



70 2014 00015634

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202

Instrument Number: 2014-15634

As

Recorded On: February 24, 2014

Misc General Fee Doc

Parties: BRIGHT REALTY

To

Billable Pages: 5

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Misc General Fee Doc	42.00
Total Recording:	42.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2014-15634

Receipt Number: 1135722

Recorded Date/Time: February 24, 2014 02:08:46P

User / Station: S Parr - Cash Station 3

Record and Return To:

BRIGHT REALTY

2520 KING ARTHUR BLVD

STE 200

LEWISVILLE TX 75056



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

**FEBRUARY 2014 SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE
SINGLE FAMILY RESIDENTIAL AREA OF CASTLE HILLS
DENTON COUNTY, TEXAS
(WITH CONSENT)**

This Supplemental Residential Declaration ("Supplemental Residential Declaration") is made by Bright Realty, LLC, a Texas limited liability company (hereinafter referred to as "Declarant") with respect to real property to be added to the Declaration of Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, as recorded in Volume 4078, Page 1041 inclusive of the Real Property Records of Denton County, Texas, as amended to date (collectively, the "Residential Declaration").

The undersigned is now "Declarant" under the Residential Declaration.

Pursuant to Section 2.2 of the Residential Declaration, the real property described in Exhibit "A" attached hereto (the "Property") is hereby annexed and subject to the Residential Declaration and is subject to the jurisdiction of the "Residential Association" as defined in the Residential Declaration.

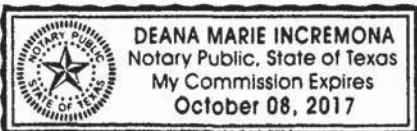
Dated: February 20, 2014.

DECLARANT:
Bright Realty, LLC
a Texas Limited Liability Company

By: C. R. Bright
Christopher R. Bright, Chief Executive Officer *ys*

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument is acknowledged before me this 20th day of February, 2014 by Christopher R. Bright, Chief Executive Officer of Bright Realty, LLC, a Texas Limited Liability Company, on behalf of said limited liability company.



Deana Marie Incremona
Notary Public, State of Texas

CONSENT OF OWNER

CH PH 8, LLC, a Texas limited liability company, being the owner of the Property, hereby approves of and consents to the filing of this Supplemental Residential Declaration in the real property records of Denton County, Texas, which provides for the annexation of the Property to the terms and conditions of the Residential Declaration and subjects the Property to the jurisdiction of the "Residential Association" as defined in the Residential Declaration.

Dated: February 20, 2014.

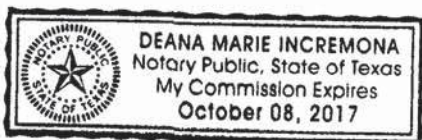
OWNER:
CH PH 8, LLC
a Texas Limited Liability Company

By: BRECO Development Manager, LLC
a Texas Limited Liability Company
its Manager

By: C.R. Bright
Christopher R. Bright, Chief Executive Officer *ys*

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument is acknowledged before me this 20th day of February, 2014 by Christopher R. Bright, Chief Executive Officer of BRECO Development Manager, LLC, a Texas Limited Liability Company, the manager of CH PH 8, LLC, a Texas Limited Liability Company, on behalf of said limited liability company.



Deana Marie Incremona
Notary Public, State of Texas

After recording return to:
Bright Realty, LLC
2520 King Arthur Blvd., Suite 200
Lewisville, Texas 75056

Exhibit A

Property Description

All that certain 79.99 acres of land, which is out of Tract F3 - 63.247 acre tract described in the deed to Castle Hills Property Company, recorded in Document Number 2006-153339 in the Deed Records of Denton County, Texas (D.R.D.C.T.), and out of Tract G-1 - 35.17 acres tract described in the deed to CHPC Commercial, Ltd., recorded in Document Number 2009-46088 D.R.D.C.T., in the David Cook Survey, A-234, and the J. B. Shipp Survey, A-1227, Denton County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

Commencing at a 1/2" iron rod with a cap stamped "RPLS 5664" found for the northwest corner of said Tract F3, common to the northeast corner of said Lot 5, Block A Lewisville Towne Crossing Addition, Cabinet Y, Page 388 in the Plat Records of Denton County, Texas (P.R.D.C.T.), in the south line of State Highway 121 (Variable Width R.O.W.); Then South 29° 12' 04" East, along the west line of said Tract F3, passing at a distance of 512.35' an "x" on a guard rail found for the southeast corner of said Lot 5, common to the northwest corner of Lot 6R, Block A, Lewisville Town Crossing Addition P.R.D.C.T., continuing for a total distance of 540.75' to the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE North 64° 35' 13" East - 54.67' to a 1/2" iron rod with a cap stamped "SPRY" set for the Point of Curvature of a curve to the left, having a central angle of 76° 53' 10", a radius of 330.00', and a bearing and distance of North 26° 08' 38" East - 410.35';

THENCE along said curve to the left, an arc distance of 442.83' to a 1/2" iron rod with a cap stamped "Spry" set for the end of curve;

THENCE North 60° 48' 08" East - 686.07' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner;

THENCE North 63° 31' 12" East - 252.61' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner;

THENCE North 66° 10' 26" East - 205.49' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner;

THENCE North 63° 16' 32" East - 54.44' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner;

THENCE South 25° 30' 59" East - 152.67' to a 1/2" iron rod with a cap stamped "SPRY" set for the Point of Curvature of a curve to the left, having a central angle of 90° 00' 00", a radius of 60.00', and a bearing and distance of South 70° 30' 59" East - 84.45;

THENCE along said curve to the left, an arc distance of 94.25' to a 1/2" iron rod with a cap stamped "Spry" set for the end of curve;

THENCE North 64° 29' 01" East - 451.58' to a 1/2" iron rod with a cap stamped "SPRY" set for the northeast corner of the herein described tract, in the east line of said Tract F3, common to the west line of Lot 3, Block B, Austin Ranch West, recorded in Cabinet V, Page 187 P.R.D.C.T.;

THENCE South 00° 30' 59" East, along the east line of said Tract F3, common to the west line of Lot 3 and Lot 1RA, Block B, Austin Ranch West, recorded in Cabinet V, Page 187 P.R.D.C.T., passing at a distance of 930.93' the common east corner of Tract F3 and Tract G-1, continuing along the east line of said Tract G-1, common to the west line of said Lot 1RA and Lot 2R, Block B, Austin Ranch West, recorded in Cabinet U, Page 690 P.R.D.C.T. for a total distance of 2245.74' to a 1/2" iron rod with a cap stamped "HAT PROP" found for an angle corner;

THENCE South 02° 23' 26" West along the west line of said Lot 2R, passing at a distance of 271.82' a 1/2" iron rod the a cap stamped "BH&C" found for the northwest corner of Lot 5, Block B, Austin Ranch West, continuing for a total distance of 355.59' (called 361.50') to an angle corner of the herein described tract (from which a 1/2" iron rod with a cap stamped "HAY 2901" bears S 12°06'00" East - 6.28'

THENCE South 12° 17' 33" West passing at a distance of 35.27' a 1/2" iron rod with a cap stamped "RPLS 5664" found for the north corner of the Quit Claim Deed to the City of Lewisville, recorded in Document Number 2011-94464 in the Deed Records of Denton County, Texas, continuing along the northwest line of said Quit Claim Deed for a total distance of 134.15' (called 128.59') to a 1/2" iron rod with a cap stamped "RPLS 5664" found for an angle corner;

THENCE South 28° 32' 01" West - 100.20' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for an angle corner;

THENCE South 41° 36' 01" West - 98.22' to a 1/2" iron rod with a cap stamped "RPLS 5664" found for the southeast corner of the herein described tract, in the north right-of-way line of Windhaven Parkway (120' R.O.W.), which is also a point on a curve to the right, having a central angle of 40° 15' 19", a radius of 740.00', and a bearing and distance of North 55° 23' 37" West - 509.29';

THENCE along said curve to the right, along the north right-of-way line of Windhaven Parkway, an arc distance of 519.92' to a 1/2" iron rod with a cap stamped "5664" found for the end of curve;

THENCE North 35° 15' 57" West - 481.14' continuing along the north right-of-way line of Windhaven Parkway, to a 1/2" iron rod found for the Point of Curvature of a curve to the left, having a central angle of 41° 58' 12", a radius of 860.00', and a bearing and distance of North 56° 15' 03" West - 615.97';

THENCE along said curve to the left, continuing along the north right-of-way line of Windhaven Parkway, an arc distance of 629.96' to a 5/8" iron rod found for the southwest corner of said Tract G-1, common to the southeast corner of Lot 9, Block A, Lewisville Towne Crossing Addition, recorded in Cabinet Y, Page 724 P.R.D.C.T.;

THENCE North 29° 12' 04" West along the west line of said Tract G-1, common to the east line of said Lot 9, passing at a distance of 160.16' the common west corner of Tract G-1 and Tract F3, passing at a distance of 399.69' a 5/8" iron rod with a cap stamped "RPLS 1890" found for the northeast corner of said Lot 9, common to the southeast corner of said Lot 6R, Block A, Lewisville Town Crossing Addition, continuing along the west line of said Tract F3, common to the east line of said Lot 6R, for a total distance of 1024.28' to the POINT OF BEGINING and containing 79.99 acres of land.