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WA

VOL 6120 PAGE 235

CONVEYANCE OF COMMON AREA AND THE
SUPPLEMENTARY DECLARATION OF
COVENANTS AND RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION, made this 15 day of
NOVEMBER, 1976, by J. ALAN DAVIS, INC., hereinafter called
Developer.

W I T N E S S E T H :

WHEREAS, Developer did cause that certain Master Declaration
of Covenants and Restrictions ("Master Declaration") dated
NOVEMBER 1, 1976, to be recorded in the office of the County
Clerk of Tarrant County, Texas, in Volume 6120, Page 213,
of Official Records, subjecting WINDEMERE to the provisions thereof
pursuant to an incremental plan of development and improvement;
and

WHEREAS, Developer is the owner of the real property herein-
after referred to in this Supplementary Declaration.

NOW, THEREFORE, Developer hereby declares that all of the
properties described above, together with such additions as may
hereafter be made thereto as provided in Article I, shall be held,
transferred, sold, conveyed and occupied subject to the covenants,
restrictions, easements, charges and liens set forth in the Master
Declaration and subject to the covenants, restrictions, easements,
charges and liens set forth hereinafter.

ARTICLE I

PROPERTY SUBJECT TO THIS
SUPPLEMENTARY DECLARATION

Section 1. Existing Property. The real property which is, and
shall be held, transferred, sold, conveyed and occupied subject
to this Supplementary Declaration is located in Arlington, Tarrant
County, Texas, or in particular, that property described by metes
and bounds in the "Phase One Field Notes" attached hereto as Exhibit
"A" and made a part hereof as though fully set forth herein,
describing as "Phase One" a portion of Windemere, as recorded with the
County Clerk of Tarrant County, Texas, in Volume 388-108, Page 92.

Section 2. Additions to Existing Property. Added lands which
became part of the properties may become subject to this Supple-
mentary Declaration by filing of record this Supplementary
Declaration of Covenants and Restrictions with respect to the
additional property.

Section 3. Incorporation of Master Declaration. All of
the real property described in Section I of this Article is
subject to the provisions of this Supplementary Declaration and
to the provisions of the Master Declaration, which provisions are
incorporated herein by reference.

ARTICLE II

P U R P O S E

The purpose of this Supplementary Declaration of Covenants
and Restrictions is to extend the provisions of the Master
Declaration of Covenants and Restrictions to the portion of the
subdivision described in Exhibit "A" and designate said property

as Phase One of the development and thereby making the subject property meet the definition of a "Parcel" under the Master Declaration of Covenants and Restrictions. With the recording of this Supplementary Declaration of Covenants and Restrictions, the subject property is subjected to the provisions of the by-laws governing the Windemere Homeowners Association.

ARTICLE III

CONVEYANCE OF COMMON AREA TO ASSOCIATION

By the filing of this Supplementary Declaration, Developer, for and in consideration of the sum of TEN AND NO/100 (\$10) DOLLARS and other valuable consideration to Developer paid by Association, the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto WINDEMERE HOMEOWNERS ASSOCIATION, INC. all of the following described real property in Tarrant County, Texas, to-wit: those portions of Windemere designated as "Common Area, Private Drives and Parking Area" according to the Final Plat of Windemere, recorded with the County Clerk of Tarrant County, Texas, in Volume 388-108, Page 92, covered by this Supplementary Declaration of Covenants and Restrictions as set forth by metes and bounds described as "Phase One Field Notes" in Exhibit "A", attached hereto and included herein for all purposes.

TO HAVE AND TO HOLD the real property described in this Article, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Association, its successors and assigns forever; and it does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said real property described in this Article unto the said Association, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

ARTICLE IV

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Supplementary Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Supplementary Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless at the expiration of the twenty (20) year term or of any ten (10) year extension period the covenants and restrictions are expressly terminated by an instrument signed by the Class C member (if such membership be in existence) and by not less than seventy-five (75%) percent of the Class A members who are owners of lots on the parcel. A termination must be recorded.

Section 2. Amendment. This Supplementary Declaration may be amended by an instrument signed by the Class C member and by not less than seventy-five (75%) percent of the Class A members who are owners of lots in the parcel. Any amendment must be recorded.

Section 3. Enforcement. The Association, any owner, or the Developer, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Supplementary Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

PHASE ONE FIELD NOTES

BEING a portion of WINDEMERE, an addition to the city of Arlington, Tarrant County, Texas, as recorded in Volume 388-108, page 92 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South right of way line of West Sanford Street, being the most Northerly Northwest corner of said WINDEMERE addition;

THENCE along said right of way line as follows:

1. S 89°51' E 28.56 feet to a point, and the P.C. of a curve to the right;
2. 71.02 feet along said curve to the right having a radius of 970.0 feet, to a point for a corner;

THENCE 56.65 feet, departing said right of way line, Southwesterly along another curve to the right having a radius of 387.86 feet to point at the end of said curve;

THENCE S 17°30' W 41.02 feet to a point;

THENCE S 02°55' W 18.59 feet to a point;

THENCE N 89°32' E 76.42 feet to a point;

THENCE S 00°04' E 462.81 feet to a point in the centerline of Winter Sunday Way;

THENCE along said centerline as follows:

1. Norhtwesterly 37.82 feet along a curve to the left having a radius of 203.45 feet to a point at the end of said curve;
2. WEST 104.07 feet to a point at the intersection of Castlewood Drive;

THENCE NORTH 254.0 feet along the centerline of Castlewood Drive to a point at the intersection of Green Gate Drive;

THENCE WEST 426.0 feet along the centerline of Green Gate Drive to a point;

THENCE NORTH 200.16 feet, departing said centerline to a point in the North line of WINDEMERE addition;

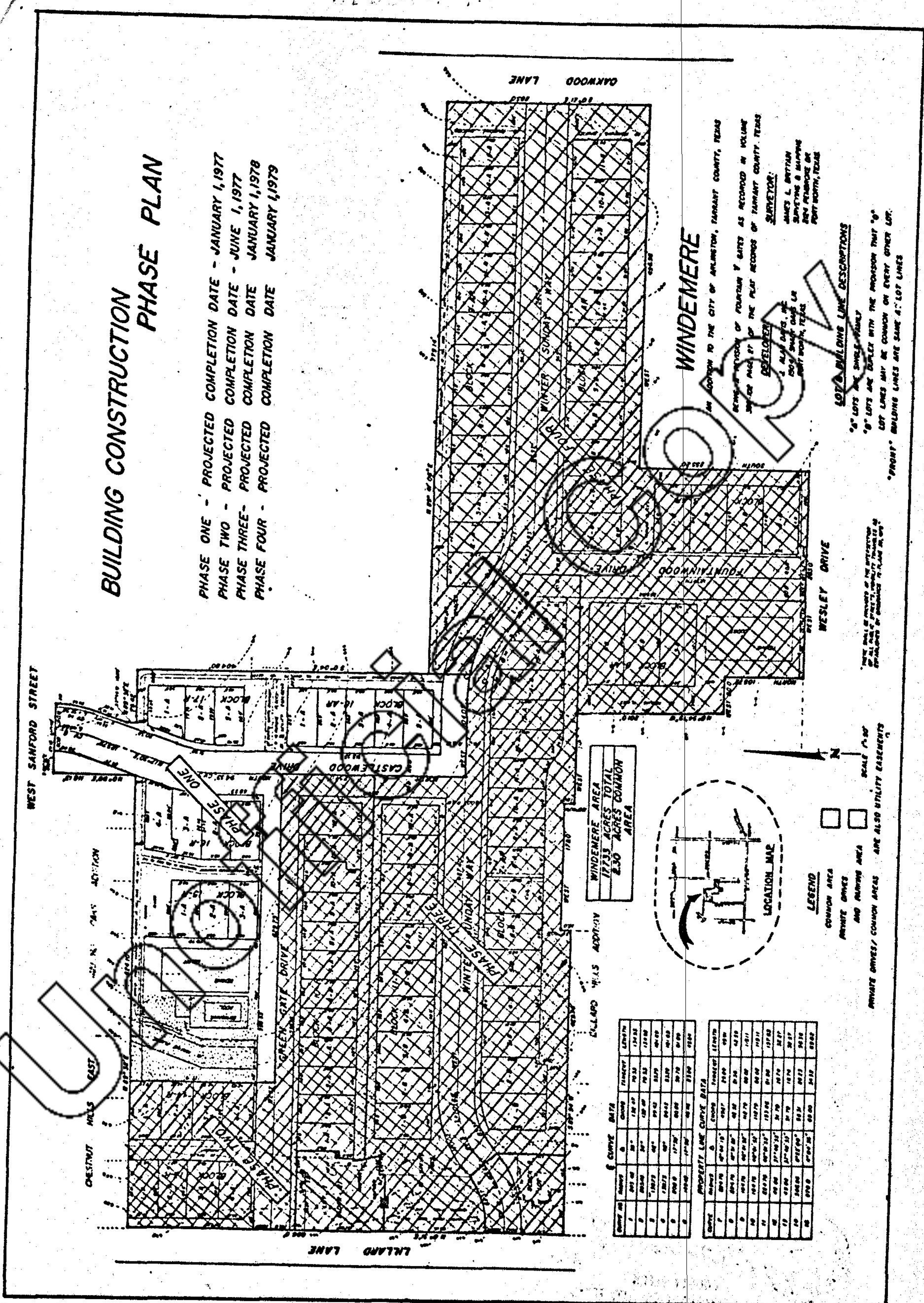
THENCE N 89°32' E 422.1 feet along said North line to a point;

THENCE N 00°09' E 116.13 feet to the place of beginning.

"EXHIBIT A"

BUILDING CONSTRUCTION PHASE PLAN

PHASE ONE - PROJECTED COMPLETION DATE - JANUARY 1, 1977
 PHASE TWO - PROJECTED COMPLETION DATE - JUNE 1, 1977
 PHASE THREE - PROJECTED COMPLETION DATE - JANUARY 1, 1978
 PHASE FOUR - PROJECTED COMPLETION DATE - JANUARY 1, 1979



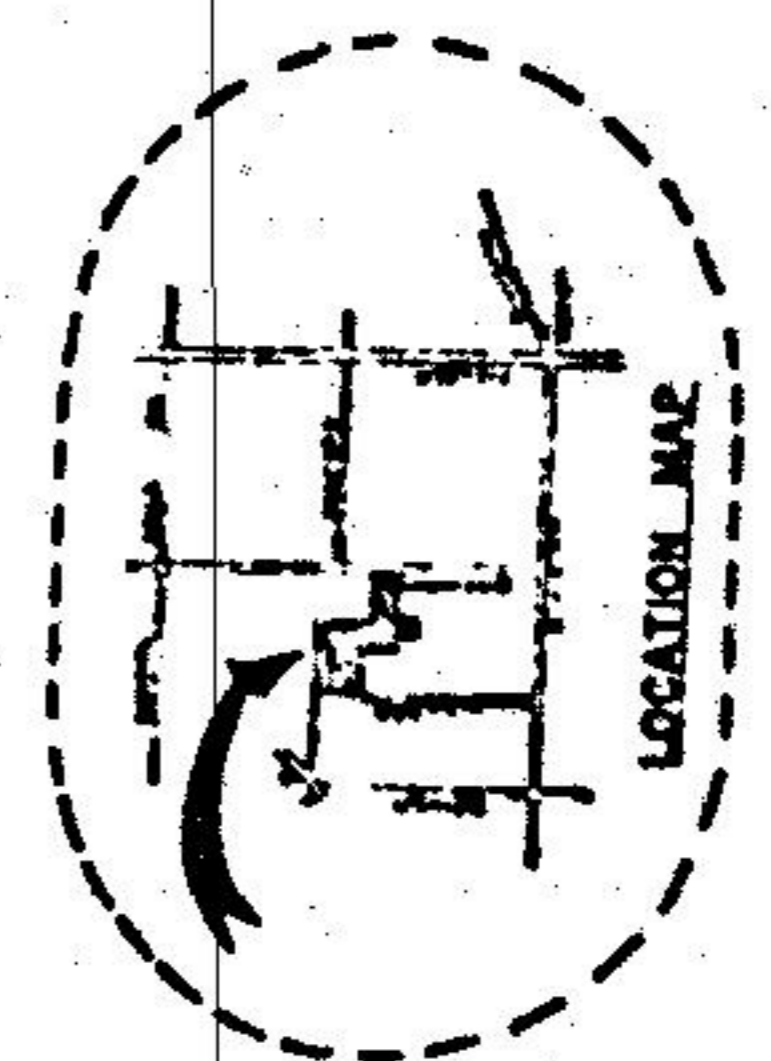
WINDEMERE AREA
 17,331 ACRES TOTAL
 2,500 ACRES COMMON
 AREA

CURVE DATA

NO.	CHORD	ANGLE	LENGTH
1	100.00	90.00	141.42
2	100.00	90.00	141.42
3	100.00	90.00	141.42
4	100.00	90.00	141.42
5	100.00	90.00	141.42
6	100.00	90.00	141.42
7	100.00	90.00	141.42
8	100.00	90.00	141.42
9	100.00	90.00	141.42
10	100.00	90.00	141.42
11	100.00	90.00	141.42
12	100.00	90.00	141.42
13	100.00	90.00	141.42
14	100.00	90.00	141.42
15	100.00	90.00	141.42
16	100.00	90.00	141.42
17	100.00	90.00	141.42
18	100.00	90.00	141.42
19	100.00	90.00	141.42
20	100.00	90.00	141.42

PROPERTY LINE CURVE DATA

NO.	CHORD	ANGLE	LENGTH
1	100.00	90.00	141.42
2	100.00	90.00	141.42
3	100.00	90.00	141.42
4	100.00	90.00	141.42
5	100.00	90.00	141.42
6	100.00	90.00	141.42
7	100.00	90.00	141.42
8	100.00	90.00	141.42
9	100.00	90.00	141.42
10	100.00	90.00	141.42
11	100.00	90.00	141.42
12	100.00	90.00	141.42
13	100.00	90.00	141.42
14	100.00	90.00	141.42
15	100.00	90.00	141.42
16	100.00	90.00	141.42
17	100.00	90.00	141.42
18	100.00	90.00	141.42
19	100.00	90.00	141.42
20	100.00	90.00	141.42



LEGEND

- COMMON AREA
- PRIVATE DRIVE
- AND DRIVING AREA
- PRIVATE DRIVE/COMMON AREAS ARE ALSO UTILITY EASEMENTS

SCALE 1" = 50'
 PRIVATE DRIVE/COMMON AREAS ARE ALSO UTILITY EASEMENTS

WINDEMERE
 IN ACCORDANCE WITH THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
 DEVELOPER
 JAMES L. BRITTON
 SURVEYING & MAPPING
 2001 W. WINDY WAY
 FORT WORTH, TEXAS

LOT & BLOCKING LINE DESCRIPTIONS
 "A" LOTS ARE SHOWN
 "B" LOTS ARE SHOWN WITH THE PROVISION THAT "B"
 LOT LINES MAY BE COMMON ON EVERY OTHER LOT.
 "FRONT" BUILDING LINES ARE SAME AS "LOT LINES"

"EXHIBIT A"

Unofficial Copy

STATE OF TEXAS
COUNTY OF TARRANT

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

NOV 4 1976



Madrin Huffman

COUNTY CLERK
TARRANT COUNTY, TEXAS

KENNETH C. KAUTZ
311 W. ABRAM
SUITE B
ARLINGTON, TEXAS 76010

MADRIN HUFFMAN
COUNTY CLERK
BY _____ DEP

76 NOV 4 AM 9:45

TARRANT COUNTY, TEXAS