



VG-418-2025-124850

**Denton County
Juli Luke
County Clerk**

Instrument Number: 124850

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: November 05, 2025 09:13 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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.

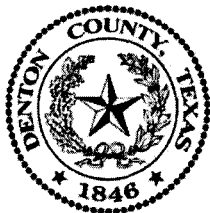
File Information:

Document Number: 124850
Receipt Number: 20251105000091
Recorded Date/Time: November 05, 2025 09:13 AM
User: William D
Station: Station 10

Record and Return To:

LAW OFFICE OF ROBERT J STACK
275 W CAMPBELL RD STE 201

RICHARDSON TX 75080



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

(6) NAME AND MAILING ADDRESS OF THE PERSON MANAGING THE ASSOCIATION OR THE ASSOCIATION'S DESIGNATED REPRESENTATIVE

Robert J. Stack
Law Office of Robert J. Stack
275 W. Campbell Road, Suite 201
Richardson, Texas 75080-3560
Phone 972-889-8900
Email: info@rhhhoa.com
(This person is the Association's current designated representative.)

(7) WEBSITE ADDRESS OF ANY INTERNET WEBSITE ON WHICH THE ASSOCIATION'S DEDICATORY INSTRUMENTS ARE AVAILABLE IN ACCORDANCE WITH SECTION 207.006

www.rhhhoa.com

(8) THE AMOUNT AND DESCRIPTION OF A FEE OR FEES CHARGED BY THE ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION

- Resale Certificate Fee: \$375.00 (which includes a Transfer Fee of \$75.00);
- Updated Resale Certificate Fee: \$75.00

(9) OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

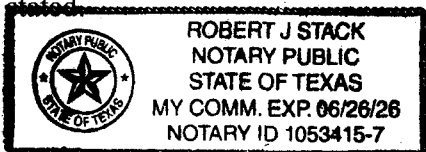
The Property Description for the Rosemeade Heights Addition, which the Association manages in accordance with the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions, is attached to such above stated Second Amended and Restated Declaration as Exhibit "A", and is incorporated herein for all purposes.

EXECUTED on October 07, 2025.

ROSEMEADE HEIGHTS HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: Z. WAITE
Title: Vice President

This instrument was acknowledged before me on October 07, 2025, by ZAK WAITE, [Signature] Vice President, Rosemeade Heights Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.



[Signature]
Notary Public, State of Texas

Attachment – Exhibit "A" Property Description

AFTER RECORDING, RETURN TO:

Robert J. Stack, Law Office of Robert J. Stack, 275 W. Campbell Road, Suite 201, Richardson, TX 75080-3560

EXHIBIT A

LEGAL DESCRIPTION FOR THE SUBDIVISION,
ROSEMEADE HEIGHTS ADDITION,
CARROLLTON, DENTON COUNTY, TEXAS

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land situated in the A. Bone Survey Abstract No. 59, the H.H. Hill Survey Abstract No. 600 and the H. Groons Survey Abstract No. 440 in the City of Carrollton, Denton County, Texas and being a part of Tract II as recorded in Volume 2510, Page 663 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows:

COMMENCING at the intersection of the north right-of-way line of Rosemeade Parkway (100 feet wide right-of-way) with the east right-of-way line of Denton Road (120 feet wide right-of-way), said 1 inch iron rod found being the most southerly corner of Denton Rosemeade Addition as recorded in Cabinet C, Page 253 of the Map Records of Denton County Texas (MRDCT);

THENCE along the northwesterly right-of-way line of Rosemeade Parkway as follows:

Along the northwesterly line of said Rosemeade Parkway North 64 degrees 45 minutes 00 seconds East a distance of 145.39 feet to the beginning of a curve to the right having a radius of 1350.00 feet;

Along said curve to the right through a central angle of 02 degrees 27 minutes 30 seconds for an arc length of 57.92 feet to an iron pin found for the POINT OF BEGINNING in the herein described tract of land;

THENCE North 25 degrees 23 minutes 48 seconds West a distance of 225.51 feet to an iron pin found for corner;

THENCE North 24 degrees 55 minutes 00 seconds West a distance of 342.26 feet to an iron pin set for corner;

THENCE North 48 degrees 31 minutes 47 seconds West a distance of 57.45 feet to an iron pin set for the beginning of a curve to the right having a radius of 210.00 feet;

THENCE along said curve to the right through a central angle of 03 degrees 15 minutes 30 seconds for an arc length of 11.94 feet to an iron pin set for corner;

THENCE North 84 degrees 56 minutes 07 seconds West a distance of 8.57 feet to an iron pin set for corner;

THENCE South 85 degrees 05 minutes 00 seconds West a distance of 178.49 feet to an iron pin set for corner in the east right-of-way line of Old Denton Road/FM 2281, a 90 foot right-of-way at this point;

THENCE North 24 degrees 35 minutes 00 seconds West along said right-of-way of Old Denton Road/FM 2281 a distance of 547.00 feet to an iron rod found for corner;

THENCE departing the easterly right of way line of Old Denton Road, North 85 degrees 05 minutes 00 seconds East passing at a distance of 15.00 feet on iron pin found for the most southerly corner of Lot 1 Block 1 of Main Street Townhomes of Carrollton as recorded in Cabinet C Page 30 MRDCT in at a total distance of 1150.00 feet to an "x" found for corner;

THENCE South 61 degrees 41 minutes 00 seconds East a distance of 718.19 feet to an iron pin found for corner at the beginning of a non-tangent curve to the right having a radius of 1065.00 and a chord bearing of North 47 degrees 22 minutes 30 seconds East and a chord length of 289.16 feet;

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EXHIBIT A -- CONTINUED

THENCE along said non-tangent curve to the right through a central angle of 15 degrees 36 minutes 18 seconds for an arc length of 290.05 feet to an iron pin found for corner;

THENCE South 34 degrees 49 minutes 22 seconds East a distance of 120.00 feet to an iron pin found for corner at the beginning of a non-tangent curve to the left having a radius of 945.00 feet, chord bearing of South 46 degrees 11 minutes 49 seconds West and a chord length of 295.02 feet;

THENCE along said non-tangent curve to the left through a central angle of 17 degrees 57 minutes 38 seconds for an arc length of 296.23 feet to an iron pin found for the point of tangency;

THENCE South 37 degrees 13 minutes 00 seconds West a distance of 36.70 feet to an iron pin found for the beginning of a curve to the left having a radius of 945.00 feet;

THENCE along said curve to the left through a central angle of 37 degrees 08 minutes 00 seconds for an arc length of 612.45 feet to an iron pin found for the point of tangency;

THENCE South 00 degrees 05 minutes 00 seconds West a distance of 314.52 feet to an iron pin found in the northerly right-of-way line of said Rosemeade Parkway;

THENCE along the Northerly Right-of-way line of said Rosemeade Parkway as follows:

North 09 degrees 55 minutes 00 seconds West a distance of 310.00 feet to an iron pin found for the beginning of a curve to the left having a radius of 1350.00 feet;

Along said curve to the left through a central angle of 22 degrees 52 minutes 30 seconds for an arc length of 638.98 feet the POINT OF BEGINNING;

Containing within these moles and bounds 36.938 acres or 1,609,027 square feet of land more or less of which approximately 3.629 acres are located within the drainage channel.

2023
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