

**FIRST SUPPLEMENTAL DECLARATION OF
COVENANTS CONDITIONS AND RESTRICTIONS
for
SOUTHRIDGE ESTATES**

043787

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF DENTON §

**THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS** (the "Supplemental Declaration") is entered into this
25th day of June, 1996.

W I T N E S S E T H:

WHEREAS, on June 28, 1995, that certain Declaration of Covenants, Conditions and Restrictions for Southridge Estates (the "Declaration") was filed under Clerk's File No. 95-R038519 of the Real Property Records of Denton County, Texas, affecting the property shown on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Declaration allows the Declarant under the Declaration ("Declarant") to annex and subject to the provisions of the Declaration and the jurisdiction of the Association all or any portion of additional tracts of land as Declarant A may desire; and

WHEREAS, Declarant is Centennial Homes, Inc. ("Centennial") d/b/a Trendmaker Homes, Inc. and is also the owner of the Annexed Property (hereinafter defend); and

WHEREAS, Declarant seeks to annex that certain property (the "Annexed Property") shown on Exhibit B attached hereto;

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Declarant states as follows:

1. Declarant does hereby annex in fee simple and subject to the provisions of the Declaration and the jurisdiction of the Association the Annexed Property.
2. The Owner of the Annexed Property is Centennial, also referred to herein as the Declarant.

3. A plat of the Annexed Property is attached hereto as **Exhibit C** showing all portions of the Annexed Property that are dedicated and/or conveyed to the public or any governmental or quasi-governmental authority for street right-of-way or utility facility purposes, those portions that are to comprise lots for construction of living units and selected improvements and those portions comprising common property.

4. No portion of the Annexed Property is used for a purpose other than those set forth in paragraph 3 above.

5. Declarant hereby reserves all easements and any accompanying rights and duties as set forth in Article V of the Declaration and as such easements affect the Annexed Property.

6. The Annexed Property is being annexed in accordance with and subject to the provisions of the Declaration and any amendments thereto and all provisions of the Declaration and amendments thereto shall apply to the Annexed Property as if the Annexed Property was originally included in the Declaration as a part of the Initial Property.

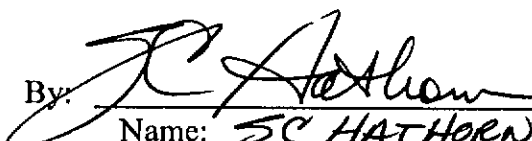
7. The Annexed Property shall be developed, held, used, sold and conveyed in accordance with and subject to the Declaration and any amendments thereto.

8. A Vendor's Lien is hereby reserved and retained in favor of the Association upon each lot against which all base annual assessments and special assessments shall be made. Such Vendor's Lien is reserved and retained in the manner set forth in Article III, Section 1 of the Declaration.

9. Except as supplemented or amended hereby, the Declaration shall remain in full force and effect in accordance with its terms and defined meanings therein shall have their defined meanings in this Supplemental Declaration.

DECLARANT:

**CENTENNIAL HOMES, INC. D/B/A
TRENDMAKER HOMES**

By: 
Name: SC HATHORN
Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 25th day of June, 1996, by SC Hethorn, as President of **CENTENNIAL HOMES, INC. D/B/A TRENDMAKER HOMES**, on behalf of said corporation.



Melinda Crutchfield
Name: (Print) _____
Notary Public in and for State of Texas
My Commission Expires: _____

EXHIBIT 'A'

CC MEMO:
LEGIBILITY OF THIS DOCUMENT
UNSATISFACTORY FOR
MICROFILMING OR REPRODUCING

WHEREAS CENTENNIAL HOMES, INC., DBA TRENDMAKER HOMES IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN MCGOWEN SURVEY, ABSTRACT NO. 787, DENTON COUNTY, TEXAS ACCORDING TO DEED RECORDED IN INSTRUMENT NUMBERED 94-R0003327 R.P.R. DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF A 140.892 ACRE TRACT OF LAND CONVEYED TO HERSMAN DEVELOPMENT CORPORATION AS DESCRIBED IN VOLUME 3453, PAGE 547, R.P.R., SAID IRON ROD BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN MILLER ROAD (80' R.O.W.);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 28°49'03" E, FOR A DISTANCE OF 1184.22 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF LILLIAN MILLER ROAD, N 88°38'49" E, PASSING AT A DISTANCE OF 504.56 FEET, A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A 7.50 ACRE TRACT OF CONVEYED TO CHARLES W. MCNEIL AND WIFE VIRGINIA LEE MCNEIL AS DESCRIBED IN VOLUME 477, PAGE 804, R.P.R., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 578.88 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

THENCE CROSSING THE AFORESAID SECOND TRACT THE FOLLOWING 13 COURSES AND DISTANCES:

S 01°20'11" E, 131.43 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING N 82°40'40" E, WITH A CHORD DISTANCE OF 15.70 FEET;

NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°16'18", FOR AN ARC LENGTH OF 15.70 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 05°41'11" E, 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING S 83°52'09" W, WITH A CHORD DISTANCE OF 3.49 FEET;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°53'20", FOR AN ARC LENGTH OF 3.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 06°34'30" E, 121.50 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CHORD BEARING S 53°28'58" W, WITH A CHORD DISTANCE OF 95.98 FEET;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°19'49", FOR AN ARC LENGTH OF 99.01 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 28°49'03" W, 151.97 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING S 28°55'44" E, WITH A CHORD DISTANCE OF 231.59 FEET;

SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°11'05", FOR AN ARC LENGTH OF 240.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 01°20'11" E, 141.78 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING S 74°38'48" E, WITH A CHORD DISTANCE OF 28.94 FEET;

SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°22'32", FOR AN ARC LENGTH OF 28.94 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

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BUREAU OF LAND MANAGEMENT
DENVER, COLORADO

S 11°53'52" W, 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING N 77°47'44" W, WITH A CHORD DISTANCE OF 4.51 FEET;

NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°56'20", FOR AN ARC LENGTH OF 4.51 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET;

S 04°44'25" W, 135.49 FEET TO A 5/8" IRON ROD CAPPED "CARTER AND BURGESS" SET IN THE NORTH LINE OF AFORESAID HERSMAN DEVELOPMENT CORPORATION TRACT;

THENCE S 88°43'53" W, ALONG SAID NORTH LINE, 1,150.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 872.861 SQUARE FEET OR 20.034 ACRES OF LAND, MORE OR LESS

BEGINNING AT 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET AT THE NORTHEAST CORNER OF SAID CENTENNIAL HOMES, INC. TRACT, BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN RIGHT-OF-WAY EASEMENT CONVEYED TO DENTON COUNTY AS RECORDED IN VOLUME 333, PAGE 19, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, ALSO BEING IN THE WEST LINE OF THAT CERTAIN 50 ACRE TRACT DESCRIBED IN DEED TO J.C. THOMAS, ET UX AS RECORDED IN VOLUME 293, PAGE 134, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 01°54'10" E ALONG THE WEST LINE OF SAID 50 ACRE TRACT, A DISTANCE OF 304.51 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID CENTENNIAL HOMES, INC. TRACT THE FOLLOWING 12 CALLS:

S 88°39'49" W, A DISTANCE OF 368.15 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 67°49'04" W, A DISTANCE OF 174.61 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 78°27'46" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 10°12'03". A LONG CHORD THAT BEARS N 06°26'13" W A DISTANCE OF 48.90 FEET, AN ARC DISTANCE OF 48.96 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

N 01°20'11" W, A DISTANCE OF 67.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 88°39'49" W, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 01°20'11" E, A DISTANCE OF 356.54 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 88°39'49" W, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 01°20'11" E, A DISTANCE OF 290.10 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 88°43'53" W, A DISTANCE OF 20.61 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

S 01°20'11" E, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER, BEING IN THE NORTH LINE OF THAT CERTAIN 140.6925 ACRE TRACT DESCRIBED IN DEED TO HERSMAN DEVELOPMENT CORPORATION AS RECORDED IN VOLUME 3453, PAGE 847, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE S 88°43'53" W ALONG SAID NORTH LINE, A DISTANCE OF 239.34 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID CENTENNIAL HOMES, INC. TRACT THE FOLLOWING 13 CALLS:

EXHIBIT B

N 04°44'25" E, A DISTANCE OF 135.49 FEET TO A 5/8" IRON ROD CAPPED
"CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A
DELTA ANGLE OF 00°56'20", A LONG CHORD THAT BEARS S
77°47'44" E A DISTANCE OF 4.51 FEET, AN ARC DISTANCE OF 4.51
FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR
CORNER;

N 11°53'52" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD
CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A
DELTA ANGLE OF 07°22'32", A LONG CHORD THAT BEARS N
74°36'48" W A DISTANCE OF 28.94 FEET, AN ARC DISTANCE OF 28.96
FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR
CORNER;

N 01°20'11" W, A DISTANCE OF 141.76 FEET TO A 5/8" IRON ROD
CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A
DELTA ANGLE OF 55°11'05", A LONG CHORD THAT BEARS N
28°55'44" W A DISTANCE OF 231.59 FEET, AN ARC DISTANCE OF
240.79 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR
CORNER;

N 28°49'03" E, A DISTANCE OF 151.97 FEET TO A 5/8" IRON ROD
CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET, A
DELTA ANGLE OF 49°19'49", A LONG CHORD THAT BEARS N
53°28'58" E A DISTANCE OF 95.98 FEET, AN ARC DISTANCE OF 99.01
FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR
CORNER;

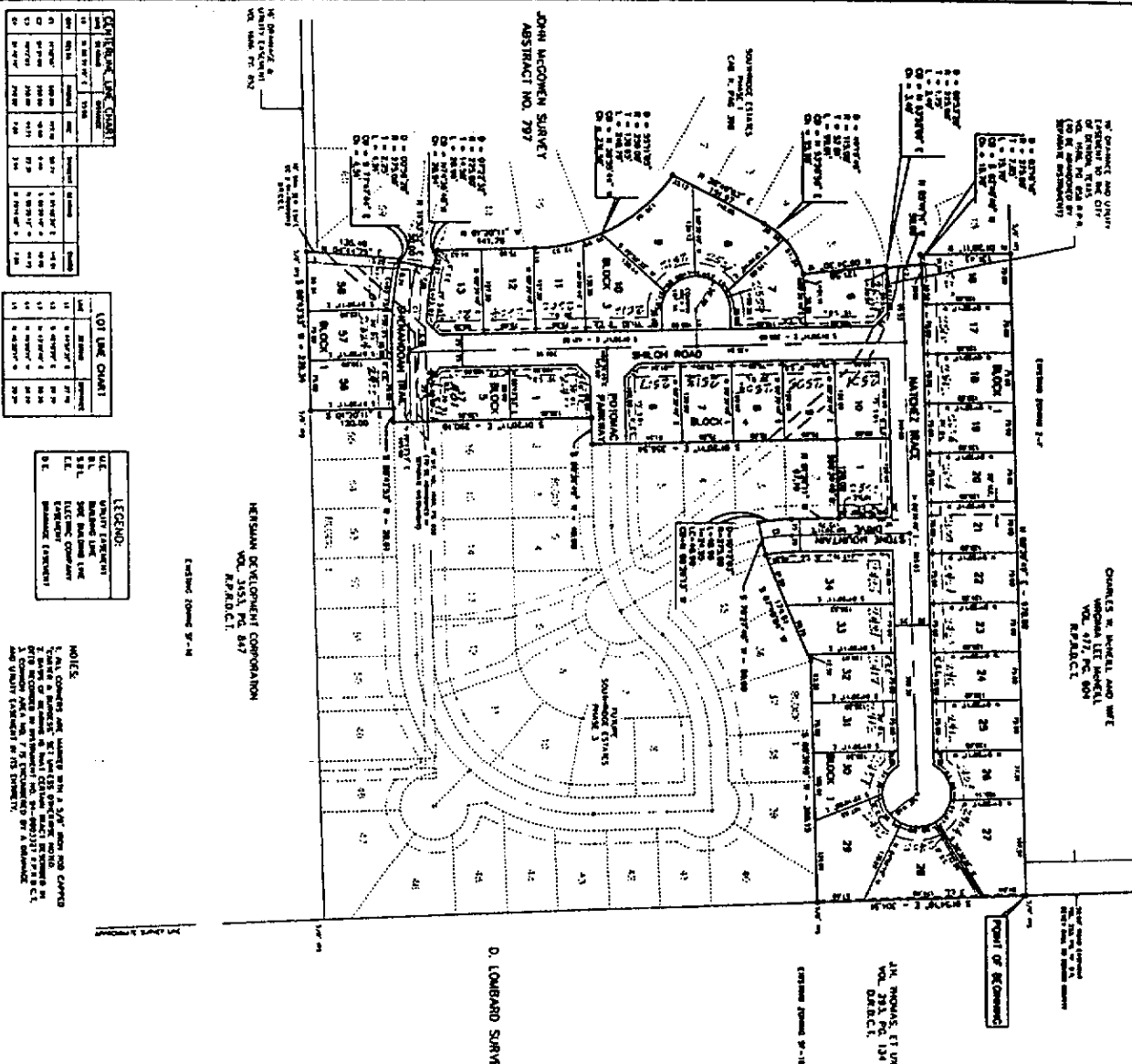
N 06°34'30" W, A DISTANCE OF 121.50 FEET TO A 5/8" IRON ROD
CAPPED "CARTER & BURGESS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A
DELTA ANGLE OF 00°53'20", A LONG CHORD THAT BEARS N
83°52'09" E A DISTANCE OF 3.49 FEET, AN ARC DISTANCE OF 3.49
FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR
CORNER;

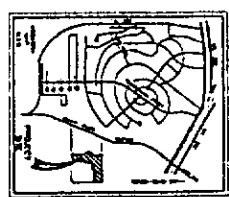
N 05°41'11" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD
CAPPED "CARTER & BURGESS" SET FOR CORNER;

EXHIBIT B

OVER
CO



pos. a7m



D. LOMBARD SURVEY, ABSTRACT 704

FINAL PLAN
OF
SOUTHBRIDGE ESTATES

JOHN MCCOWEN SURVEY, ABSTRACT 797
IN THE
CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: CENTENNIAL HOMES, INC. DBA TRENDMAKER HOMES

Carter-Burgess

Engineering and Construction Services
CARL & BURGESS, INC.
 7920 Glenhurst Court, Suite 200
 Dallas, TX 75241-1001

FIELD 4-26-96 CAS 111 pg 9.7

FEL NO. 01-7249
F:\DOE\NAB\8\201101\KMA\KMC\20110629\004C
Send more info/pics at 4:45 PM - 6:25 PM

AFTER RECORDING RETURN TO:
STEWART TITLE NORTH TEXAS
5728 LBJ Freeway
Suite 260
Dallas, Texas 75240
Attn: K. McDonald/108

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DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK

On Jun 27 1996
At 12:18pm

Doc/Num : 96-R0043787
Doc/Type : DEC
Recording: 21.00
Doc/Mgmt : 6.00
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Deputy - CASSY