

AFTER RECORDING, RETURN TO:

4767257  
08/06/04

\$20.00 Deed

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

**FIRST SUPPLEMENTAL DECLARATION  
WISDOM CREEK - PHASE 2  
DALLAS COUNTY, TEXAS**

This First Supplemental Declaration Wisdom Creek - Phase 2, is made by ENCINO-WISDOM II, LTD., a Texas limited partnership, hereinafter called "*Declarant*".

RECITALS

A. Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Wisdom Creek, which was filed with the office of the Dallas County Clerk on October 23, 2003 as Instrument No. 2607319, and is recorded in Volume 2003210, Page 02457, *et seq.* of the Deed Records of Dallas County, Texas (the "*Wisdom Creek Declaration*"); and

B. Article XII, Section 12.1 of the Wisdom Creek Declaration permits the Declarant to unilaterally subject the provisions of the Wisdom Creek Declaration and the jurisdiction of the Wisdom Creek Homeowners Association, Inc. to additional property by filing a Supplemental Declaration annexing such property with the office of the Dallas County Clerk; and

C. Declarant desires to so add or annex additional property, located within the boundaries of the property described in Exhibit "B" attached to the Wisdom Creek Declaration, to the scheme of development set forth in the Wisdom Creek Declaration and to the jurisdiction of the Wisdom Creek Homeowners Association, Inc.

**NOW, THEREFORE**, Encino-Wisdom II, Ltd., Declarant, as the owner of the property hereinafter described, hereby declares as follows:

The real property described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes (designated as Wisdom Creek Phase 2 for purposes of this Supplemental Declaration) is and shall be subject to the scheme of the Wisdom Creek Declaration, and is and shall be held, transferred, sold, conveyed, used, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Wisdom Creek Declaration (the Wisdom Creek Declaration being incorporated herein by reference for all purposes as modified herein).



LEGAL DESCRIPTION (Wisdom Creek Phase 2)

Being a tract of land situated in the John R. Bell Survey, Abstract No. 123, City of Dallas, Dallas County, Texas and being a part of the 44.2206 acre tract conveyed to Camp Wisdom/Bainbridge 43 Joint Venture as recorded in Volume 92212, Page 5006, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of Wisdom Creek Phase I, and said point being on the west right of way line of Bainbridge Road (60 foot right of way) an addition to the City of Dallas as recorded in Volume 2003-070, Page 110, of Map Records, Dallas County, Texas;

THENCE South  $00^{\circ}45'00''$  East, along the west line of said Bainbridge Drive, a distance of 1302.33 feet to a point for a corner, said point being the beginning of a non-tangent curve to the right;

THENCE Southwesterly, leaving the west line of said Bainbridge Drive, along the north line of Kirnwood Drive (60 foot right-of-way) and the southerly boundary of said tract, along said curve to the right which has a chord that bears South  $52^{\circ}36'39''$  West for 277.23 feet, a central angle of  $55^{\circ}02'23''$  and a radius of 300.00 feet, for an arc distance of 288.19 feet to a point for a corner;

THENCE South  $80^{\circ}07'50''$  West, continuing along the southerly boundary of said tract and the north line of said Kirnwood Drive, a distance of 24.38 feet to a point for corner;

THENCE North  $89^{\circ}56'10''$  West, continuing along the southerly boundary of said tract and the north line of said Kirnwood Drive, a distance of 153.87 feet to a point for corner;

THENCE North  $00^{\circ}49'20''$  West, continuing along the southerly boundary of said tract and the north line of said Kirnwood Drive, a distance of 3.47 feet to a point for corner;

THENCE South  $80^{\circ}07'50''$  West, continuing along the southerly boundary of said tract and the north line of said Kirnwood Drive, a distance of 341.89 feet to a point for the beginning of a tangent curve to the right,

THENCE Northwesterly, leaving the north line of said Kirnwood Drive, along said curve to the right which has a chord that bears North  $50^{\circ}16'13''$  West for 22.85 feet, a central angle of  $99^{\circ}11'53''$  and a radius of 15.00 feet, for an arc distance of 25.97 feet to a point, said point being in the east line of Chaucer Place (60 foot right-of-way) and the southwest corner of said tract;

THENCE North  $00^{\circ}49'20''$  West, along the east line of said Chaucer Place and the west line of said tract, a distance of 957.33 feet to a point for the beginning of a tangent curve to the left;

EXHIBIT

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THENCE Northwesterly, continuing along the east line of said Chaucer Place and the west line of said tract, along said curve to the left which has a chord that bears North 04°49'15" West for 143.65 feet, a central angle of 07°59'51" and a radius of 1030.00 feet, for an arc distance of 143.77 feet to a point for a corner;

THENCE North 08°49'20" West, continuing along the east line of said Chaucer Place and the west line of said tract, a distance of 366.59 feet to a point for a corner, said point being the southwest corner of said Wisdom Creek Phase I;

THENCE leaving the east line of said Chaucer Place and along the southerly boundary of said Wisdom Creek Phase I as follows:

North 81°10'40" East, a distance of 115.00 feet to a point for a corner;

South 08°49'20" East, a distance of 97.28 feet to a point for a corner;

North 81°10'40" East, a distance of 56.00 feet to a point for a corner;

North 08°49'20" West, a distance of 10.00 feet to a point for a corner;

North 89°15'00" East, a distance of 465.65 feet to a point for a corner;

South 00°45'00" East, a distance of 10.00 feet to a point for a corner;

North 89°15'00" East, a distance of 56.00 feet to a point for a corner;

North 00°45'00" West, a distance of 114.16 feet to a point for a corner;

North 89°15'00" East, a distance of 115.00 feet to the POINT OF BEGINNING and containing 1,057,702.91 square feet or 24.28 acres of land, more or less.