

\*VG-342-2023-15364\*

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 15364

Real Property Recordings

MISCELLANEOUS

Recorded On: February 21, 2023 10:54 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

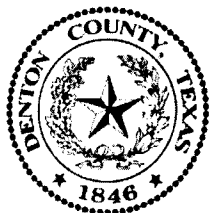
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 15364  
Receipt Number: 20230221000318  
Recorded Date/Time: February 21, 2023 10:54 AM  
User: William D  
Station: Station 8

**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

**MANAGEMENT CERTIFICATE**  
**ROSEMEADE HEIGHTS HOMEOWNERS' ASSOCIATION, INC.**  
**Carrollton, Denton County, Texas**

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THE STATE OF TEXAS     )  
  )  
COUNTY OF DENTON     )

In accordance with Section 209.004 of the Texas Property Code, Rosemeade Heights Homeowners' Association, Inc., a Texas nonprofit corporation, files this Management Certificate to add the property description of the subdivision as Exhibit "A" attached hereto, for recording in Denton County, Texas, the county in which all of the residential subdivision, Rosemeade Heights Addition, an Addition to the City of Carrollton, Denton County, Texas, is located:

- |   |  |
|---|--|
| (1) NAME OF THE SUBDIVISION:  | Rosemeade Heights Addition, an Addition to the City of Carrollton, in Denton County, Texas   |
| (2) NAME OF THE ASSOCIATION:  | Rosemeade Heights Homeowners' Association, Inc., a Texas nonprofit corporation (the "Association")   |
| (3) RECORDING DATA FOR THE SUBDIVISION:                                       | Plat recorded September 24, 1993, in Cabinet I, Slide 348, Map Records, Denton County, Texas.  |
| (4) RECORDING DATA FOR THE DECLARATION AND ANY AMENDMENTS TO THE DECLARATION: | (i) Declaration of Covenants, Conditions, and Restrictions for Rosemeade Heights Addition, Recorded August 26, 1993, Clerk's File Number 93-R0059494;<br>(ii) Amendment to Declaration of Covenants, Conditions, and Restrictions for Rosemeade Heights Addition, recorded July 20, 1994, Clerk's File Number 94-R0057175;<br>(iii) Amended and Restated Declaration of Covenants, Conditions, and Restrictions – For Rosemeade Heights Addition, recorded September 21, 2016, Clerk's Document Number 117716; with all recorded in the Real Property Records of Denton County, Texas. |
| (5) NAME AND MAILING ADDRESS OF THE ASSOCIATION:                              | Rosemeade Heights Homeowners' Association, Inc.<br>P.O. Box 116150<br>Carrollton, TX 75011-6150  |

(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

(8) OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

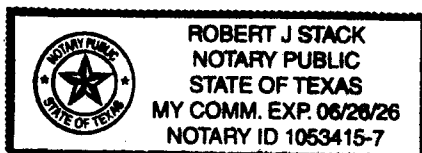
The Property Description for the Rosemeade Heights Addition, which the Association manages in accordance with the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, is attached to such above stated Amended and Restated Declaration as Exhibit "A", and is incorporated herein for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

EXECUTED on 15 FEB, 2023.

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

By: [Signature]  
Name: Zak White  
Title: President

This instrument was acknowledged before me on FEBRUARY 15, 2023, by Zak White, 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

MANAGEMENT CERTIFICATE,  
ROSEMEADE HEIGHTS HOMEOWNERS' ASSOCIATION, INC.

## 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. Grooms 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 G, Page 255 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 65 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 55 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 65 degrees 05 minutes 00 seconds East passing at a distance of 15.00 feet an iron pin found for the most southerly corner of Lot 1 Block 1 of Main Street Townhomes of Carrollton as recorded in Cabinet D Page 30 MRDCT in all 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;

## 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 89 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 538.98 feet the POINT OF BEGINNING;

Containing within those 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.

2. HIGH

NOTED

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