

AFTER RECORDING, RETURN TO:

Adam Pugh
Slater Pugh Ltd. LLP
8400 N. MoPac Expressway
Suite 100
Austin, Texas 78759

**SUPPLEMENTAL DECLARATION ADDING PROPERTY SUBJECT
TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WINDMILL FARMS, PHASE I**

WHEREAS, EQK Bridgeview Plaza, Inc., a Nevada Corporation, is the Declarant pursuant to and in accordance with that certain Transfer of Declarant Rights, Status and Obligations under Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase I, filed of record in Kaufman County, Texas on November 28, 2012 (Inst. No. 2012-0020940); and

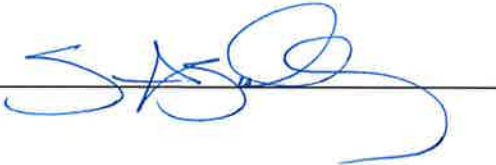
WHEREAS, Declarant desires to cause additional real property to become subject to that certain Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Kaufman County, Texas filed on June 4, 2001 and recorded in Book 1738, Page 0171, et seq. of the Official Public Records of Kaufman County, Texas, including any amendments or supplements thereto (collectively, the "Phase I Declaration"); and

WHEREAS, the Phase I Declaration specifically provides for the addition of real property by Declarant to the existing real property made subject to the Phase I Declaration;

NOW THEREFORE, Declarant hereby adds that certain real property, and any improvements thereon, more particularly described in Exhibit "A" hereto ("Additional Property") to the existing real property made subject to the Phase I Declaration, pursuant to and in accordance with Article I, Section 3.a. of the Phase I Declaration. The effective date of this Supplement and addition of the

Additional Property shall be the date of filing of this instrument in the official records of Kaufman County, Texas.

EQK Bridgeview Plaza, Inc., Declarant

By: 

Title: Vice President
Steven A. Shelley, VP EQK Bridgeview Plaza, Inc.

This instrument was acknowledged before me this 4th day of MARCH, 2013, by Steven Shelley, the Vice President of EQK Bridgeview, Inc., a Nevada Corporation, for the purpose and in the capacity therein stated.



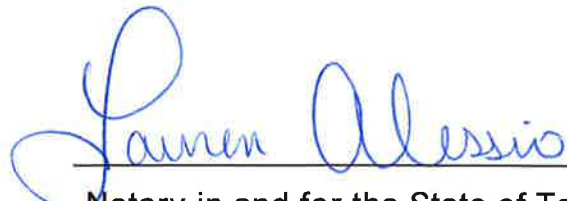

Notary in and for the State of Texas

EXHIBIT "A"**TRACT I:**

All that certain lot, tract or parcel of land situated in the S. SMITH SURVEY, ABSTRACT NO. 450, and the J. HEATH SURVEY, ABSTRACT NO. 227, KAUFMAN County, Texas, and being part of those tracts of land described in a Deed to Leman Development, Ltd., as recorded in Volume 2034, Page 419 of the Official Public Records of KAUFMAN County, Texas, and being part of that tract of land described in a Deed to Leman Development, Ltd., as recorded in Volume 1323, Page 281 of the Deed Records of KAUFMAN County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with plastic cap stamped "USA INC. PROP. COR." set (hereinafter called ½ inch iron rod set) for corner in the Easterly right-of-way line of Windmill Farms Boulevard (120 foot right-of-way per Volume 2692, Page 620 of the Official Public Records of KAUFMAN County, Texas), said point also being the most Westerly Northwest corner of a called 23.14 acre tract of land conveyed to Kaufman Land Partners, Ltd., per Deed recorded in Volume 2504, Page 233 of the Official Public Records of KAUFMAN County, Texas;

THENCE North 18 degrees 40 minutes 00 seconds West along the Easterly line of said Windmill Farms Boulevard, for a distance of 141.56 feet to a ½ inch iron rod set for corner in the East line of Lot 10B, Block AA of Windmill Farms Phase 1A, 1B and 1C, an Addition to KAUFMAN County, Texas, as recorded in Cabinet 2, Page 213 of the Plat Records of KAUFMAN County, Texas;

THENCE North 09 degrees 09 minutes 12 seconds East departing the Easterly line of said Windmill Farms Boulevard, and along the East line of said Lot 10B, for a distance of 50.47 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the Northeast corner of said Lot 10B;

THENCE North 76 degrees 44 minutes 10 seconds West along the North line of said Lot 10B, for a distance of 27.76 feet to a ½ inch iron rod set for corner in the Easterly line of said Windmill Farms Boulevard;

THENCE North 18 degrees 40 minutes 00 seconds West along the Easterly line of said Windmill Farms Boulevard, for a distance of 125.05 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the beginning of a curve to the left;

THENCE in a Northwesterly direction, along the Easterly line of said Windmill Farms Boulevard, and along said curve to the left having a central angle of 28 degrees 57 minutes 18 seconds, radius of 1560.00 feet, a chord bearing of North 33 degrees 08 minutes 39 seconds West, a chord distance of 780.00 feet and an arc length of 788.36 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

THENCE North 47 degrees 37 minutes 18 seconds West along the Easterly line of said Windmill Farms Boulevard, for a distance of 1200.00 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the beginning of a curve to the right;

THENCE in a Northwesterly direction, along the Easterly line of said Windmill Farms Boulevard, and along said curve to the right having a central angle of 61 degrees 52 minutes 01 seconds, a radius of 1140.00 feet, a chord bearing of North 16 degrees 41 minutes 18 seconds West, a chord distance of 1172.02 feet and an arc length of 1230.95 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the Northeast corner of said Windmill Farms Boulevard right-of-way;

THENCE North 75 degrees 45 minutes 17 seconds West along the North line of said Windmill Farms Boulevard right-of-way, for a distance of 120.00 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the Northwest corner of same, said point also being in the East line of Amber Fields, Windmill Farms Phase 2B - Section 2, an Addition to KAUFMAN County, Texas, as recorded in Cabinet 2, Page 545 of the Plat Records of KAUFMAN County, Texas, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction, along the Easterly line of said Amber Fields, Windmill Farms Phase 2B - Section 2, and along said curve to the right having a central angle of 02 degrees 28 minutes 44 seconds, a radius of 1260.00 feet, a chord bearing of North 15 degrees 29 minutes 05 seconds East, a chord distance of 54.51 feet and an arc length of 54.51 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the Northeast corner of same, said point also being the Southeast corner of Amber Fields, Windmill Farms Phase 2B - Section 3, an Addition to KAUFMAN County, Texas, as recorded in Cabinet 2, Page 542 of the Plat Records of KAUFMAN County, Texas;

THENCE in a Northwesterly direction, along the Northerly line of said Amber Fields, Windmill Farms Phase 2B - Section 3 and the Northerly line of Amber Fields, Windmill Farms Phase 2B - Section 4, an Addition to KAUFMAN County, Texas, as recorded in Cabinet 2, Page 543 of the Plat Records of KAUFMAN County, Texas, as follows:

North 07 degrees 36 minutes 33 seconds East for a distance of 95.58 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 03 degrees 08 minutes 38 seconds West for a distance of 95.75 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 12 degrees 17 minutes 51 seconds West for a distance of 95.75 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 21 degrees 27 minutes 04 seconds West for a distance of 95.75 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 29 degrees 40 minutes 07 seconds West for a distance of 95.89 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 39 degrees 19 minutes 26 seconds West for a distance of 288.56 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 72 degrees 35 minutes 36 seconds West for a distance of 189.92 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 17 degrees 24 minutes 24 seconds East for a distance of 152.00 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 72 degrees 35 minutes 36 seconds West for a distance of 142.98 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the beginning of a non-tangent curve to the left;

Northwesterly, along said non-tangent curve to the left having a central angle of 106 degrees 59 minutes 35 seconds, a radius of 50.00 feet, a chord bearing of North 55 degrees 58 minutes 00 seconds West, a chord distance of 80.38 feet and an arc length of 93.37 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 72 degrees 35 minutes 36 seconds West for a distance of 25.47 feet to ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 17 degrees 24 minutes 24 seconds East for a distance of 125.00 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 72 degrees 35 minutes 00 seconds West for a distance of 479.58 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 67 degrees 57 minutes 59 seconds West for a distance of 76.76 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 60 degrees 42 minutes 44 seconds West for a distance of 76.37 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 54 degrees 14 minutes 47 seconds West for a distance of 103.55 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 58 degrees 33 minutes 38 seconds West for a distance of 89.91 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 64 degrees 17 minutes 12 seconds West for a distance of 89.91 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 70 degrees 00 minutes 46 seconds West for a distance of 89.91 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 75 degrees 44 minutes 20 seconds West for a distance of 89.91 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 81 degrees 27 minutes 54 seconds West for a distance of 89.91 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 35 degrees 52 minutes 19 seconds East for a distance of 253.28 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 24 degrees 10 minutes 24 seconds West for a distance of 178.43 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner;

North 68 degrees 48 minutes 31 seconds West for a distance of 182.61 feet to a ½ inch iron rod with cap stamped "USA INC. PROP. COR." found for corner at the beginning of a non-tangent curve to the left;

Southwesterly, along said non-tangent curve to the left having a central angle of 21 degrees 03 minutes 07 seconds, a radius of 1527.50 feet, a chord bearing of South 31 degrees 42 minutes 19 seconds West, a chord distance of 558.09 feet and an arc length of 561.24 feet to a ½ inch iron rod set for corner at the Northeast corner of Iron Gate Boulevard, (100 foot right-of-way per Honeysuckle Meadows, Windmill Farms Phase 2A-Section 2, an Addition to KAUFMAN County, Texas, as recorded in Cabinet 2, Page 529 of the Plat Records of KAUFMAN County, Texas);

THENCE North 68 degrees 49 minutes 15 seconds West along the North line of said Iron Gate Boulevard, for a distance of 92.50 feet to a ½ inch iron rod set for corner at the corner at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction, along said non-tangent curve to the right having a central angle of 27 degrees 50 minutes 37 seconds, a radius of 1620.00 feet, a chord bearing of North 35 degrees 06 minutes 04 seconds East, a chord distance of 779.53 feet and an arc length of 787.26 feet to a ½ inch iron rod set for corner at the most Easterly Northwest corner of a called 200 acre tract of land described in the above cited Deed to Leman Development, Ltd., recorded in Volume 2034, Page 419;

THENCE South 40 degrees 58 minutes 38 seconds East along the Northerly line of said 200 acre tract, for a distance of 235.44 feet to a ½ inch iron rod set for corner;

THENCE South 75 degrees 34 minutes 45 seconds East along the Northerly line of said 200 acre tract, for a distance of 113.21 feet to a ½ inch iron rod set for corner;

THENCE South 44 degrees 59 minutes 36 seconds East along the Northerly line of said 200 acre tract, for a distance of 90.19 feet to a ½ inch iron rod set for corner;

THENCE South 77 degrees 40 minutes 46 seconds East along the Northerly line of said 200 acre tract, for a distance of 227.59 feet to a ½ inch iron rod set for corner;

THENCE South 53 degrees 17 minutes 21 seconds East along the Northerly line of said 200 acre tract, for a distance of 1127.38 feet to a ½ inch iron rod set for corner;

THENCE South 33 degrees 55 minutes 18 seconds East along the Northerly line of said 200 acre tract, for a distance of 264.94 feet to a ½ inch iron rod set for corner;

THENCE South 56 degrees 22 minutes 03 seconds East along the Northerly line of said 200 acre tract, for a distance of 503.03 feet to a ½ inch iron rod set for corner;

THENCE South 69 degrees 56 minutes 29 seconds East along the Northerly line of said 200 acre tract, for a distance of 941.33 feet to a ½ inch iron rod set for corner at the Northeast corner of same;

THENCE South 04 degrees 26 minutes 37 seconds West along the Easterly line of said 200 acre tract, for a distance of 937.13 feet to a ½ inch iron rod set for corner at the most Easterly Southeast corner of same, said point also being in the North line of a called 352.2896 acre tract of land described in the above cited Lemman Development, Ltd., tract recorded in Volume 2034, Page 419;

THENCE South 85 degrees 33 minutes 23 seconds East along the Northerly line of said 352.2896 acre tract, for a distance of 1185.10 feet to a ½ inch iron rod set for corner at the most Easterly Northeast corner of same;

THENCE South 01 degrees 46 minutes 16 seconds East along the Easterly line of said 352.2896 acre tract, for a distance of 1783.76 feet to a ½ inch iron rod set for corner at the most Easterly Southeast corner of same, said point also being the Northeast corner of the above cited Lemman Development tract recorded in Volume 1323, Page 281;

THENCE South 21 degrees 54 minutes 02 seconds East along the Easterly line of said Lemman Development tract recorded in Volume 1323, Page 281, for a distance of 2.56 feet to a ½ inch iron rod set for corner, said point being the most Northerly Northeast corner of the above cited 23.14 acre tract of land conveyed to Kaufman Land Partners;

THENCE South 85 degrees 27 minutes 31 seconds West along the North line of said 23.14 acre tract, for a distance of 254.38 feet to a ½ inch iron rod set for corner at the most Northerly Northwest corner of same;

THENCE South 25 degrees 54 minutes 55 seconds West along the Northwesterly line of said 23.14 acre tract, for a distance of 532.72 feet to the POINT OF BEGINNING, AND CONTAINING 113.95 acres of land.

INST # 2013-0004158
Filed for record in Kaufman County
On: 3/6/13 at 11:50 AM

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2013-0004158

RESTRICTIONS

Party: EQK BRIDGEVIEW PLAZA INC

Billable Pages: 7
Number of Pages: 8

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 03/06/2013 at 11:50 AM</p> <p>Document Number: <u>2013-0004158</u></p> <p>Receipt No: <u>13-4278</u></p> <p>Amount: \$ <u>40.00</u></p> <p>Vol/Pg: <u>V:4302 P:393</u></p>	<p>WALK IN</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Cynthia Ramirez, Deputy

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.

Record and Return To:

ADAM PUGH
SLATER PUGH LTD LLP
8400 N MOPAC EXPRESSWAY SUITE 100
AUSTIN, TX 78759

