

4940 01435

DECLARATION OF ANNEXATION TO  
POINT NOBLE HOMEOWNERS ASSOCIATION, INC.

107719

THIS DECLARATION is made by Robbins Enterprises, Inc., a Texas Corporation hereinafter referred to as the "Declarant."

NOW THEREFORE, let it be known that Declarant, desires to annex the following additional property into Point Noble Homeowners Association, Inc. Each annexed property shall be subject to the terms of the original Declaration of Covenants, Conditions and Restrictions for Point Noble, recorded in vol. 538 pg. 440 of the Denton County Clerk, and any amendments thereto which have previously been filed of record in the Office of the County Clerk of Denton County, Texas, to the extent as if originally included therein and subject to such terms, covenants, conditions, easements and restrictions as may be imposed thereon by the Point Noble Homeowners Association, Inc.

ANNEXED PROPERTY #1:

ROBBINS DR  
ROBBINS POINT, as shown on the  
attached Exhibit A (legal description)  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

IN WITNESS WHEREOF, the undersigned, being Declarant and legal owner of the Property shown on Exhibit A, has executed this Annexation Declaration, to become effective the 1 day of January, 2001.

DECLARANT:

Robbins Enterprises, Inc.

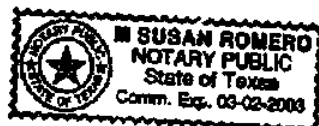
By: Dianna Robbins  
Secretary/Treasurer

THE STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared DIANNA ROBBINS of Grand Prairie Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9<sup>th</sup> day of October, 2001.



M. Susan Romero  
Notary Public, State of Texas 03-02-03  
M. SUSAN ROMERO

4940 01436

ACKNOWLEDGEMENT:

WHEREAS the Board of Directors of the Point Noble Homeowners Association, Inc., met on July 16, 2000 and agrees to the annexation of the described property.

THEREFORE, the Board agrees to annex the described property and it shall be subject to the terms of the original Declaration of Covenants, Conditions and Restrictions for Point Noble, recorded in vol. 538 pg. 540 of the Denton County Clerk, and any amendments thereto which have previously been filed of record in the Office of the County Clerk of Denton County, Texas, to the extent as if originally included therein and subject to such terms, covenants, conditions, easements and restrictions.

IN WITNESS WHEREOF, the undersigned, being the President of the Point Noble Homeowners Association, Inc. has executed this Annexation Declaration, to become effective the 1st day of JANUARY, 2001.

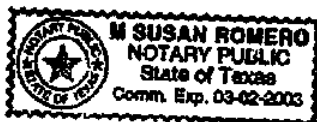
Point Noble Homeowners Association, Inc.

By: [Signature]

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF DENTON    §

Before me, the undersigned authority, on this day personally appeared Mike Coate, President of Point Noble Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9<sup>th</sup> day of October, 2001.



[Signature]  
Notary Public, State of Texas

When Recorded Please Return To:  
Town of Flower Mound, Texas  
Attn: Kathy Aljoe  
2121 Cross Timbers Road  
Flower Mound, TX 757028

EXHIBIT NA"

4940 01437

BEING an 8.056 acre tract of land situated in the J. M. RUIZ SURVEY, ABSTRACT NO. 1064, Town of FLOWER MOUND, Texas, and being the remainder portion of a tract of land as described by Quit Claim Deed to Daniel F. Mondos as recorded under County Clerk's file number 93-RO031705 of the Real Property Records of DENTON County, Texas, said Deed being described as Lots 1 and 2 in Block 1 of THE BLUFFS ADDITION, an Addition to the Town of FLOWER MOUND, DENTON County, Texas, according to the Plat thereof recorded in Cabinet R, Page 231 of the Plat Records of DENTON County, Texas, said 8.056 acre tract being more particularly described as follows:

BEGINNING at an iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of Lot 50, Block A of Point Noble Addition, an Addition to the Town of Flower Mound, DENTON County, Texas, according to the Plat thereof recorded in Cabinet M, Pages 51 and 52 of said Plat Records, and being in the West line of Lot 49, Block A of said Point Noble Addition, said iron rod also being South 08 degrees 00 minutes 00 seconds East, a distance of 210.00 feet from a found "X" in concrete for the Northeast corner of said Lot 50;

THENCE South 08 degrees 00 minutes 00 seconds East, along the West line of said Lot 49, a distance of 378.67 feet to an iron rod found for the Southernmost corner of said Lot 49, and a Northern line of Lake Grapevine, said iron rod also being South 44 degrees 34 minutes 51 seconds West, a distance of 322.21 feet from a Corps of Engineers monument S-134A-4;

THENCE along the North line of Lake Grapevine the following calls:

South 44 degrees 34 minutes 51 seconds West, a distance of 209.93 feet to a Corps of Engineers monument S-134A-3;

South 26 degrees 32 minutes 58 seconds East, a distance of 182.75 feet to a Corps of Engineers monument S-134A-2;

South 37 degrees 21 minutes 22 seconds West, a distance of 321.79 feet to an iron rod set;

North 39 degrees 45 minutes 25 seconds West, a distance of 385.98 feet to a Corps of Engineers monument in the East line of Lot 1, Block A, of Colli Addition, an Addition to the Town of Flower Mound, Texas, according to the Plat thereof recorded in Cabinet L, Page 42 of said Plat Records;

THENCE North 03 degrees 28 minutes 18 seconds West, along the East line of said Lot 1, a distance of 549.48 feet to an iron rod set for the Southwest corner of Lot 51, Block A of said Point Noble Addition;

THENCE North 77 degrees 30 minutes 00 seconds East, along the South line of said Lot 51, same being in the West Right-of-Way line of Deer Path ( a 24 foot wide right-of-way);

THENCE South 12 degrees 30 minutes 00 seconds East, along the West Right-of-Way line of Deer Path, a distance of 9.46 feet to a Railroad Spike found for the Southwest corner of said Deer Path Right-of-Way;

THENCE North 77 degrees 30 minutes 00 seconds East, passing at a distance of 24.00 feet a Railroad Spike found for the Southeast corner of said Right-of-Way and the Southwest corner of said Lot 50, in all a total distance of 244.00 feet to the POINT OF BEGINNING and CONTAINING 8.056 acres or 350,898 square feet of land more or less and being subject to any and all easements that may affect.

WHEREAS, ROBBINS ENTERPRISES, INC. acting by and through the undersigned, their duly authorized agent, is the owner of a 8.056 acre tract of land situated in the J.M. RUIZ SURVEY, ABSTRACT NO. 1094, and being all of that tract of land described in deed to Robbins Enterprises, Inc. and recorded in County Clerk's File Number 88-80055185 of the Real Property Records of Denton County, Texas, said 8.056 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap marked McCULLAH SURVEYING set for the southeast corner of Lot 50, Block A, Point Noble Addition, an addition to the Town of Flower Mound according to the plat recorded in Cabinet M, Page 51, Plat Records, Denton County, Texas, said 1/2 inch iron rod also being in the west line of Lot 49, Block A, of said Point Noble Addition;

THENCE S08°00'00"E, along the west line of said Lot 49, a distance of 378.87 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 49, said 1/2 inch iron rod being in the north line of U.S.A.C.O.E. - Grapevine Lake;

THENCE along the north line of said U.S.A.C.O.E. - Grapevine Lake, the following courses and distances:

S44°34'51"W, a distance of 209.93 feet to a U.S.A.C.O.E. monument found for corner;

S28°32'58"E, a distance of 182.75 feet to a U.S.A.C.O.E. monument found for corner;

S37°21'22"W, a distance of 321.79 feet to a 1/2 inch iron rod with yellow cap marked McCULLAH SURVEYING set for corner;

N39°45'25"W, a distance of 385.58 feet to a U.S.A.C.O.E. monument found for corner, said monument being in the east line of Lot 1, Block A, Coll Addition, an addition to the Town of Flower Mound according to the plat recorded in Cabinet L, Page 42, Plat Records, Denton County, Texas;

THENCE N03°28'18"W, leaving the north line of said U.S.A.C.O.E. - Grapevine Lake and along the east line of said Lot 1, Block A, a distance of 549.48 feet to a 1/2 inch iron rod with yellow cap marked McCULLAH SURVEYING set for the southwest corner of Lot 51, Block A, said Point Noble Addition;

THENCE N77°30'00"E, along the south line of said Lot 51, Block A, a distance of 234.10 feet to a 1/2 inch iron rod with yellow cap marked McCULLAH SURVEYING set for the southeast corner of said Lot 51, Block A, said 1/2 inch iron rod being in the west line of Deer Path (24' private road);

THENCE S12°30'00"E, along the west line of said Deer Path, a distance of 9.48 feet to a railroad spike found for corner;

THENCE N77°30'00"E, passing at a distance of 24.00 feet a railroad spike found for the southwest corner of aforementioned Lot 50, Block A, in all a total distance of 244.58 feet to the Point Of Beginning and containing 350,889 square feet or 8.056 acres of land.

4940 01439

Filed for Record in:  
DENTON COUNTY, TX  
CYNTHIA MITCHELL, COUNTY CLERK

On Oct 10 2001  
At 1:16pm

Receipt #: 51518  
Recording: 11.00  
Doc/Mgt: 6.00  
Doc/Num: 2001-R0107719  
Doc/Type: DEC  
Deputy -Jennifer