

\*\*\*\* Electronically Filed Document \*\*\*\*

Denton County  
Juli Luke  
County Clerk

---

Document Number: 2015-108077  
Recorded As : ERX-DECLARATION

Recorded On: September 16, 2015  
Recorded At: 02:48:00 pm  
Number of Pages: 5

Recording Fee: \$42.00

Parties:

Direct- CH PH 9 LLC  
Indirect-

Receipt Number: 1339113  
Processed By: Terri Bair

---

\*\*\*\*\* 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.



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.

**Juli Luke**

County Clerk  
Denton County, Texas

**SEPTEMBER 2015 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.

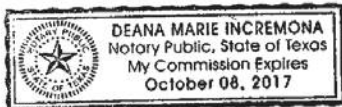
Dated: September 10, 2015.

DECLARANT:  
Bright Realty, LLC  
a Texas Limited Liability Company

By: Christopher R. Bright  
Christopher R. Bright, Chief Executive Officer *vs*

STATE OF TEXAS           §  
                                      §  
COUNTY OF DENTON    §

This instrument is acknowledged before me this 10 day of September, 2015 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 9, 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: September 10, 2015.

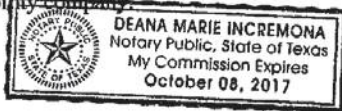
OWNER:  
CH PH 9, LLC  
a Texas Limited Liability Company

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

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument is acknowledged before me this 10 day of September, 2015 by Christopher R. Bright, Chief Executive Officer of BRECO Development Manager, LLC, a Texas Limited Liability Company, the manager of CH PH 9, 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

WHEREAS CH PH 9, LLC, IS THE OWNER OF A PART OF A CALLED 34.733 ACRE TRACT OF LAND IN THE RICHARD HENSWORTH SURVEY, ABSTRACT NO. 578, DENTON COUNTY, TEXAS, DESCRIBED IN A DEED FROM DEANNA BERNDT AVERETT, ET AL, TO CH PH 9, LLC, RECORDED IN INSTRUMENT NUMBER 2015-33937, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND WHEREAS CH PH 9, LLC, IS THE OWNER A CALLED 0.850 ACRE TRACT OF LAND IN THE JAMES DOOLEY SURVEY, ABSTRACT NO. 343, DENTON COUNTY, TEXAS, DESCRIBED IN A DEED FROM BRECO LANDS CH, LLC, TO CH PH 9, LLC, RECORDED IN INSTRUMENT NUMBER 2015-63960, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE TWO TRACTS TOGETHER COMPRISING A TOTAL OF 35.444 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT ½-INCH CAPPED IRON ROD SET FROM WHICH A ½-INCH CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 34.733 ACRE TRACT BEARS SOUTH 81 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF 70.55 FEET;

THENCE NORTH 45 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 35.45 FEET, TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 1012.22 FEET, TO A ½-INCH CAPPED IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.93 FEET, A DELTA ANGLE OF 90 DEGREES 16 MINUTES 10 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 43 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 35.35 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 39.99 FEET TO A ½-INCH CAPPED IRON ROD FOUND THE END OF SAID CURVE;

THENCE NORTH 89 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 39.99 FEET TO A ½-INCH CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 39.99 FEET TO A ½-INCH CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 0.850 ACRE TRACT FOR AN ELL CORNER;

THENCE SOUTH 88 DEGREES 40 MINUTES 56 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 29.70 FEET TO A ½-INCH CAPPED IRON ROD SET;

THENCE NORTH 46 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A ½-INCH CAPPED IRON ROD SET FOR ANGLE POINT;

THENCE NORTH 01 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 4.76 FEET TO A ½-INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF CASTLE HILLS PHASE I SECTION A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, RECORDED IN CABINET P, PAGE 318, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 0.850 ACRE TRACT;

THENCE NORTH 88 DEGREES 53 MINUTES 32 SECONDS EAST, WITH SAID SOUTH LINE AND THE NORTH LINE OF SAID 0.850 ACRE TRACT, A DISTANCE OF 1229.76 FEET TO A ½-INCH CAPPED IRON SET FOR ELL CORNER;



THENCE SOUTH 00 DEGREES 53 MINUTES 14 SECONDS EAST, DEPARTING SAID SOUTH LINE AND NORTH LINE OF SAID 0.850 ACRE TRACT, A DISTANCE OF 121.12 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 49.64 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.01 FEET TO A ½-INCH CAPPED IRON ROD SET IN THE WEST LINE OF QUAIL CREEK NORTH PHASE I, AN ADDITION TO THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, RECORDED IN CABINET X, PAGE 199, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS FOR CORNER;

THENCE SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, WITH SAID WEST LINE, A DISTANCE OF 953.05 FEET, TO AN "X" CUT IN CONCRETE FOUND IN THE AFORESAID NORTH RIGHT-OF-WAY LINE HEBRON PARKWAY FOR CORNER;

THENCE SOUTH 70 DEGREES 36 MINUTES 13 SECONDS WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 18.43 FEET TO A "X" CUT IN CONCRETE FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1140.00 FEET, A DELTA ANGLE OF 08 DEGREES 35 MINUTES 10 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 74 DEGREES 53 MINUTES 48 SECONDS WEST;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 170.84 FEET TO A ½-INCH CAPPED IRON ROD SET FOR THE END OF SAID CURVE;

THENCE SOUTH 87 DEGREES 07 MINUTES 43 SECONDS WEST, A DISTANCE OF 250.12 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, A DISTANCE OF 201.48 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 44 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 12.01 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 424.41 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 86 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 108.66 FEET TO A ½-INCH CAPPED IRON ROD SET FOR CORNER, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, A DELTA ANGLE OF 04 DEGREES 11 MINUTES 06 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 88 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 15.48 FEET;

THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 15.48 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 19 MINUTES 53 SECONDS WEST, A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING, CONTAINING 34.367 ACRES OF LAND MORE OR LESS.