

Denton County
Juli Luke
County Clerk

Instrument Number: 43621

ERecordings-RP

MEMORANDUM

Recorded On: April 17, 2017 10:26 AM

Number of Pages: 15

" Examined and Charged as Follows: "

Total Recording: \$82.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

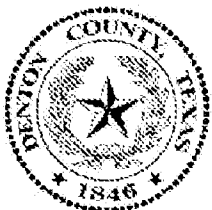
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 43621
Receipt Number: 20170414000236
Recorded Date/Time: April 17, 2017 10:26 AM
User: Joy R
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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, TX

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM
OF RECORDING OF DEDICATORY INSTRUMENTS FOR
THE VILLAGES OF CARMEL
HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for The Villages of Carmel Homeowners' Association, Inc. for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***The Villages of Carmel - Pool & Amenity Center Rules*** (Exhibit A).

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, The Villages of Carmel Homeowners' Association, Inc., has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be filed of record in the office of the Denton County Clerk.

THE VILLAGES OF CARMEL
HOMEOWNERS' ASSOCIATION, INC.

By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for The Villages of Carmel Homeowners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 14th day of April, 2017.


Notary Public, State of Texas

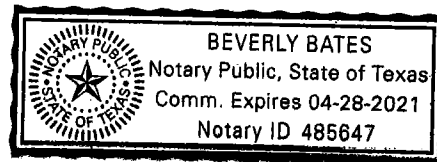


EXHIBIT A

THE VILLAGES OF CARMEL

Pool & Amenity Center Rules

THERE IS NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK.
POOLS ARE MONITORED AND VIOLATORS OF THE POOL RULES WILL BE REPORTED. VIOLATORS MAY HAVE PRIVILEGES SUSPENDED.
POOL HOURS 7:00 A.M. TO 9:00 P.M. (7:00 A.M. TO 9:00 A.M. ADULT SWIM)

1. A Villages of Carmel **KEY CARD** is required to enter the pool. Climbing over the fence or gate is prohibited. Trespassers will be prosecuted.
2. Only residents of the Villages of Carmel and their guests are permitted in the pool area.
3. Keep gate completely closed at all times. Do NOT open the gate for anyone.
4. **NO FOOD OR DRINK** allowed in the pool.
5. **NO animals** except service animals in pool enclosure.
6. An adult, age 18 or above **MUST** accompany children under 16 years of age.
7. Proper swimwear is required. No jeans, cut-offs, street clothes or loose clothing allowed for safety reasons. Babies/toddlers **MUST** wear swim diapers.
8. Persons with skin abrasions, blisters, cuts, or communicable diseases shall NOT enter the pool.
9. **NO DIVING, RUNNING OR ROUGH PLAY.**
10. Use of floatation devices, rafts or toys must not interfere with other swimmers use of the pool.
11. **NO profanity. NO loud music. NO glass containers. NO smoking. NO alcohol.**
12. Bikes, scooters, roller blades, skateboards, skates or other such equipment including motorized vehicles are **NOT** allowed inside the pool area.
13. Do not swim if there is lightning or thunder.
14. Pool furniture is **NOT** allowed in the pool or outside the gated area.
15. Keep safety equipment in its place. Life rings and shepherd crooks may NOT be used as toys or floats at any time.
16. Vandalism to the pool area, equipment, or bathrooms will not be tolerated. Property damage will be billed to the homeowner. Any vandalism will be reported to the Denton Police Department and Management Company.
17. Leave pool area clean at all times. Any items you bring in must leave with you.
18. Homeowners and renters are responsible for their household members and guests. Homeowner Association or Management is not responsible for any lost, stolen or damaged items while using the pool facilities
19. Pool area may be slippery when wet.
20. **IN CASE OF EMERGENCY CALL 911.**

These Rules can be amended without notice for the safety and security of the residents and their guests and will be available online.

Agreement and Acknowledgement

I Justin Bono have read, understand, and will comply with these Rules stated above. I agree that if any family member, renter, or guest fails to do so it can result in loss of use of pool privileges.

Signature

Villages of Carmel HOA
Address

4/13/17
Date

EXHIBIT B

BOUNDARY DESCRIPTION
VILLAGES OF CARMEL
PHASE 1-A
City of Denton, Denton County Texas

BEING a tract of land situated in the Gideon Walker Survey, Abstract No. 1330, Denton County, Texas, and being all of those tracts conveyed to Holigan Land Development, Ltd. by deeds recorded in Instrument Numbers 03-135346, 04-9230, 03-207472, 03-166531, 03-207472 and 03-150512, and a portion of that tract conveyed to said Holigan Land Development in Instrument Number 03-194979, all in Denton County Land Records, Texas, and a portion of that tract conveyed to Richard A. Baria in Volume 1329, Page 202, Denton County Land Records, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for the southeast corner of a called 3.59-acre tract of land conveyed to Andrew Corporation, as evidenced in a deed recorded in Denton County Clerk's File No. 96-R0014833 R.P.R.D.C.T., same being on the north right of way line of Pockrus Page Road (variable width R.O.W.);

THENCE North 03°13'39" East, departing the north right of way line of said Pockrus Page Road, a distance of 225.60 feet to a 1/2-inch iron rod found for corner;

THENCE North 02°38'03" East, a distance of 472.47 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°17'02" East, a distance of 245.15 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°27'31" East, a distance of 384.35 feet to a 1/2-inch iron rod found for corner;

THENCE North 02°55'11" East, a distance of 277.09 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°28'13" East, a distance of 233.76 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°27'31" East, a distance of 50.30 feet to a 1/2-inch iron rod found for corner;

THENCE South 02°32'29" West, a distance of 105.06 feet to a 1/2-inch iron rod found for corner;

THENCE South 42°27'31" East, a distance of 14.14 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°27'31" East, a distance of 200.04 feet to a 1/2-inch iron rod found for corner;

THENCE North 47°32'37" East, a distance of 14.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 02°32'45" East, a distance of 59.64 feet to a 1/2-inch iron rod found for corner and the beginning of a curve to the right having a radius of 432.50 feet;

THENCE along said curve to the right, an arc distance of 217.11 feet through a central angle of 28°45'44" and a chord bearing and distance of North 16°55'37" East, 214.84 feet to a 1/2-inch iron rod found for corner;

THENCE North 07°30'17" West, a distance of 15.69 feet to a 1/2-inch iron rod found for corner;

THENCE North 36°09'08" East, a distance of 50.35 feet to a 1/2-inch iron rod found for corner;

THENCE North 86°27'35" East, a distance of 13.80 feet to a 1/2-inch iron rod found for corner and the beginning of a curve to the right having a radius of 341.14 feet;

THENCE along said curve to the right, an arc distance of 56.44 feet through a central angle of 09°28'45" and a chord bearing and distance of North 44°23'32" East, 56.37 feet to a 1/2-inch iron rod found for corner;

THENCE North 47°53'11" East, a distance of 157.90 feet to a 1/2-inch iron rod found for corner;

THENCE North 04°22'36" East, a distance of 21.76 feet to a 1/2" iron rod found for corner;

THENCE North 47°53'11" East, a distance of 50.07 feet to a 1/2-inch iron rod found for corner;

THENCE South 85°37'24" East, a distance of 20.65 feet to a 1/2-inch iron rod found for corner;

THENCE North 47°53'11" East, a distance of 177.79 feet to a 1/2-inch iron rod found for corner;

THENCE South 42°06'49" East, a distance of 65.00 feet to a 1/2-inch iron rod found for corner;

THENCE South 02°53'11" West, a distance of 21.21 feet to a 1/2-inch iron rod found for corner;

THENCE South 42°06'49" East, a distance of 202.50 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°06'49" East, a distance of 14.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 47°53'11" East, a distance of 149.16 feet to a 1/2-inch iron rod found for corner and the beginning of a curve to the left having a radius of 660.00 feet;

THENCE along said curve to the left, an arc distance of 204.31 feet through a central angle of 17°44'10" and a chord bearing and distance of North 39°01'06" East, 203.49 feet to a 1/2-inch iron rod found for corner;

THENCE South 59°50'59" East, a distance of 50.00 feet to a 1/2-inch iron rod found for corner;

THENCE North 72°38'57" East, a distance of 14.68 feet to a 1/2-inch iron rod found for corner and the beginning of a curve to the left having a radius of 225.00 feet;

THENCE along said curve to the left, an arc distance of 84.22 feet through a central angle of 21°26'47" and a chord bearing and distance of South 76°29'48" East, 83.73 feet to a 1/2-inch iron rod found for corner;

THENCE South 87°13'12" East, a distance of 320.93 feet to a 1/2-inch iron rod found for corner;

THENCE South 02°41'24" West, a distance of 257.12 feet to a 1/2-inch iron rod found for corner;

THENCE North 87°23'32" West, a distance of 556.47 feet to a 1/2-inch iron rod found for corner;

THENCE South 01°15'12" West, a distance of 1320.92 feet to a 1/2-inch iron rod found for corner;

THENCE North 87°19'30" West, a distance of 482.63 feet to a 1/2-inch iron rod found for corner;

THENCE North 87°23'30" West, a distance of 1207.27 feet to a 1/2-inch iron rod found for corner;

THENCE North 03°25'31" East, a distance of 21.29 feet to a 1/2-inch iron rod found for corner;

THENCE North 87°24'50" West, a distance of 50.17 feet to a 1/2-inch iron rod found for corner;

THENCE North 86°58'07" West, a distance of 187.67 feet to the POINT OF BEGINNING and containing 2,133,992 square feet or 48.990 acres of land.

[illegible][illegible]

HOLLAND LAND DEVELOPMENT, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12 day
 of September 2003.

Notary Public in and for State of Tex.

I, MICHAEL E. WARK, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a section on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Planning Commission of the City of Dallas.

Call 202-616
MICHAEL B. BAY
Registered Professional Land Surveyor
Texas Registration No. 5181

BEFORE WE the undersigned authority, on this day personally appeared JOHN L. MARR, 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. I, the undersigned authority, do hereby certify that

Charles Bodis
Notary Public in and for State of Texas

Notary Public in and for State of Texas

Praying and Zoning Enforcement

Assistant Secretary

HOLGAM LAND DEVELOPMENT, LTD.
15950 NORTH DALLAS PARKWAY
SUITE 750
DALLAS, TEXAS 75248
972-367-7594
972-367-1645 FAX

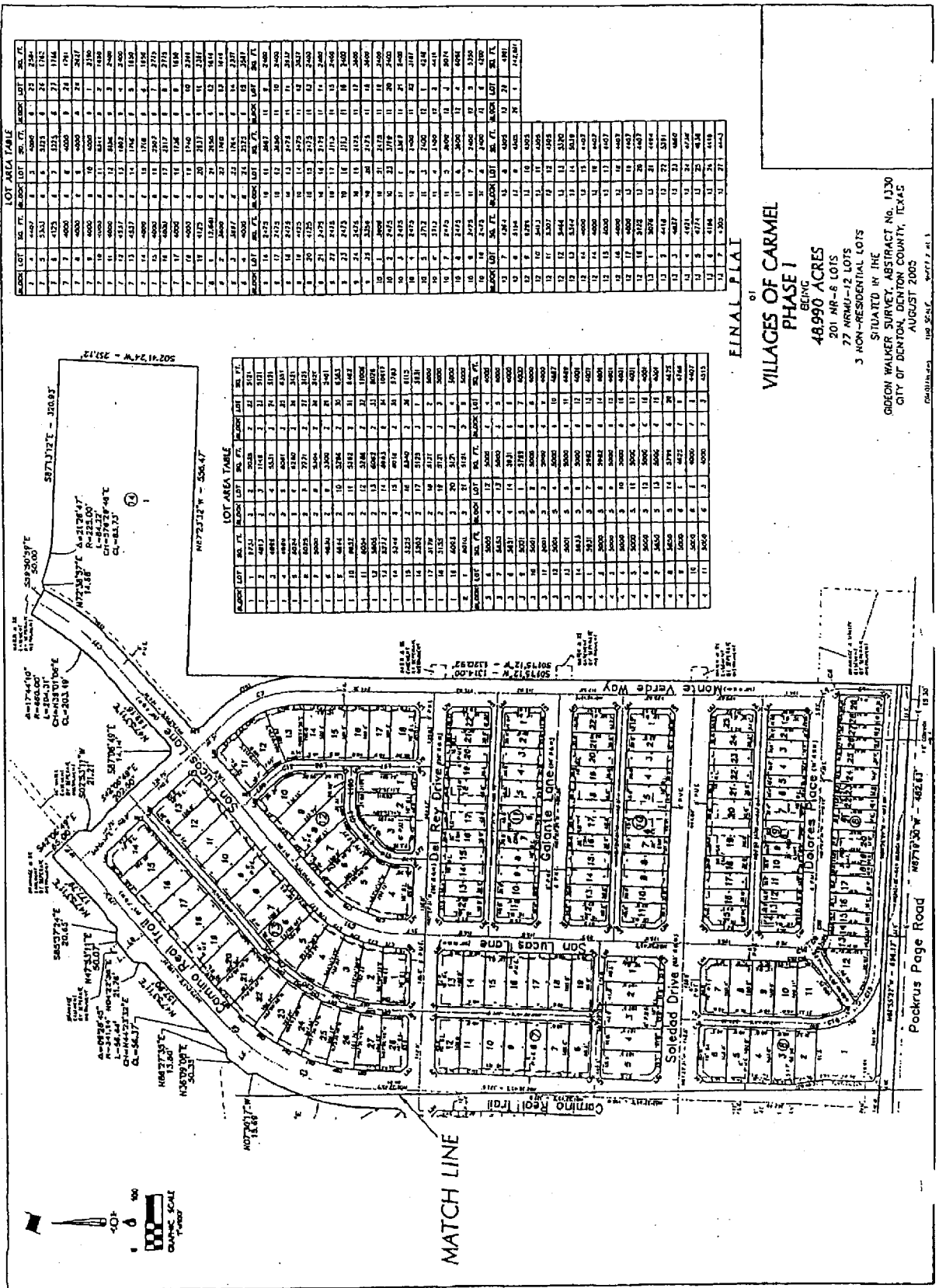
PREPARED BY:
BROOKFIELD/DAVIS/DAKEL, INC.
Civil & Structural Engineering Swinging
11141 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-1647 Fax (214) 824-2054

VILLAGES OF CARMEL
PHASE I

BEING
 48,990 ACRES
 201 NR-6 LOTS
 77 NRMU-12 LOTS
 NON-RESIDENTIAL LO

SITUATED IN THE
GIDEON WALKER SURVEY, ABSTRACT NO. 1330
CITY OF DENTON, DENTON COUNTY, TEXAS
AUGUST 2005

CP 50114-848 100 3546 3-23-5



LOT AREA TABLE

LOT	AREA	LOT	AREA	LOT	AREA
1	1.00	11	1.00	21	1.00
2	1.00	12	1.00	22	1.00
3	1.00	13	1.00	23	1.00
4	1.00	14	1.00	24	1.00
5	1.00	15	1.00	25	1.00
6	1.00	16	1.00	26	1.00
7	1.00	17	1.00	27	1.00
8	1.00	18	1.00	28	1.00
9	1.00	19	1.00	29	1.00
10	1.00	20	1.00	30	1.00

LOT AREA TABLE

LOT	AREA	LOT	AREA	LOT	AREA
31	1.00	41	1.00	51	1.00
32	1.00	42	1.00	52	1.00
33	1.00	43	1.00	53	1.00
34	1.00	44	1.00	54	1.00
35	1.00	45	1.00	55	1.00
36	1.00	46	1.00	56	1.00
37	1.00	47	1.00	57	1.00
38	1.00	48	1.00	58	1.00
39	1.00	49	1.00	59	1.00
40	1.00	50	1.00	60	1.00

LOT AREA TABLE

LOT	AREA	LOT	AREA	LOT	AREA
61	1.00	71	1.00	81	1.00
62	1.00	72	1.00	82	1.00
63	1.00	73	1.00	83	1.00
64	1.00	74	1.00	84	1.00
65	1.00	75	1.00	85	1.00
66	1.00	76	1.00	86	1.00
67	1.00	77	1.00	87	1.00
68	1.00	78	1.00	88	1.00
69	1.00	79	1.00	89	1.00
70	1.00	80	1.00	90	1.00

LOT AREA TABLE

LOT	AREA	LOT	AREA	LOT	AREA
91	1.00	101	1.00	111	1.00
92	1.00	102	1.00	112	1.00
93	1.00	103	1.00	113	1.00
94	1.00	104	1.00	114	1.00
95	1.00	105	1.00	115	1.00
96	1.00	106	1.00	116	1.00
97	1.00	107	1.00	117	1.00
98	1.00	108	1.00	118	1.00
99	1.00	109	1.00	119	1.00
100	1.00	110	1.00	120	1.00

VILLAGES OF CARMEL
PHASE I
 BEING
48,990 ACRES
 201 NR-8 LOTS
 27 NR-11-12 LOTS
 3 NON-RESIDENTIAL LOTS

SITUATED IN THE
 GEORGE WALKER SURVEY, ABSTRACT NO. 1330
 CITY OF DENTON, DENTON COUNTY, TEXAS
 AUGUST 2005

Tract 1 – Villages of Carmel, Phase 1B

BEING a tract of land situated in the Gideon Walker Survey, Abstract No. 1330, Denton County, Texas, and being all of those tracts conveyed to Holigan Land Development, Ltd. by deeds recorded in Instrument Numbers 03-135346, 04-9230, 03-207472, 03-166531 and 03-150512, all in Denton County Land Records, Texas, and being all of Block 14, Village of Carmel, Phase I, an Addition to the City of Denton, Texas, as recorded by plat in Cabinet X, Page 445, Plat Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a corner in the east line of Monte Verde Way (50' R.O.W.), said corner being N 01°15' 12" E, a distance of 1305.62 feet from the southeast corner of said Village of Carmel, Phase I, said southeast corner being on the new north line of Pockrus Page Road as dedicated by said plat;

THENCE N 01°15'12" E, along said east line of Monte Verde Way, a distance of 105.40 feet to a corner at the beginning of a curve to the left having a radius of 225.00 feet;

THENCE continuing along said east line of Monte Verde Way and with said curve to the left, through a central angle of 43°22'01", an arc distance of 170.30 feet and a chord which bears N20°25'48"W, 166.26 feet to a corner;

THENCE N42°04'43"W, a distance of 51.38 feet to the southeast corner of a corner clip at the intersection of the northeast line of said Monte Verde Way and the southeast line of San Lucas Lane (50' R.O.W.);

THENCE N02°53'11"E, continuing along said corner clip a distance of 14.10 feet to a corner;

THENCE N47°53'11"E, along said southeast line of San Lucas Lane a distance of 149.16 to a corner at the beginning of a tangent curve to the left, having a radius of 710.00 feet;

THENCE continuing along said southeast line of San Lucas Lane and with said curve to the left, through a central angle of 17°44'10", an arc distance of 219.78 feet and a chord which bears N39°01'06"E, 218.91 feet to a corner;

THENCE N59°50'59"W, departing said southeast line of San Lucas Lane a distance of 50.00 feet to a corner in the northwest line of said San Lucas Lane, same being the beginning of a non-tangent curve to the right, having a radius of 660.00 feet;

THENCE continuing along said southeast line of San Lucas Lane and with said curve to the left, through a central angle of 17°44'10", an arc distance of 204.31 feet and a chord which bears S39°01'06"W, 203.49 feet to a corner;

THENCE S47°53'11"W, a distance of 149.10 feet to the northwest corner of a corner clip at the intersection of said northwest line of San Lucas Lane and the northeast line of aforesaid Monte Verde Way;

THENCE S87°05'39"E, continuing along said corner clip a distance of 14.12 feet to a corner;

THENCE N42°04'43"W, continuing along said northeast line of Monte Verde Way a distance of 202.71 feet to a corner;

THENCE N02°53'11"E, a distance of 20.94 feet to a corner;

THENCE N42°06'49"W, a distance of 65.00 feet to a corner;

THENCE S47°53'11"W, a distance of 177.79 feet to a corner;

THENCE N85°37'24"W, a distance of 20.65 feet to a corner;

THENCE S47°53'11"W, a distance of 50.07 feet to a corner;

THENCE S04°22'36"W, a distance of 21.76 feet to a corner;

THENCE S47°53'11"W, a distance of 157.90 feet to a corner at the beginning of a curve to the left which has a central angle of 09°28'45", a radius of 341.14 feet and a chord which bears S44°23'32"W, 56.37 feet;

THENCE along said curve to the left an arc distance of 56.44 feet to a corner;

THENCE S86°27'35"W, a distance of 13.80 feet to a corner;

THENCE S36°09'08"W, a distance of 50.35 feet to a corner;

THENCE S07°30'17"E, a distance of 15.69 feet to a corner at the beginning of a curve to the left having a central angle of 28°45'44", a radius of 432.50 feet and a which bears S16°55'37"W, 214.84 feet;

THENCE along said curve to the left an arc distance of 217.11 feet to a corner;

THENCE S02°32'45"W, a distance of 59.64 feet to a corner;

THENCE S47°32'37"W, a distance of 14.14 feet to a corner;

THENCE N87°27'31"W, a distance of 200.04 feet to a corner;

THENCE N42°27'31"W, a distance of 14.14 feet to a corner;

THENCE N02°32'29"E, a distance of 105.06 feet to a corner;

THENCE N87°28'05"W, a distance of 284.07 feet to a corner;

THENCE N02°55'11"E, a distance of 971.63 feet to a corner;

THENCE S86°47'46"E, a distance of 507.13 feet to a corner;

THENCE N03°08'52"E, a distance of 115.74 feet to a corner;

THENCE S87°22'21"E, a distance of 312.07 feet to a corner;

THENCE N02°10'32"E, a distance of 568.77 feet to a corner;

THENCE S87°13'12"E, a distance of 1052.28 feet to a corner;

THENCE S02°23'16"W, a distance of 1648.43 feet to a corner;

THENCE N87°13'12"W, a distance of 609.73 feet to the POINT OF BEGINNING and containing 2,305,589 square feet or 52.93 acres of land, more or less.

Boundary Description
Villages of Carmel
Phase III
City of Denton, Denton County Texas

Lots 1 through 8, in Block 1, Lots 1 through 18, in Block 2, Lots 1 through 14, in Block 3, Lots 1 through 28, in Block 4, Lots 1 through 24, in Block 5, Lots 1 through 19, in Block 6, Lots 1 through 4, in Block 7, and Lot 25, in Block 8 of VILLAGES OF CARMEL, PHASE III, an addition to the City of Denton, Denton County, Texas, according to the Map or Plat thereof recorded in Cabinet W, Slide 640 and 641, Plat Records, Denton County, Texas; more particularly described as follows:

BEGINNING at a railroad spike found in asphalt pavement in Pockrus Page Road at the original northwest corner of the final plat of THE PRESERVE AT PECAN CREEK, SECTION A, PHASE I, an addition to the City of Denton, Denton County, Texas as recorded in Cabinet R, Slide 279 of the Plat Records of Denton County, Texas (P.R.D.C.T.), from which a railroad spike set in asphalt pavement in Pockrus Page Road at an angle point in a north line of said 413.512 acre tract and said called 410.507 acre tract, bears S87°09'13"E, 172.57 feet;

THENCE along the westerly lines of said THE PRESERVE AT PECAN CREEK, SECTION A, PHASE I, the following:

S02°22'57"W, a distance of 686.40 feet to a 5/8" iron rod with a plastic cap set for corner;

N87°37'03"W, a distance of 270.00 feet to a 5/8" iron rod with a plastic cap set for corner;

S02°22'55"W, a distance of 265.54 feet to a 1/2" iron rod found for corner;

S01°51'33"E, a distance of 60.62 feet to a 5/8" iron rod with a plastic cap set for corner;

S10°53'18"E, a distance of 68.49 feet to a 5/8" iron rod with a plastic cap set for corner;

S20°27'34"E, a distance of 68.33 feet to a 5/8" iron rod with a plastic cap set for corner;

S28°58'44"E, a distance of 107.74 feet to a 5/8" iron rod with a plastic cap set for corner at the northern most corner of Lot 10, Block 5 of LAKEVIEW BOULEVARD RIGHT-OF-WAY, LOT 10, BLOCK 5, LOT 2, BLOCK 15 AND LOT 1 & 2, BLOCK 22, THE PRESERVE AT PECAN CREEK, an addition to the City of Denton, Denton County, Texas, as recorded in Cabinet R, Slide 366, P.R.D.C.T., said point being the point of curvature of a non-tangent circular curve to the left having a radius of 1050.00 feet;

THENCE Southwesterly, departing the west line of said THE PRESERVE AT PECAN CREEK, SECTION A, PHASE I, along the northwesterly line of said Lot 10, Block 5 and said circular curve to the left, through a central angle of 09°47'43", an arc distance of 179.50 feet and having a chord that bears S37°05'56"W, a distance of 179.28 feet to a 5/8" iron rod with a plastic cap set for corner;

THENCE N87°37'03"W, departing the northwesterly line of said Lot 10, Block 5, a distance of 635.70 feet to a 5/8" iron rod with a plastic cap set for corner in the west line of said 413.512 acre tract and the east line of a called 15.00 acre tract of land as described in deed to The Preserve at Pecan Creek, Ltd., recorded in County Clerks document 2000-R0107304, R.P.R.D.C.T.;

THENCE N02°22'57"E, along the west line of said 413.512 acre tract and the east line of said called 15.00 acre tract, a distance of 1388.72 feet to a 5/8" iron rod set in aforementioned Pockrus Page Road at the western most northwest corner of said 413.512 acre tract;

THENCE S87°09'13"E, within said Pockrus Page Road, and along a north line of said 413.512 acre tract, a distance of 905.03 feet to the POINT OF BEGINNING and containing 1,082,939 square feet or 24.861 acres of land.