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Fees: \$32.00

RESTRICTION

SUBMITTER: LOIS KINMAN

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS

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COUNTY OF TARRANT

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**SIXTH AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HICKS AIRFIELD, TARRANT COUNTY, TEXAS**

Hicks Airfield Pilots Association, a Texas non-profit corporation, of the County of Tarrant, State of Texas (the "Association") hereby amends that certain Declaration of Covenants, Conditions and Restrictions, executed by Hicks Airfield, Inc., a Texas corporation, as Declarant, and placed of record in Volume 8396, Page 1458, Deed Records, Tarrant County, Texas, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions, executed by Hicks Airfield, Inc., a Texas corporation, as Declarant (the "First Amendment"), and placed of record in Volume 9066, Page 259, of the Deed Records of Tarrant County, Texas, and as amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions, created by Hicks Airfield, Inc., a Texas corporation, as Declarant (the "Second Amendment"), and placed of record in Volume 10505, Page 1485, of the Deed Records of Tarrant County, Texas and as amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions, created by Hicks Airfield Pilots Association (the "Third Amendment"), and placed of record in Volume 12795 Page 145, of the Deed Records of Tarrant County, Texas, and as amended by that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions, created by Hicks Airfield Pilots Association (the "Fourth Amendment") and placed of Record in Volume 13275 Page 8 of the Deed Records of Tarrant County, Texas, and as amended by the certain Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions, created by Hicks Airfield Pilots Association and placed of record in the Deed Records of Tarrant County, Texas, Document No. D199194918 (the "Fifth Amendment"), and as revised by that certain Correction to Fifth Amendment of Covenants, Conditions and Restrictions for Hicks Airfield created by Hicks Airfield Pilots Association and placed of record in the Deed Records of Tarrant County, Texas, Document No. D199208836, (the "Fifth Amendment Revision") (collectively referred to as the Declaration of Covenants, Conditions and Restrictions, as so amended by the First, Second, Third, Fourth, Fifth Amendment, and Fifth Amendment Revision, are herein referred to collectively as the "Declaration").

WITNESSETH:

Whereas, the Association is exercising the right granted to it pursuant to Article VII(2) of the Declaration to amend same in the particulars set forth below and, in accordance with the Declaration has obtained the consent of sixty percent (60%) or more of the Owners of Lots within the Property described on Exhibit "A" attached hereto and made a part hereof evidenced by an electronic ballot or a document in writing bearing their signatures;

NOW THEREFORE, the Declaration is amended as follows:

Whereas, the Association wishes to clarify the Fifth Amendment which required all other fees and charges relative to the use of the runway and other Common Areas shall be uniform, with the fees so charge by the Association per Lot being based upon the gross square footage of the Lot and the rate per gross square foot being the same for all Owners of Lots of the Property (as that term is defined in the Declaration).

Whereas, this passage in the Fifth Amendment, Section 3, paragraph A referenced the license fee, and no other passage of the Declaration,

And whereas, the Association wishes to establish a septic fee for users on Association managed common cluster septic systems based on septic expenses and usage, and not square footage of their Lot,

The Original Declaration, Article VI, Powers and Duties of the Board of Directors is amended to add a sub-paragraph (j) to Paragraph 2 of Article VI to read as follows:

"(j) to assess Association managed common cluster septic system permitted lot owners for administrative, maintenance, and usage fees. The assessment rates and application of fees shall be set annually by the Board of Directors and based on administrative, maintenance, and usage requirements. Fees collected are to be used exclusively for administration and maintenance of Association-managed common cluster septic systems."

To establish a septic fee for users on Association managed common cluster septic systems based on septic expenses and usage, and not square footage of their Lot.

All other portions of the Declaration, as amended, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Hicks Airfield Pilots Association has caused this instrument to be executed by John Unangst, its President on behalf of Hicks Airfield Pilots Association, this 14th day of May, 2025.

Hicks Airfield Pilots Association

By: 
John Unangst, President

ACKNOWLEDGMENT

STATE OF TEXAS

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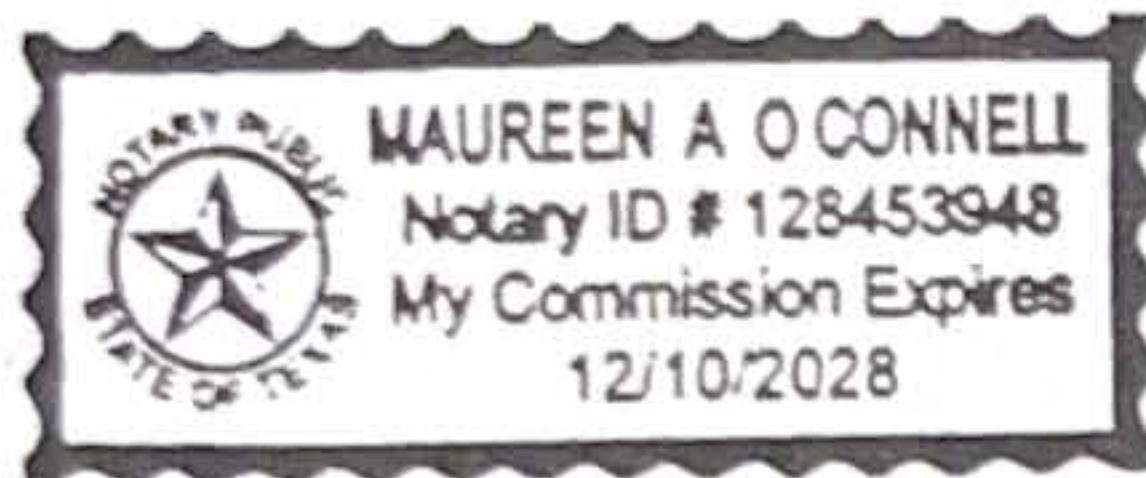
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COUNTY OF TARRANT

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BEFORE ME, the undersigned authority, on this day personally appeared John Unangst, President, Hicks Airfield Pilots Association, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 14TH day of May, 2025.



Maureen A. O'Connell
Notary Public, State of Texas
My Commission Expires: 12/10/2028

After Recording Return to:
HAPA
100 Aviator Drive
Fort Worth, Texas 76179

Exhibit "A"

BEING a tract of land in the M.E.P. and P. RR. Co. Survey, Abstract No. 1130, the M.E.P. & P. RR Co. Survey, Abstract No. 1109, and the G.A. Criners Survey, Abstract No. 296, situated in Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike in the centerline of Hicks-Avondale Road (County Road No. 4111), said point being, by deed in the North line of the M.E.P. & P. R.R. Co. Survey, Abstract No. 1130, and being South 89 degrees, 40 minutes West., 2186.76 feet from the Northeast corner of said survey; --

THENCE South 22 degrees 44 minutes 51 seconds East, 16.~8 Bast passing an iron pin and continuing, in all 1714.63 feet to an iron, said point being the beginning of a curve to the left having a radius of 3950.68 feet and a central angle of 9 degrees 57 minutes 23 seconds;

THENCE Southeasterly 669.14 feet along said curve whose long chord bears South 27 degrees 42 minutes 22 seconds East, 668.30 feet to an iron pin, same being the end of said curve;

THENCE South 32 degrees 42 minutes 24 seconds East, 3048.23 feet to an iron pin for corner;

THENCE South 57 degrees 17 minutes 27 seconds West, 399.57 feet to an iron pin, said point being 30.0 feet and perpendicular to the centerline of the Fort Worth & Denver Railroad tracks;

THENCE 50.0 feet from the parallel to the centerline of said Fort Worth & Denver Railroad tracks, North 32 degrees 42 minutes 57 seconds West, 3048.19 feet to an iron pin for the beginning of a curve to the right having a radius of 4250.60 feet and a central angle of 9 degrees 57 minutes 27 seconds;

THENCE Northwesterly 738.75 feet along said curve whose long chord bears North 27 degrees 42 minutes 31 seconds West, 737.02 feet to an iron pin at the PT of same;

THENCE North 22 degrees 44~es 42 seconds West, 1879.49 feet to a railroad spike in the centerline of Hicks-Avondale School Road (County Road No. 4332);

THENCE North 89 degrees 39 minutes 23 seconds East, 432.57 feet to the POINT OF BEGINNING, and containing 50.9403 acres of land more or less.



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MARY LOUISE NICHOLSON
COUNTY CLERK