ELECTRONICALLY RECORDED 201900201234 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. <u>Definitions</u>. 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. <u>Amendment(s)</u>. 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") within one building commonly known by the address at 5016 Bryan Street ("Building 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. <u>No Other Effect</u>. Except as expressly amended by this Amendment, the terms and provisions of the Declaration are not amended, modified or supplemented.
- 4. <u>Severability</u>. 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. <u>Headings</u>. 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

Name: State Wheels
Title: White ANA Met

STATE OF TEXAS

COUNTY OF DMIKS

BEFORE ME, the undersigned authority, on this day personally appeared 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.

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

Notary Public in and for the State of Texas

My Commission Expires: DEC 12 2020

(CONSENT AND SUBORDINATION OF LIENHOLDER TO FOLLOW)

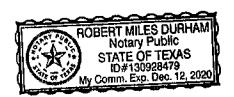


EXHIBIT A

LEGAL DESCRIPTION OF THE ADDITIONAL LAND

[see attached]

Bryan Heights Exhibit 'A'

LAND - LEGAL DESCRIPTION

NUTES: (1) Source bearing in housel on recented pick animal otherwise noted. (2) (Cif) = Controlling transport. (3) Surveyor's eigenium will appear in red tok on original appear, (4) to part of the exhibit property lies within a Special Flood Hagard Area hundred by 100—year flood per high Number 40113020545 if of the FEMA. Road insurance Rate high for Dation Dunning, Teams it incorporated Area detail Argent 23, 2001. (Zone X). This exhibitment does not imply that the property end/or structures will be from front flooding or flood dunnings. On econolous, greater floods can it will occur it flood heights may be increased by non-made or valued sources. This flood electrons that not create flathing on the part of the marveyor. (5) Find greate expected flathing floor electrons are at the lattic index. (8) Desirage arrows, if shows, were determined by electrons shown horses. (7) This survey were arrivement effects for a life accomplished.

CERTIFICATION

On the busic of my investedge, information & build, I certify that an a result of a survey made on the granted to the cornel etandard of ears of Registered Professional Land Surveyors precising in the State of Tomas, I find the pict between in trans, correct & committee in the boundaries of the subject property & If shown, incoming a type of buildings & while incommends become

Mulail Coppe



Topographic & Troo Survey

COICGO Hill Additon

Pert of Lots 2, 3, 4 & 5 Block 10/730

5028, 5020, 5018, & 5018 Bryan Stroot
City of Dallas, Dallas County, Toxas

06/25/2017



EXHIBIT B

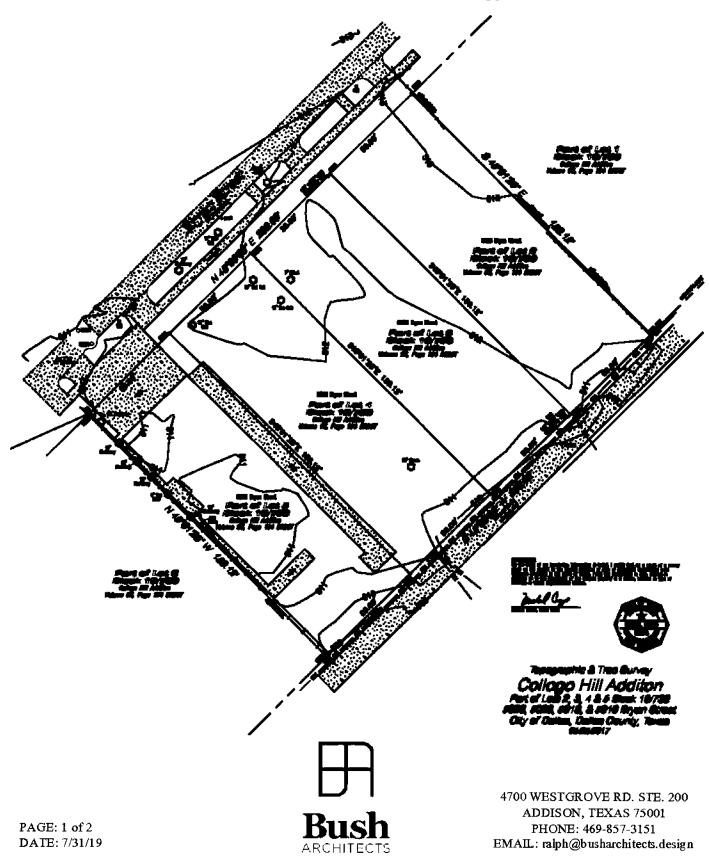
MAP OF ADDITIONAL UNITS AND BUILDINGS IN PHASE SIX, PHASE SEVEN, PHASE EIGHT AND PHASE NINE

[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

MITER (1) Shares hearing is bound on recentrical plot sedom otherwise noted. (2) (CM) = Controlling reconstruct. (3) Surveyor's algorithm will appear in red left on original expise. (4) its part of the exhibit property lies within a Special Flood Hearest Area humidated by 100—year flood per ling. Number of 113/23/13 J of the FEMA. Flood incurrence Rule biggs for Codes Creaty, Reser its incorporated Area dated Argent 25, 2001. (Zero X). Who electronat does not bright that the property worker already as the front flooding or flood demage. On exception, gradier floods out it will except it flood insights may be increased by mon-mode or natural common. This flood attainment shall not create liability on the part of the surveyor. (3) Fluit grade assument floodshall floor elevations are at the bright ledge. (4) Dreitseps graves, if already, were determined by elevations about horses. (7) This curvey was a referenced effect. The hearth of a Min convenience.

On the Sents of my immediate, information it build, I writly that as a result of a survey made on the ground to the normal standard of ears of Registered Professional Land Surveyers precising in the State of Tenne, I find the pict terrors is true, correct & consists on to beauthries of the majort property & if steem, leading & type of buildings & visits impresented hereon.

Makes Comp. 555 555



Topographic & Troo Survey

COICGO Hill Additon

Part of Lois 2, 3, 4 & 5 Block 10/730

5028, 5020, 5018, & 5018 Bryan Stroot

City of Dallas, Dallas County, Toxas

08/26/2017



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.

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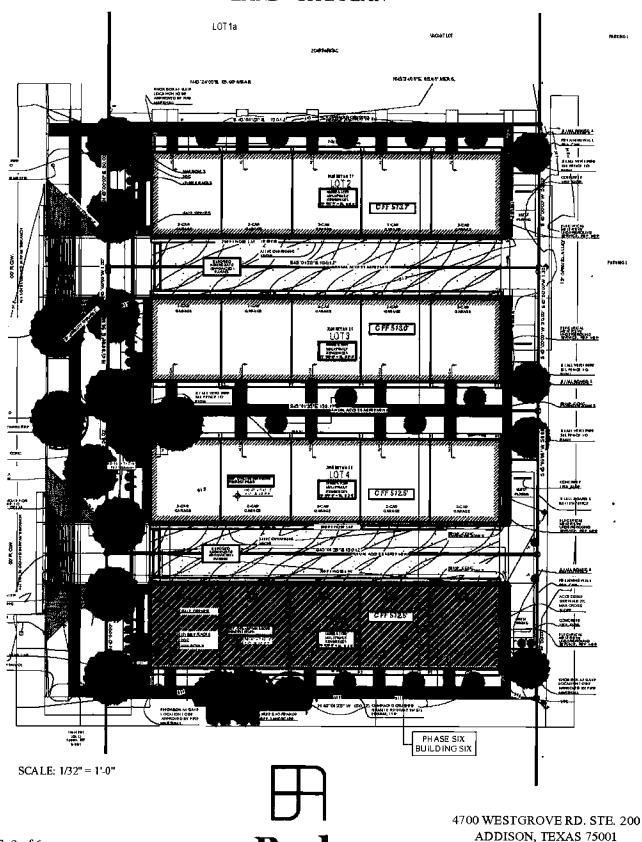
- 4. GCE = General Common Element
- 5. LCE = Limited Common Element

PAGE: 1 of 6

DATE: 7/31/19



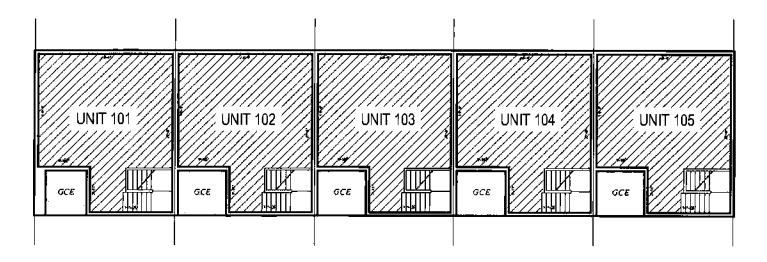
Exhibit 'B' LAND - SITE PLAN



PAGE: 2 of 6 DATE: 7/31/19 ADDISON, TEXAS 75001 PHONE: 469-857-3151 EMAIL: ralp h@busharchitects.design

Exhibit 'B'

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



FLOOR PLAN - GROUND LEVEL

Elevations on this level are between \$12.5' and \$22.17' based upon a finished floor elevation of \$12.5' at ground level.



PAGE: 3 of 6

DATE: 7/31/19

GCE

GENERAL COMMON ELEMENT

UNIT

LCE

LIMITED COMMON ELEMENT



Exhibit 'B'

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

| UNIT 101 | UNIT 102 | UNIT 103 | UNIT 104 | UNIT 105 |
|----------|----------|----------|----------|----------|
| | | | | |

FLOOR FLAN - 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.



PAGE: 4 of 6

DATE: 7/31/19

GCE GENERAL COMMON ELEMENT

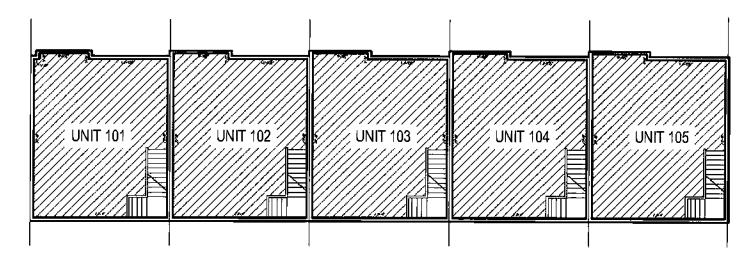
UNIT

LCE LIMITED COMMON ELEMENT



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.



GCE

GENERAL COMMON ELEMENT

UNIT

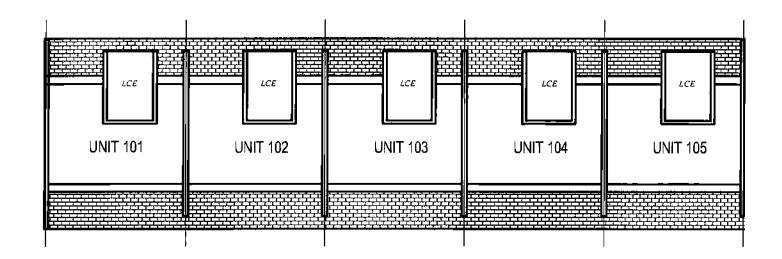
LCE

LIMITED COMMON ELEMENT



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.



GCE GENERAL COMMON ELEMENT

UNIT

LCE

LIMITED COMMON ELEMENT



Exhibit 'C'

| LOT 5: 5 | 016 Brya | ı St. | | Allocation of Ownership Interests | | |
|----------|----------|-------------|--|-----------------------------------|----------------------|--|
| 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

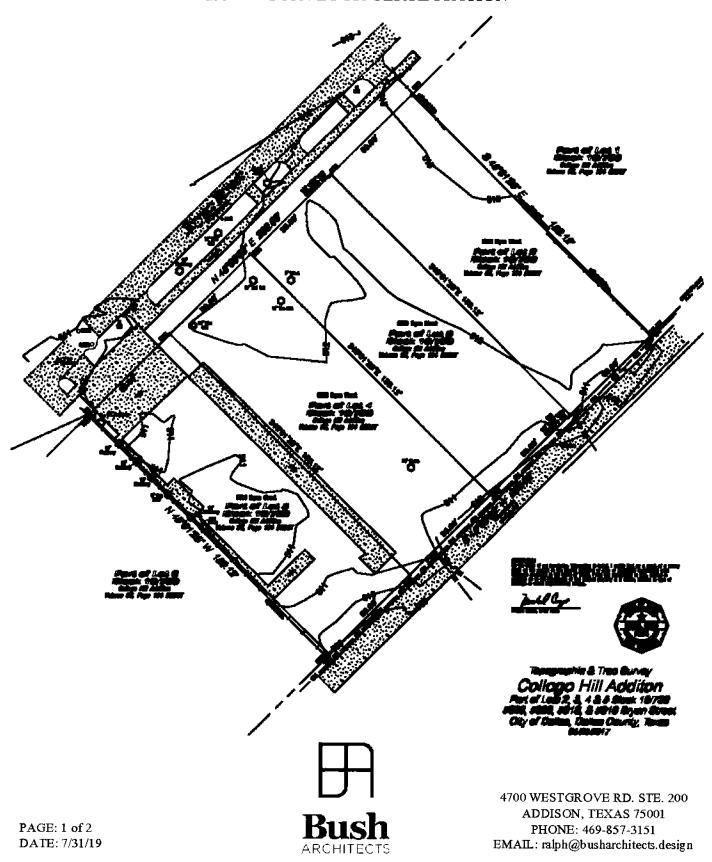
| LOT 5: 5 | .OT 5: 5016 Bryan St. | | | Assessment | \$2,340.00 |
|----------|-----------------------|------------|--|---------------------|--------------------|
| PHASE | BLDG. | UNITNUMBER | | SQUARE FEET OF UNIT | MONTHLY ASSESSMENT |
| 6 | 6 | 101 | | 2,103 | \$195.00 |
| 6 | 6 | 102 | | 2,103 | \$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 - SURVEYOR CERTIFICATION



Bryan Heights Exhibit 'A'

LAND - LEGAL DESCRIPTION

HOTEER (1) Source bearing in beard on researched plot unique otherwise noted. (2) (CM) — Controlling presencest. (3) Surveyor's algorithms will appear be real into an original copies. (4) he part of the subject property like within a Special Flood inguist Area humbated by 100—year flood per than Humber 4811300345 J of the F.E.H.A. Flood insurance Rate blogs for Dallo Destity, Team & becomessed Area detail Angust 25, 2001. (Zene X). This observed dams and imply that the property and/or structures will be from front flooding or flood damage. On secondar, greater floods can dr will occur dr flood heights may be increased by non-reade or natural courses. This final statement what not create flooding on the part of the surveyor. (5) Fluid grade consecuted floods floor absorbines are of the brist lodge. (6) Drelings arrows. If shows, were determined by simultanes shown herein. (7) This survey was performed without the beautit of a title accordings.

CENTROTTON

On the bests of my streetings, information it belof, I copyly that as a result of a survey made on the greatel to the normal element of ears of Registered Professional Land Surveyore precising in the State of Tomas, I find the pict horses is true, correct it excerns on to the househigh of the subject property it if closes, leaching it type of halidings it visite impressured bureau.

Trubal layo



Topographic & Troo Survey

COICGO Hill Additon

Part of Leis 2, 3, 4 & 5 Block 10/730

5026, 5020, 5018, & 5016 Bryan Stroot
City of Dallas, Dallas County, Toxas

05/25/2017



PAGE: 2 of 2 DATE: 7/31/19

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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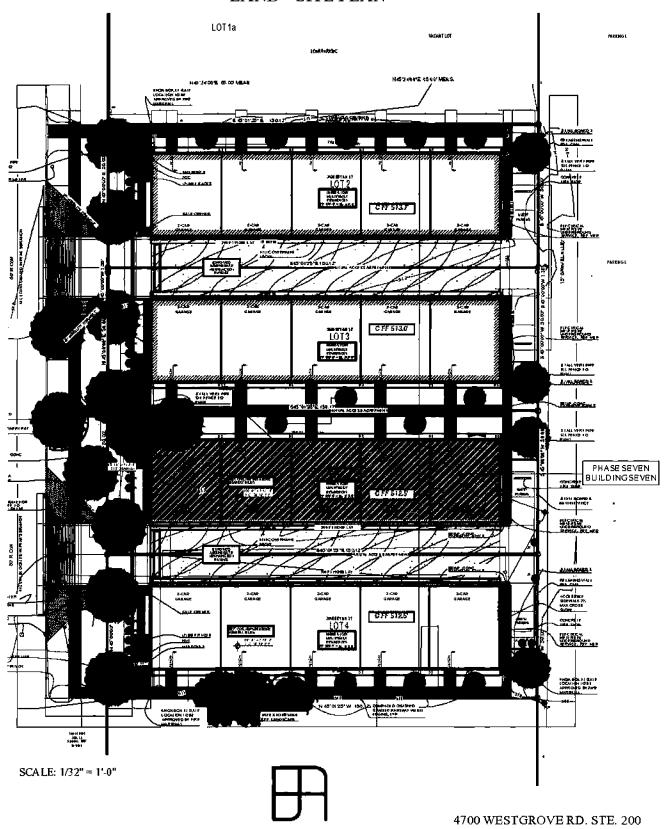
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PAGE: 1 of 6

DATE: 7/31/19



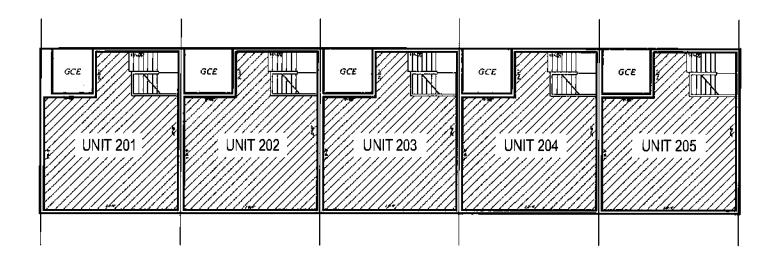
Exhibit 'B' LAND - SITE PLAN



PAGE: 2 of 6 DATE: 7/31/19 4700 WESTGROVE RD. STE. 200 ADDISON, TEXAS 75001 PHONE: 469-857-3151 EMAIL: ralph@busharchitects.design

Exhibit 'B'

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



FLOOR PLAN - GROUND LEVEL

Elevations on this level are between \$12 5' and \$22 17' based upon a finished floor elevation of \$12 5' at ground level.



GCE GENERAL COMMON ELEMENT

UNIT

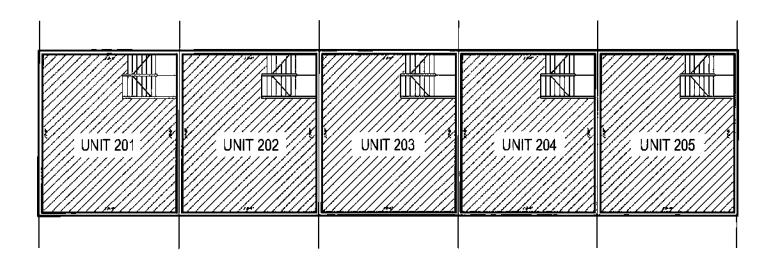
LCE

LIMITED COMMON ELEMENT



Exhibit 'B'

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



FLOOR PLAN - SECOND LEVEL

Elevations on this level are between \$22 17' and \$33.84' based upon a finished floor elevation of \$12 5' at ground level.



GCE GENERAL COMMON ELEMENT

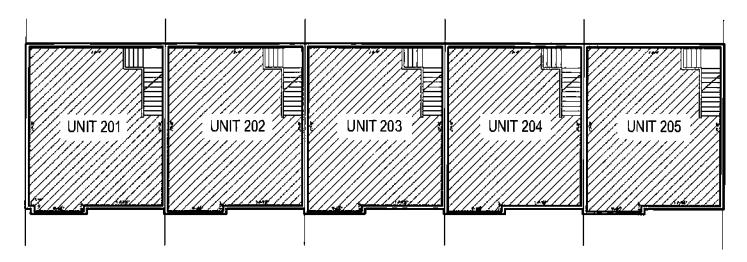
UNIT

LIMITED COMMON ELEMENT



Exhibit 'B'

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



FLOOR FLAN - 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.



GCE GENERAL COMMON ELEMENT

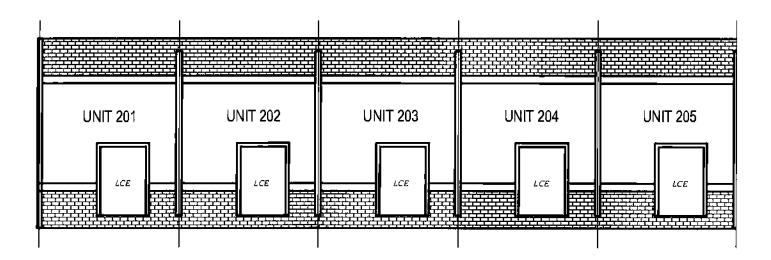
LCE

LIMITED COMMON ELEMENT



Exhibit 'B'

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



FLOOR PLAN - ATTIC LEVEL

Elevations at this level is \$42.87' based upon a finished floor elevation of \$12.5' at ground level



GCE GENERAL COMMON ELEMENT

LCE

LIMITED COMMON ELEMENT



Exhibit 'C'

| LOT 4: 5 | 018 Brya | n St. | | Allocation of Ownership Interests | | |
|----------|----------|-------------|--|-----------------------------------|----------------------|--|
| 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

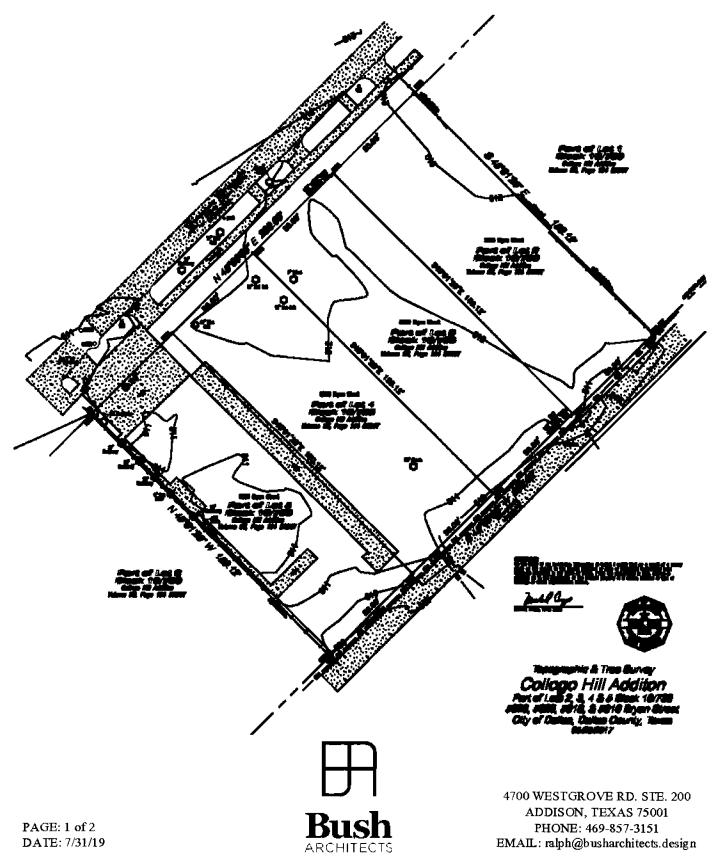
| LOT 4: 5 | LOT 4: 5018 Bryan St. | | Assessment | <u>\$2,340.00</u> |
|----------|-----------------------|-------------|---------------------|--------------------|
| PHASE | BLDG. | UNIT NUMBER | SQUARE FEET OF UNIT | MONTHLY ASSESSMENT |
| 7 | 7 | 201 | 2,103 | \$195.00 |
| 7 | 7 | 202 | 2,103 | \$195.00 |
| 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



Bryan Heights Exhibit 'A'

LAND - LEGAL DESCRIPTION

MOTER (1) Source hearing in beand on received plot unless otherwise radial, (2) (Cif) = Controlling reconstant. (3) Surveyor's algorithm will oppose to see his on original copies. (4) his part of the subject properly like within a Special Flood Heared Area hearingled by 100—year flood per his Number 4811300585 3 of the F.E.I.A. Flood hearems like high for Online County, Tense it inverporated Area dated August 25, 2001. (Zone II). This electromet down not lepty that the preparity and/or structures till be from front flooding or flood damage. On securior, greater floods can it will enter it flood heights may be increased by mon-mode or makeral constant. This flood electromet shall not create fichilly on the part of the serveyor. (5) Flood grade securior floods floor electrican are at the lefut heigh. (6) Drulego arrows, it shows, were determined by electrican above harmon. (7) This serveyors are not effect that the hearts of a 10 securitiment.

53.0 m 541 (1)

On the banks of my installedge, information it builds, I certify that up a rough of a cervay made on the greated to the normal elaminal of care of Registered Professional Land Surveyore providing to the State of Team, I find the plot horses in true, correct it commits up in the homelanism of the subject property it If shows, incetion it type of half-ings it white improvements hereus.

Trubal Cingo



Topographic & Troo Survey

COllege Hill Additon

Part of Lois 2, 3, 4 & 5 Block 10/730

5028, 5020, 5018, & 5018 Bryan Stroot
City of Dallas, Dallas County, Toxas

08/28/2017



Bryan Heights Exhibit 'B'

Notes

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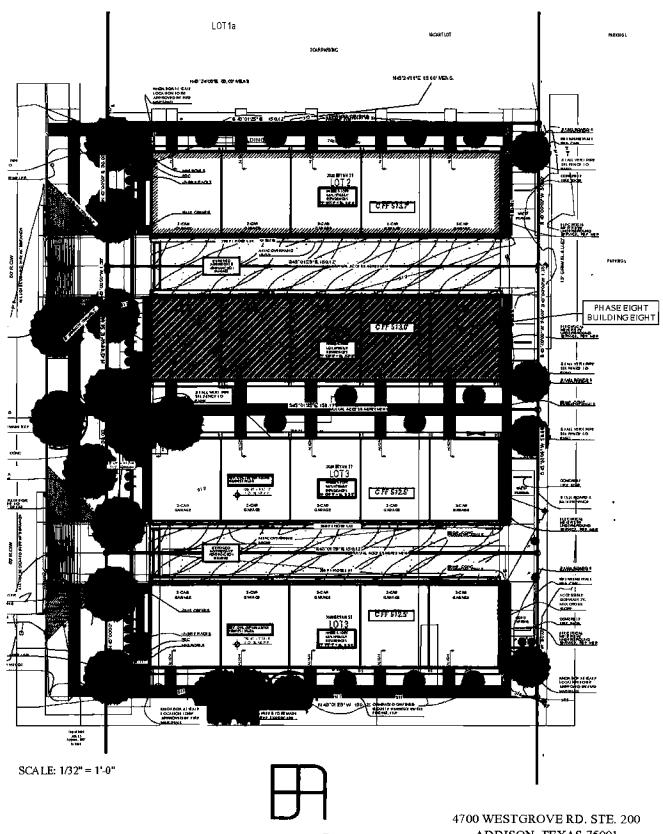
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- 4. GCE = General Common Element
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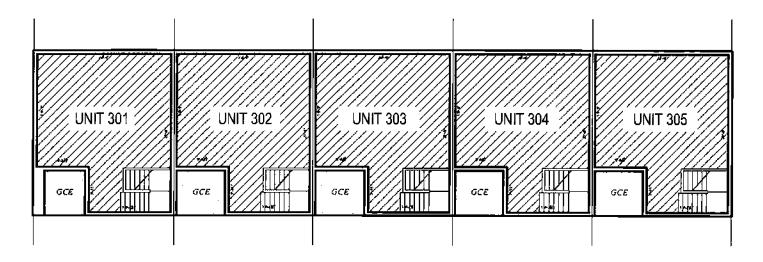
Exhibit 'B' LAND - SITE PLAN



PAGE: 2 of 6 DATE: 7/31/19 4700 WESTGROVE RD. STE. 200
ADDISON, TEXAS 75001
PHONE: 469-857-3151
EMAIL: ralph@busharchitects.design

Exhibit 'B'

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



FLOOR PLAN - GROUND LEVEL

Elevations on this level are between \$13 0' and 522.67' based upon a finished floor elevation of 513 0' at ground level.



GCE GENERAL COMMON ELEMENT

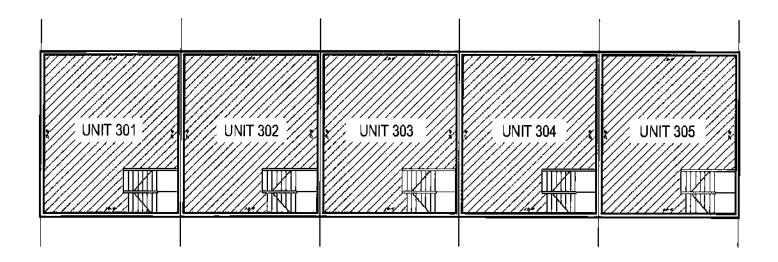
LCE

LIMITED COMMON ELEMENT



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.



GCE GENERAL COMMON ELEMENT



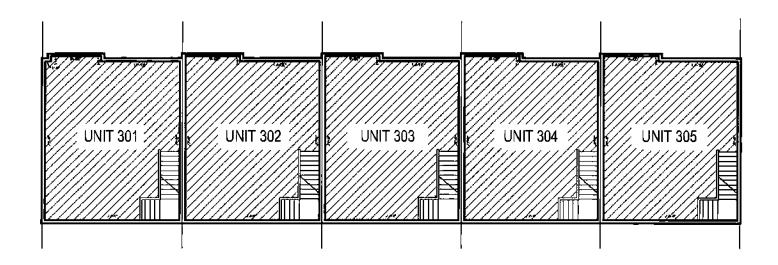


LCE LIMITED COMMON ELEMENT



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.



GCE GENERAL COMMON ELEMENT

UNIT

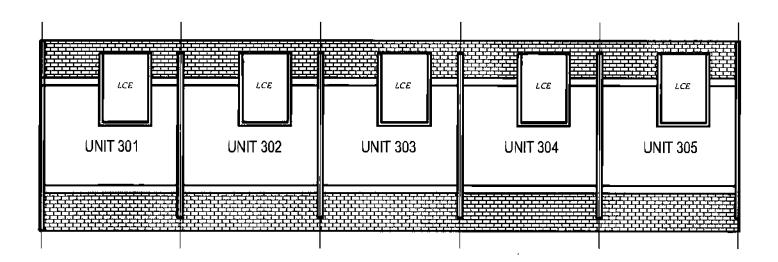
LCE

LIMITED COMMON ELEMENT



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



GCE

GENERAL COMMON ELEMENT



UNI



LIMITED COMMON ELEMENT



| Allocation | of Ownershi | p Interests |
|------------|-------------|-------------|
|------------|-------------|-------------|

| LOT 3: 5 | LOT 3: 5020 Bryan St. | | Allocation of Ownership Interests | | | |
|----------|-----------------------|-------------|-----------------------------------|----------------------|--|--|
| 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

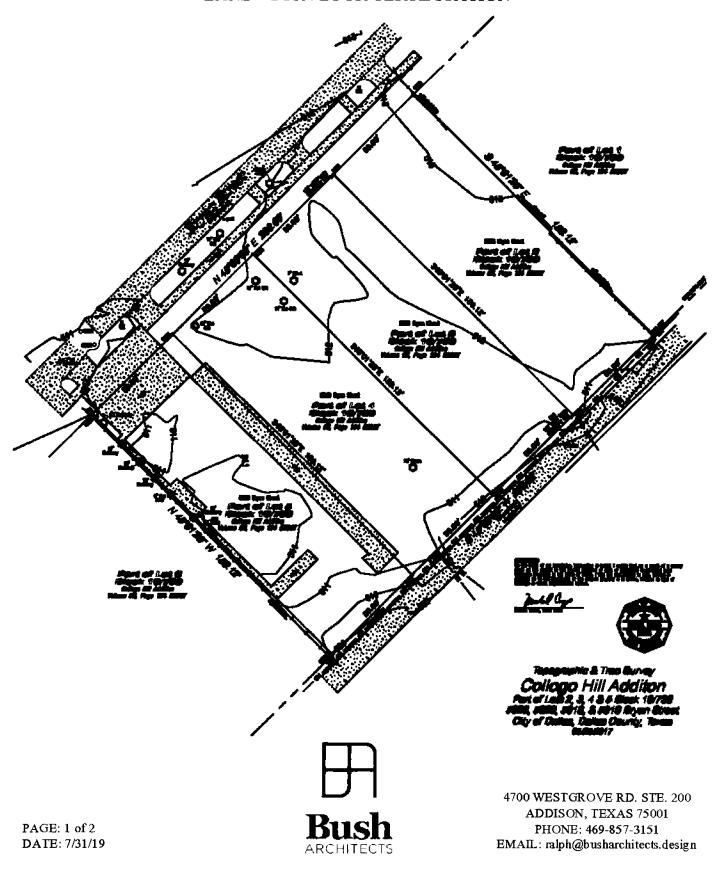
| LOT 3: : | 5020 Brya | Assessment $$2,340.00$ | | <u>\$2,340.00</u> | |
|----------|-----------|------------------------|--|---------------------|--------------------|
| PHASE | BLDG. | UNIT NUMBER | | SQUARE FEET OF UNIT | MONTHLY ASSESSMENT |
| 8 | 8 | 301 | | 2,103 | \$195.00 |
| 8 | 8 | 302 | | 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



Bryan Heights Exhibit 'A'

LAND - LEGAL DESCRIPTION

NOTED: (1) Source hearing in boson on recented plot unless otherwise noted. (2) (Cdf) =Controlling measurement. (3) Surveyor's algorithm will appear in red tot on original copies. (4)
the part of the author's preparity like allows a Special Recoil Heared Area hearistical by 100—year
fixed par litty Number 49113C2369 J of the FEMA. Road insurance fixes being for Daties
Descrip, Tursus & insurpression Area detect August 23, 2001. (Zame X). This statement does not
imply that the preparity and/or structures will be from front fixeding or fixed descripts. On
economics, greater fixeds on & will occur & fixed heights may be increased by mon-made
or notional concess. This fixed element shall not areads fixibility on the part of the
enveyor. (3) Final grade assumed fixithed fiver elevations are at the lattic ledge. (6)
Delings errouse. If shown, were determined by elevations shown hereon. (7) This survey
was applicated without the hearts of a Mile convenience.

CERTIFICATION

On the basis of my investiga, information it helial, I cartify that as a result of a survey made on the ground to the normal electric of ours of Registered Professional Land Surveyore precising in the State of Terms, I find the plat hereon is true, correct it assures on the subject property in II shown, location in type of helialings it which improvements hereon.



Topographic & Troo Survey

COICGO Hill Additon

Part of Lois 2, 3, 4 & 5 Block 10/730

5028, 5020, 5018, & 5018 Bryan Stroot
City of Dallas, Dallas County, Toxas

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.

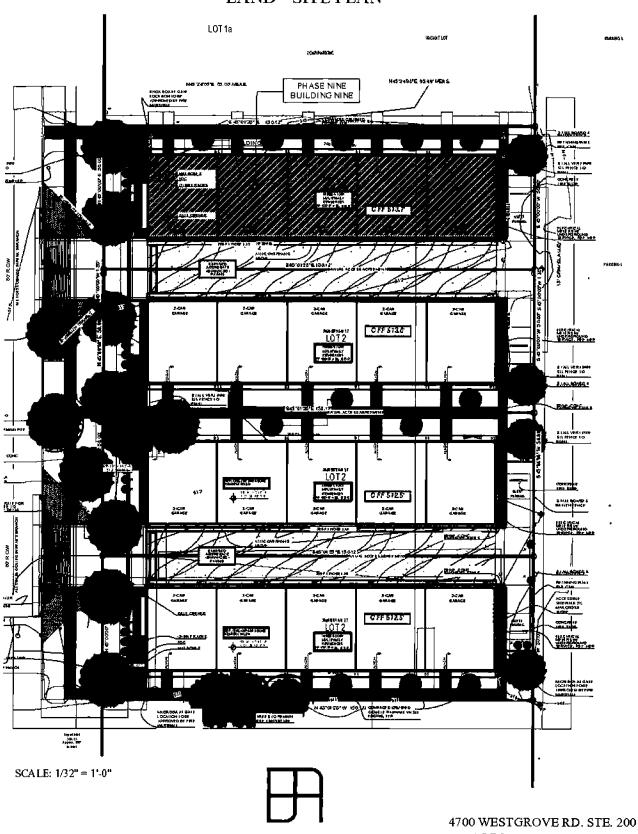
- 4. GCE = General Common Element
- 5. LCE = Limited Common Element

PAGE: 1 of 6

DATE: 7/31/19



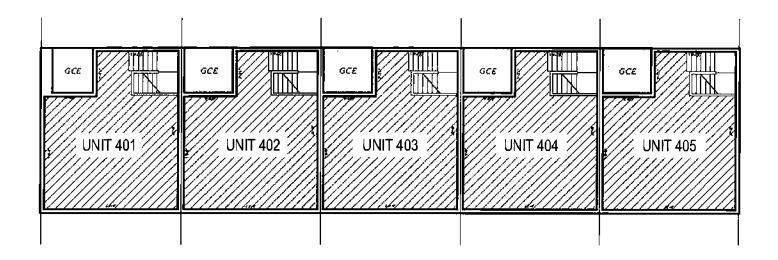
Exhibit 'B' LAND - SITE PLAN



PAGE: 2 of 6 DATE: 7/31/19 4700 WESTGROVE RD. STE. 200 ADDISON, TEXAS 75001 PHONE: 469-857-3151 EMAIL: ralph@busharchitects.design

Exhibit 'B'

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



FLOOR PLAN - GROUND LEVEL

Elevations on this level are between \$13.67' and 523 34' based upon a finished floor elevation of 513 67' at ground level



PAGE: 3 of 6

DATE: 7/31/19

GENERAL COMMON ELEMENT

UNIT

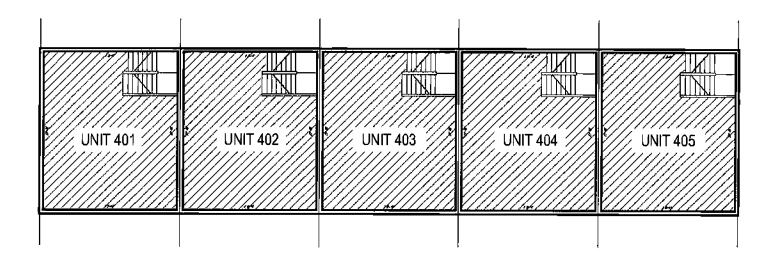
LCE

LIMITED COMMON ELEMENT



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 573 67' at ground level.



GCE GENERAL COMMON ELEMENT

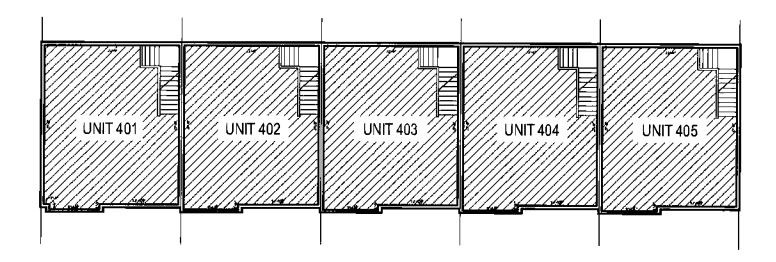
LCE

LIMITED COMMON ELEMENT



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



LIMITED COMMON ELEMENT

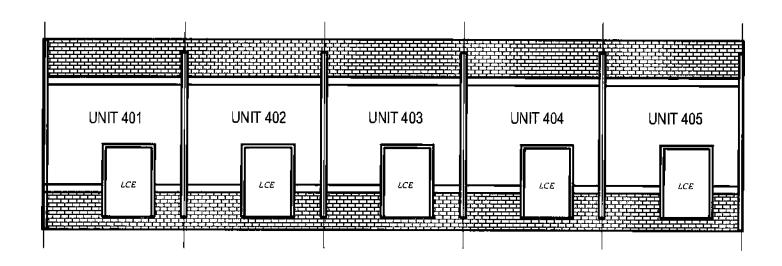
SCALE: 1/16" = 1'-0"



EMAIL: ralph@busharchitects.design

Exhibit 'B'

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



FLOOR PLAN - ATTIC LEVEL

Elevations at this level is \$44.04' based upon a finished floor elevation of \$13 67' at ground level.



GCE GENERAL COMMON ELEMENT



UNIT



LCE LIMITED COMMON ELEMENT



| LOT 2: 5026 Bryan St. | Allocation of Ownership Interests |
|-----------------------|-----------------------------------|
|-----------------------|-----------------------------------|

| | | | | - |
|-------|-------|-------------|---------------------|----------------------|
| 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% |



Exhibit 'C' Monthly

| LOT 2: 5 | 5026 Bryan | ı St. | <u>Assessment</u> | | <u>\$2,340.00</u> |
|----------|------------|-------------|-------------------|---------------------|--------------------|
| 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 | 4 | 05 | 2,103 | \$195.00 |



EXHIBIT C

ALLOCATION OF OWNERSHIP INTERESTS

[see attached]

| LOT 5: 5 | LOT 5: 5016 Bryan St. | | Allocation of Ownership Interests | | | |
|----------|-----------------------|-------------|-----------------------------------|----------------------|--|--|
| 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% | | |



| LOT 4: 5 | 018 Brya | ı St. | Allocation of Ownership Interests | | | | |
|----------|----------|-------------|-----------------------------------|----------------------|--|--|--|
| 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% | | | |



| LOT 3: 5 | 020 Bryan | n St. | Allocation of Ownership Interests | | | |
|----------|-----------|-------------|-----------------------------------|----------------------|--|--|
| 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% | | |



Exhibit 'C'

| LOT 2: 5 | 026 Bryan | ı St. | | Allocation of O | wnership Interests |
|----------|-----------|-------------|--|---------------------|----------------------|
| 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



