

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**FOR A PORTION OF
TRINITY RANCH**PLUG W D
12/19/86

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR A PORTION OF TRINITY RANCH, is made this 25th day of November, 1986 by Trinity Ranch Joint Venture, a Texas joint venture.

WITNESSETH:

WHEREAS, Trinity Ranch Joint Venture ("Declarant") is the fee simple title owner of the real property, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes (and being referred to herein as the "Property"); and

WHEREAS, Declarant desires to subject its fee simple interest in the Property to this Declaration and the Covenants, Conditions and Restrictions, herein set forth; and

WHEREAS, Declarant will hereafter hold and convey title to the Property or any part thereof subject to the Covenants, Conditions and Restrictions, herein set forth.

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that the Property shall be owned, held, transferred, leased, sold, conveyed and occupied subject to the Covenants, Conditions and Restrictions, herein set forth.

No portion of the Property shall be used for pool halls or skating rinks.

IN WITNESS WHEREOF, Trinity Ranch Joint Venture, a Texas joint venture, being the Declarant herein has caused this instrument to be executed this 25th day of November, 1986.

TRINITY RANCH JOINT VENTURE,
a Texas joint venture

By: TRINITY DEVELOPMENT,
a Texas joint venture, Venturer

By: CARTER-THOMPSON COMPANIES, INC.,
a Texas corporation

By: Gregory S. Carter
Gregory S. Carter, President

By: LIBERTY LAND COMPANY,
an Arizona corporation

By: D.E. Boyle
D.E. Boyle, President

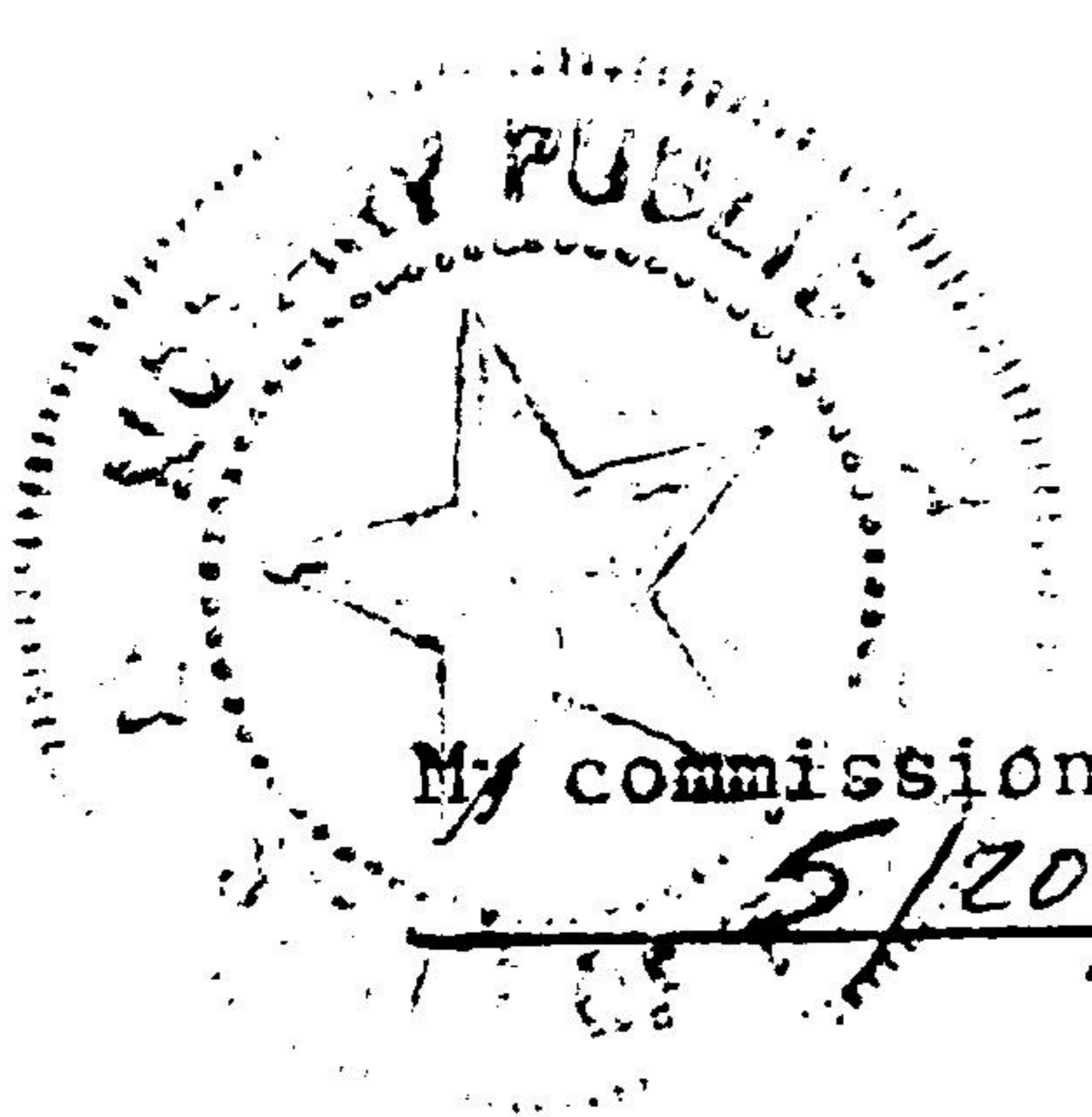
By: HOBICORP, INC.,
a New Mexico corporation, Venturer

By: D.E. Boyle
D.E. Boyle, President

THE STATE OF TEXAS §
§
THE COUNTY OF DALLAS §

This instrument was acknowledged before me on the 25th day of NOVEMBER, 1986 by Gregory S. Carter, President of Carter-Thompson Companies, Inc., a Texas corporation, as a venturer in Trinity Development, a Texas joint venture, being a venturer in Trinity Ranch Joint Venture, a Texas joint venture, on behalf of said corporation and joint ventures.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of NOVEMBER, 1986.



Dan K. Buchly
Notary Public in and for the
State of Texas
DAN K. BUCHLY
(Printed or typed Name of Notary)

My commission expires:
5/20/89

THE STATE OF New Mexico §
§
THE COUNTY OF Bernalillo §

This instrument was acknowledged before me on the 9th day of December, 1986 by D.E.Boyle, President of Liberty Land Company, an Arizona corporation, as a venturer in Trinity Development, a Texas joint venture, being a venturer in Trinity Ranch Joint Venture, a Texas joint venture, on behalf of said corporation and joint ventures.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 1986.

Karen L Baack
Notary Public in and for the
State of New Mexico
Karen L Baack
(Printed or typed Name of Notary)

My commission expires:
9/7/1990

This instrument was acknowledged before me on the 9th day of December, 1986 by D.E.Boyle, President of HOBICORP, Inc., a New Mexico corporation, as a venturer in Trinity Development, a Texas joint venture, being a venturer in Trinity Ranch Joint Venture, a Texas joint venture, on behalf of said corporation and joint ventures.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 1986.

Karen L Baack
Notary Public in and for the
State of New Mexico
Karen L Baack
(Printed or typed Name of Notary)

My commission expires:
9/7/1990

UNOFFICIAL COPY

EXHIBIT "A"

Page 1 of 1

Two tracts of land being more particularly described as follows:

BEING the description of a 29.50 acre tract of land, out of a 1389.31 acre tract of land situated in Tarrant County, Texas, and out of the T. & N. O. Railroad Co., Survey, Abstract Number 1565, the J. P. Smith Survey, Abstract Number 1885, the G. H. & H. Railroad Co. Survey, Abstract Number 624, and the D. Finley Survey, Abstract Number 1901, also being a portion of the tract of land conveyed to Fossil Beach Joint Venture, described in Exhibit C of deed land conveyed to Fossil Beach Joint Venture, described in Exhibit C of deed recorded in Volume 7626, Page 1386 of the Deed Records of Tarrant County, Texas, said 29.50 acre tract of land being more particularly described as follows:

BEGINNING at the most westerly southwest corner of said 1389.31 acre tract;

THENCE N 27°13'19" E, 435.11 feet to a point for corner;

THENCE N 25°54'18" E, 1050.00 feet to a point for corner;

THENCE S 64°05'42" E, 120.00 feet to a point for corner, said point being the point of curvature of a circular curve to the right having a radius of 1038.54 feet and a central angle of 64°05'00";

THENCE along said curve to the right for an arc distance of 1161.57 feet to a point for corner;

THENCE S 00°00'42" E, 434.55 feet to a point for corner;

THENCE S 89°59'18" W, 1295.70 feet to a point for corner;

THENCE N 31°26'42" W, 105.26 feet to the POINT OF BEGINNING and CONTAINING 1,285,169.99 square feet or 29.50 acres of land more or less.

BEING the description of a 15.54 acre tract of land, out of a 1389.31 acre tract of land situated in Tarrant County, Texas, and out of the T. & N. O. Railroad Co. Survey, Abstract Number 1565, the J. P. Smith Survey, Abstract Number 1885, the G. H. & H. Railroad Co. Survey, Abstract Number 624, and the D. Finley Survey, Abstract Number 1901, also being a portion of the tract of land conveyed to Fossil Beach Joint Venture, described in Exhibit C of deed recorded in Volume 7626, Page 1386, of the Deed Records of Tarrant County, Texas, said 15.54 acre tract of land being more particularly described as follows:

COMMENCING at the most westerly southwest corner of said 1389.31 acre tract;

THENCE N 36°46'11" E, 4294.90 feet to the POINT OF BEGINNING;

THENCE N 54°07'18" E, 120.00 feet to a point for corner;

THENCE N 48°24'18" E, 734.59 feet to a point for corner;

THENCE N 48°07'18" E, 475.00 feet to a point for corner;

THENCE S 41°52'42" E, 140.00 feet to a point for corner, said point being the point of curvature of a circular curve to the right, having a radius of 397.69 feet and a central angle of 74°03'32";

THENCE along said curve to the right for an arc distance of 514.04 feet to a point for corner;

THENCE S 32°10'50" W, 299.38 feet to a point for corner, said point being the point of curvature of a circular curve to the right, having a radius of 2165.74 feet, a central angle of 03°52'36", and a long chord bearing N 55°52'52" W;

THENCE along said curve to the right for an arc distance of 146.54 feet to a point for corner;

THENCE S 36°03'26" W, 402.82 feet to a point for corner, said point being the point of curvature of a circular curve to the right, having a radius of 290.27 feet and a central angle of 108°03'52";

THENCE along said curve to the right for an arc distance of 547.48 feet to a point for corner;

THENCE N 35°52'42" W, 250.00 feet to the POINT OF BEGINNING and CONTAINING 676,912.87 square feet or 15.54 acres of land more or less.

Trinity Development
5525 MacArthur Blvd., Suite 500
Las Colinas Office Center
Irving, Texas 75038-2618
Attn: Dan K. Buchly

AFTER RECORDING RETURN TO:

COUNTY OF TARRANT
STATE OF TEXAS

I hereby certify that this instrument was FILED on this
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the Named Records
of Tarrant County, Texas, as stamped hereon by me.

DEC 18 1986



Madrin Huffman
COUNTY CLERK
TARRANT COUNTY, TEXAS

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT
THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED
THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER
FEDERAL LAW AND ARE UNENFORCEABLE.

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.

FILED
TARRANT COUNTY, TEXAS
DEC 18 1986
P205
MADRIN HUFFMAN
COUNTY CLERK