

**NOTICES OF FILING
“DEDICATORY INSTRUMENTS”**

05249 06869

ENVELOPE
ATTACHED

2002- 0129415

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
TEN OAKS**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR TEN OAKS (this "Notice") is made this 23rd day of July, 2002, by Ten Oaks Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Dallas-Frisco Associates, a California limited partnership (the "Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants and Restrictions for Ten Oaks" filed of record on July 2, 2001, at Volume 04951, Page 03190 *et seq.* of the Deed Records, Collin County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, which development is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of Collin County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as Exhibit "B" are true and correct copies of the originals and are hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

Document Scanned	
By: <u>Boacker</u>	Date: <u>2/9/04</u>
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Rec: <u>05249 06869-00872</u>	

PROPERTY DESCRIPTION

BEING a tract of land in the James T. Roberts Survey, Abstract No. 777, situated in the City of Allen, Collin County, Texas, and being that same called 10.7696 acre tract conveyed to Donald Hodges by deed recorded in Volume 1683, Page 859 and that same called 13.207 acre tract and 20.0 acre tract conveyed to B.M. Grantland by deeds recorded in Volume 2165, Page 704 and Volume 2165, Page 707, respectively, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found at the Northwest corner of that certain 1.0 acre tract of land conveyed to Eugene Holmes and wife, Oneta Holmes by deed recorded in Volume 668, Page 951 of the Deed Records of Collin County, Texas, said point being the most Westerly Southwest corner of said 20.0 acre tract, and said point also being on the East line of Allen North Addition Phase Three, an addition to the City of Allen, Texas as recorded in Cabinet J, Page 534 of the Plat Records of Collin County, Texas;

THENCE North $0^{\circ}46'38''$ East along the East line of Allen North Addition Phase Three, passing its Northeast corner and continuing a total distance of 1238.01 feet to an iron rod found at a fence corner at the Northwest corner of said 13.207 acre tract, said point being on the South line of Buckingham Polo Estates (unrecorded);

THENCE North $89^{\circ}36'45''$ East along the general line of an old wire fence and tree line along the North line of said 10.7696 acre tract, 1322.65 feet to an iron rod found at the Northeast corner of said 10.7696 acre tract and an ell corner of that certain called 376.464 acre tract conveyed to Malone Road (Dallas) Investors, L.P. by deed recorded in File No. 94-0041166 of the Real Property Records of Collin County, Texas;

THENCE South $0^{\circ}04'52''$ East along the East line of said 10.7696 acre tract and a West line of said 376.464 acre tract, 1252.32 feet to the Southeast corner of said 10.7696 acre tract and the Northeast corner of that certain called 1.0 acre tract conveyed to David R. Wortham and wife, Jolene Wortham by deed recorded in Volume 3787, Page 164 of the Deed Records of Collin County, Texas;

THENCE South $89^{\circ}51'39''$ West along the South line of said 10.7696 acre tract and the North line of said 1.0 acre tract, passing an iron rod found at the Northwest corner of said 1.0 acre tract and continuing along the North line of that certain tract conveyed to Floyd E. Bedell, Jr. by deed recorded in Volume 3105, Page 564 of the Deed Records of Collin County, Texas, passing an iron rod found at its Northwest corner, and continuing a total distance of 374.55 feet to an iron rod found at the Southwest corner of the 10.7696 acre tract, said point being on the East line of said 20.0 acre tract;

THENCE South $1^{\circ}14'37''$ West along the West line of said Enloe tract and the East line of said 20.0 acre tract, 302.63 feet to an iron rod set on the North right-of-way line of Exchange Parkway (52.4 feet wide) at the Southeast corner of said 20.0 acre tract;

THENCE WEST along said North right-of-way line of Exchange Parkway, 799.26 feet to an iron rod set at the most Southerly Southwest corner of said 20.0 acre tract;

THENCE North $0^{\circ}46'38''$ East along a West line of said 20.0 acre tract and the East line of the above mentioned 1.0 acre tract, 264.0 feet to an iron rod found at an ell corner of said 20.0 acre tract and the Northeast corner of said 1.0 acre tract;

THENCE WEST along the North line of said 1.0 acre tract and a South line of said 20.0 acre tract, 165.0 feet to the PLACE OF BEGINNING, and containing 43.8855 acres of land, more or less.

EXHIBIT "B"**DEDICATORY INSTRUMENTS**

1. Bylaws of Ten Oaks Homeowners Association, Inc.
2. Articles of Incorporation of Ten Oaks Homeowners Association, Inc.
3. Resolutions of Board of Directors of Ten Oaks Homeowners Association, Inc. (signed February 27, 2002)
4. Assessment Collection Policy (adopted and signed June 7, 2002)
4. Covenant Enforcement and Fining Policy (adopted and signed June 7, 2002)