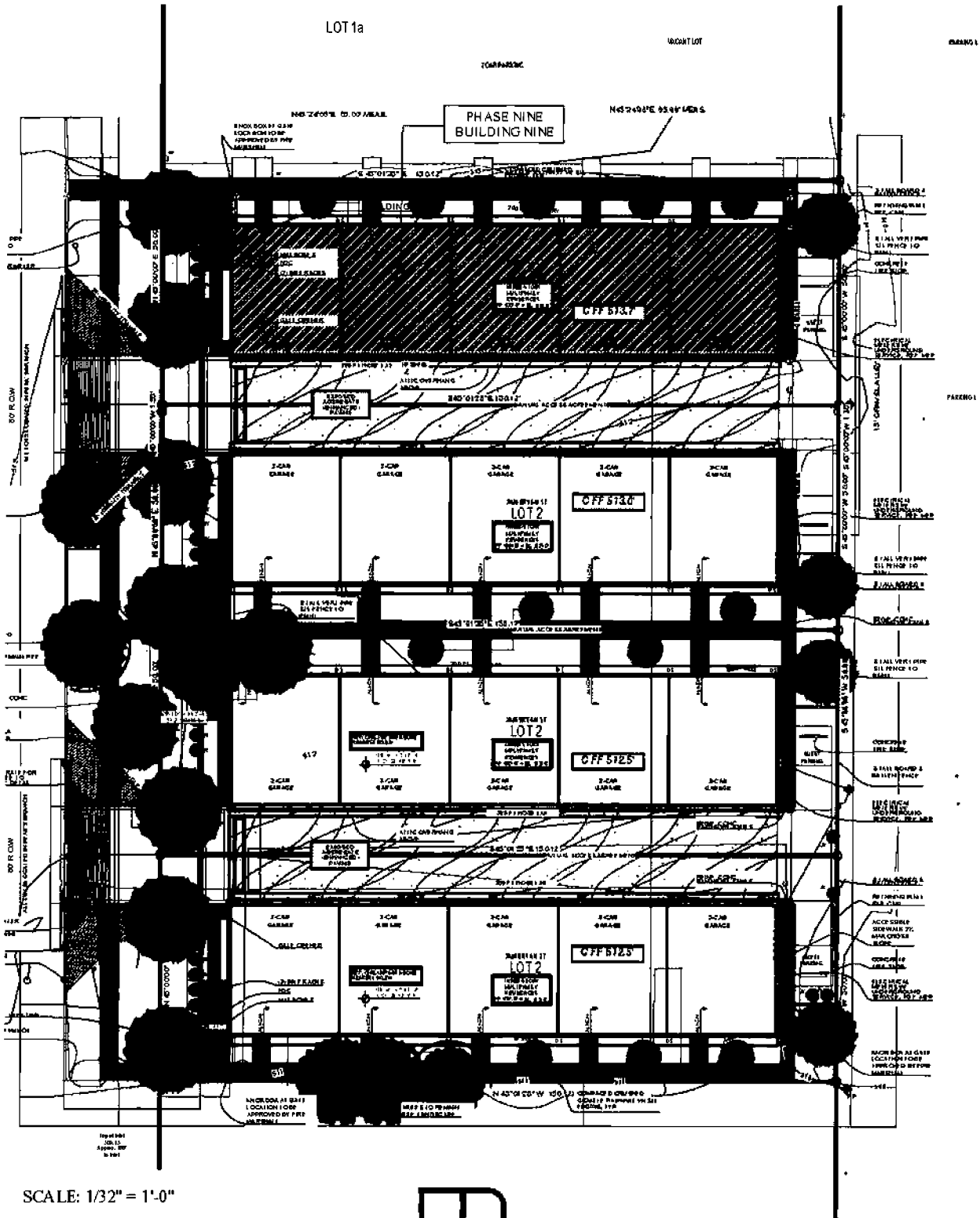
On party-walls, walls between two units, on half of the wall cavity is within the unit's dimensions. The unit's lateral boundaries are the planes defined by the midpoints of the party wall

On all other perimeter walls, the unit's lateral boundaries are the planes defined by the outside-facing surfaces of the sheetrock on the perimeter walls of the living area and by the inside-facing surfaces of the doors and windows in the perimeter cavities, door and windows are not part of the Unit.

4. GCE = General Common Element
5. LCE = Limited Common Element

Bryan Heights

Exhibit 'B' LAND - SITE PLAN



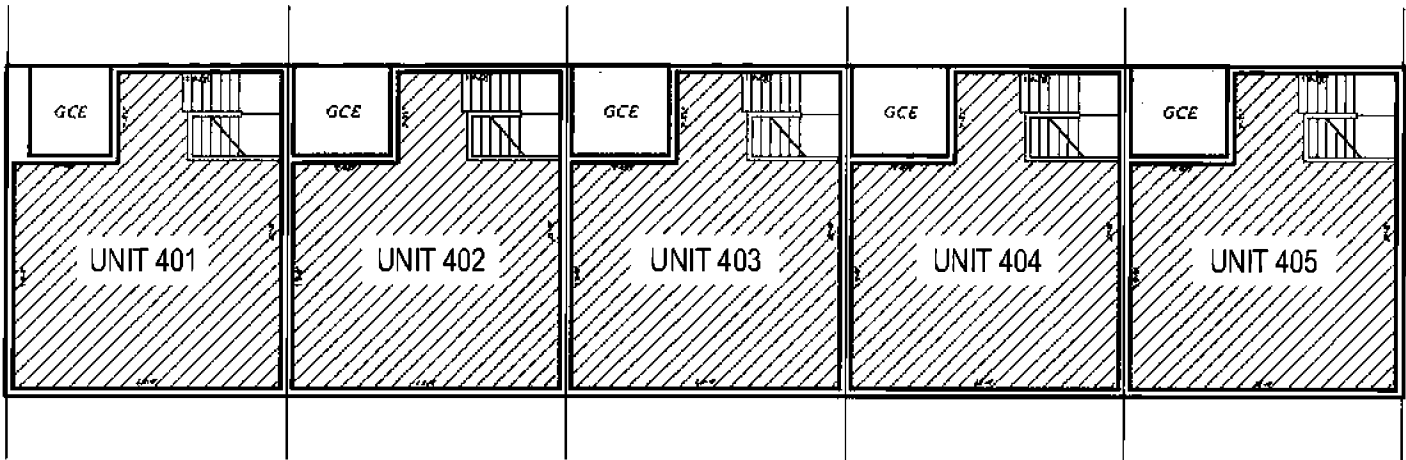
Bush
ARCHITECTS

4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

Bryan Heights

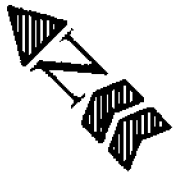
Exhibit 'B'

PHASE NINE - BUILDING NINE
LOT 2 - FIRST FLOOR
5026 Bryan St.



FLOOR PLAN - GROUND LEVEL

Elevations on this level are between 513.67' and 523.34' based upon a finished floor elevation of 513.67' at ground level



GCE GENERAL COMMON ELEMENT

UNIT

LCE LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

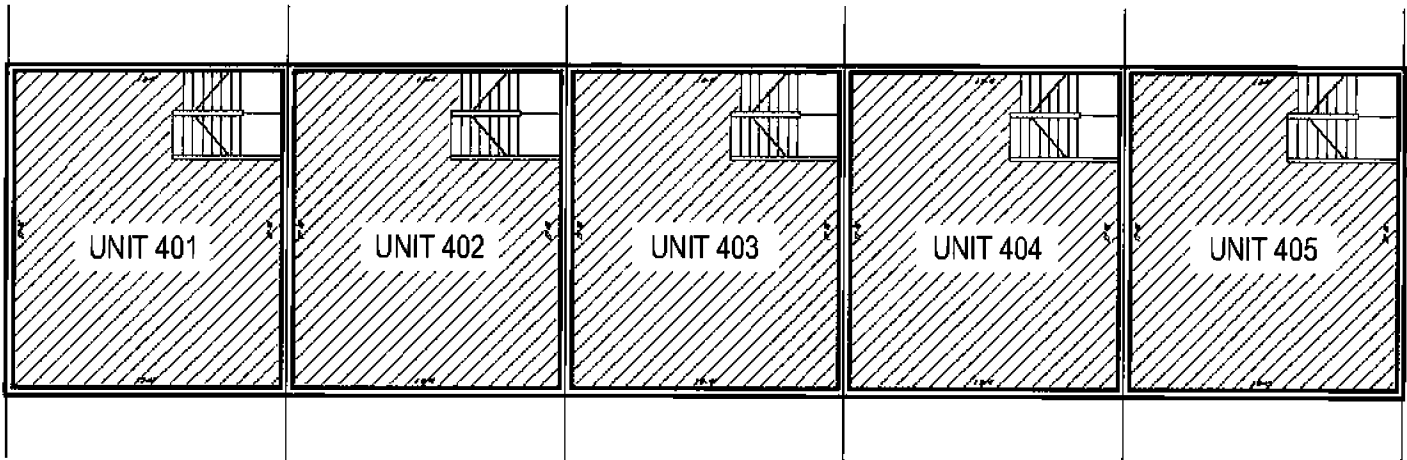
Bryan Heights

Exhibit 'B'

PHASE NINE - BUILDING NINE

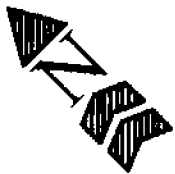
LOT 2 - SECOND FLOOR


5026 Bryan St.




FLOOR PLAN - SECOND LEVEL

Elevations on this level are between 523.34' and 535.01' based upon a finished floor elevation of 513.67' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

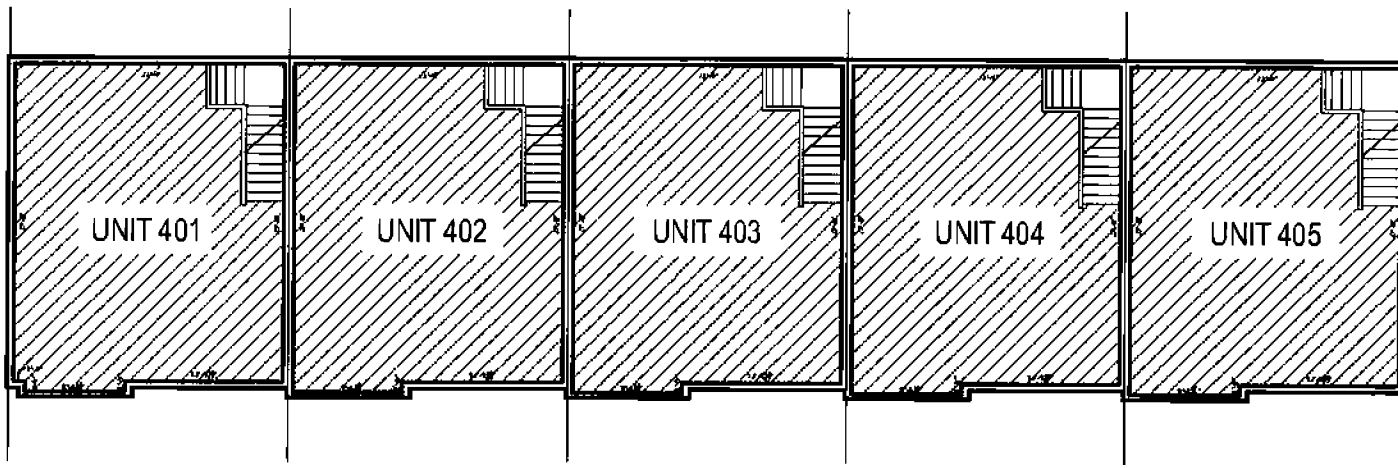
 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

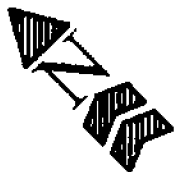
Exhibit 'B'

PHASE NINE - BUILDING NINE
LOT 2 - THIRD FLOOR
5026 Bryan St.



FLOOR PLAN - THIRD LEVEL

Elevations on this level are between 535 01' and 544 04' based upon a finished floor elevation of 513 67' at ground level.



GCE GENERAL COMMON ELEMENT

UNIT

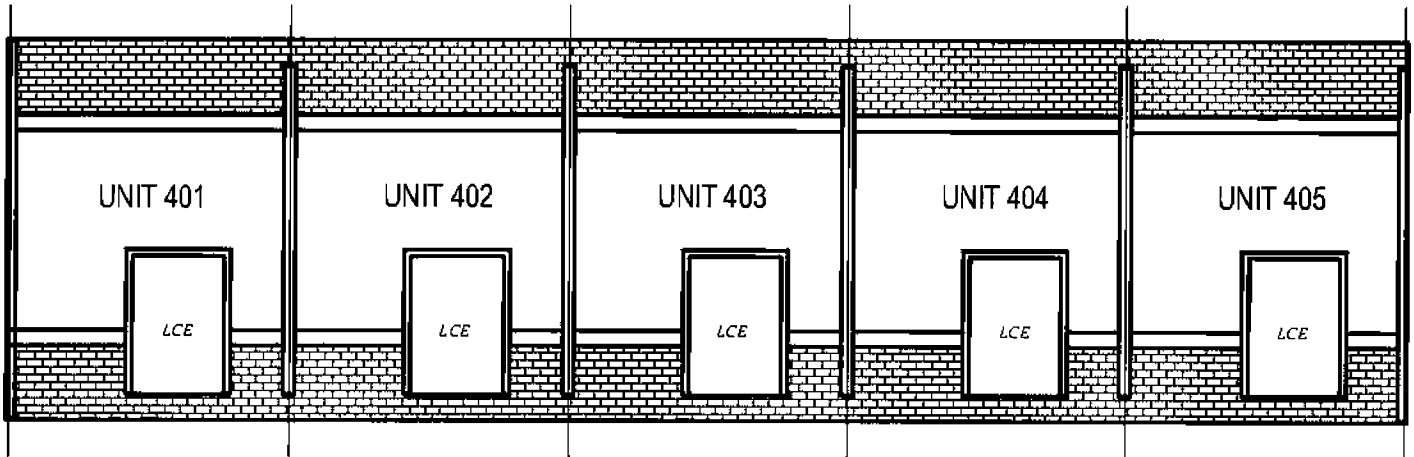
LCE LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

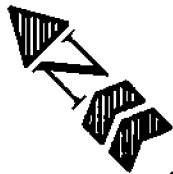
Exhibit 'B'


PHASE NINE - BUILDING NINE
LOT 2 - FOURTH FLOOR
5026 Bryan St.




FLOOR PLAN - ATTIC LEVEL

Elevations at this level is 544.04' based upon a finished floor elevation of 513.67' at ground level.



 GENERAL COMMON ELEMENT

 UNIT

 LIMITED COMMON ELEMENT

SCALE: 1/16" = 1'-0"

Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 2: 5026 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
9	9	401	2,103	20.00%
9	9	402	2,103	20.00%
9	9	403	2,103	20.00%
9	9	404	2,103	20.00%
9	9	405	2,103	20.00%

Bryan Heights

Exhibit 'C'

Monthly

Assessment

\$2,340.00

LOT 2: 5026 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	MONTHLY ASSESSMENT
9	9	401	2,103	\$195.00
9	9	402	2,103	\$195.00
9	9	403	2,103	\$195.00
9	9	404	2,103	\$195.00
9	9	405	2,103	\$195.00

EXHIBIT C

ALLOCATION OF OWNERSHIP INTERESTS

[see attached]

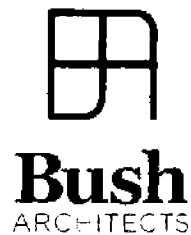
Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 5: 5016 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
6	6	101	2,103	20.00%
6	6	102	2,103	20.00%
6	6	103	2,103	20.00%
6	6	104	2,103	20.00%
6	6	105	2,103	20.00%

DATE: 7/31/19



4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

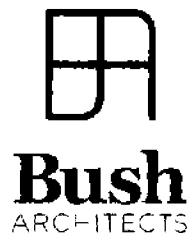
Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 4: 5018 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
7	7	201	2,103	20.00%
7	7	202	2,103	20.00%
7	7	203	2,103	20.00%
7	7	204	2,103	20.00%
7	7	205	2,103	20.00%

DATE: 7/31/19



4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

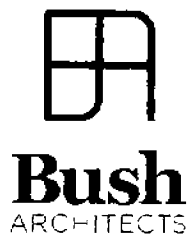
Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 3: 5020 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
8	8	301	2,103	20.00%
8	8	302	2,103	20.00%
8	8	303	2,103	20.00%
8	8	304	2,103	20.00%
8	8	305	2,103	20.00%

DATE: 7/31/19



4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

Bryan Heights

Exhibit 'C'

Allocation of Ownership Interests

LOT 2: 5026 Bryan St.				
PHASE	BLDG.	UNIT NUMBER	SQUARE FEET OF UNIT	PERCENTAGE OWNERSHIP
9	9	401	2,103	20.00%
9	9	402	2,103	20.00%
9	9	403	2,103	20.00%
9	9	404	2,103	20.00%
9	9	405	2,103	20.00%

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/02/2019 09:27:30 AM
\$246.00
201900201234



Bush
ARCHITECTS

DATE: 7/31/19

4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design