



the Architectural Control Committee as provided in paragraphs 27 and 28 herein.

3. The ground floor of the main dwelling house on any lot, exclusive of porches, terraces, garages, and outbuildings, shall contain not less than 1,600 square feet, for a one-story dwelling. For dwellings of more than one story, the minimum ground floor area, exclusive of porches, terraces, garages, and outbuildings, shall contain not less than 1,300 square feet.
4. The exterior construction of the dwelling house erected on any lot shall be of 75% masonry or masonry veneer construction unless it is cedar board and batten or equal as approved by the architectural committee. All roofing material shall either be of wood shingles, or composition shingles with a grade approved in writing by the architectural committee, or slats, clay, or concrete tile or such other material as approved in writing by the architectural committee. The roof pitch of any structure shall be 5 ft. X 12 ft. minimum.
5. The main building shall not be located on any lot nearer to the lot line than the building line indicated on the recorded plat, unless otherwise approved by the City of Plano.
6. Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling house in this Addition.
7. Trucks with tonnage in excess of three-quarters ton shall not be permitted to park overnight on the streets, driveways or otherwise within this subdivision.
8. No vehicle of any size which transports inflammatory or explosive cargo may be kept in this Addition at any time.
9. No noxious or offensive activities shall be conducted upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.
10. No structure of a temporary character, such as a trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a dwelling house.
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than fifteen (15) square feet advertising the property for sale or rent, or signs used by a building contractor to advertise the property during the initial construction and sales period.
12. Easements and alleys for the installation and maintenance of utilities and drainage facilities are reserved as shown on plat filed for record.
13. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other

structure designed for use in quarrying for oil or natural gas shall be erected, maintained or permitted upon any lot.

14. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not raised, bred or kept for commercial purposes.
15. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste and shall not be kept except in a sanitary container. All incineratory or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
16. No individual water supply system shall be permitted on any lot unless the system is located, constructed and equipped in accordance with the requirements, standards and recommendations of state or local public health authority. Approval of such system as installed shall be obtained from such authority.
17. No individual sewerage system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of state or local public health authority. Approval of such system as installed shall be obtained from such authority.
18. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line as indicated on the recorded plat and shall not exceed seven (7) feet in height. All fences shall be maintained in structurally sound and attractive manner. No chain link, woven metal wire, or similar type fence will be permitted.
19. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and line connecting them at a point twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight lines limitations shall apply on any lot within ten (10) feet from the intersection of a street property line within the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.
20. No structure or equipment shall be maintained within this subdivision which interferes with the radio or television reception. No radio or television antenna shall be erected in the back or side yard of any lot. Any such antenna shall be erected and attached to the roof of the building, and no antenna of commercial nature shall be erected.
21. The erection of improvements beginning with the first placed on said lot or lots of this subdivision shall include the laying of a sidewalk across the whole of the front of each lot and along the side of corner lots next to the side streets by the respective owner of

- each lot. Such sidewalk to be constructed in conformity with the city ordinances, standards and codes required by the City of Plano.
22. If a residence is not completed on or before one (1) year from the date construction commences, the record owner will pay to the developer the sum of \$25.00 per day as liquidated damages to the Addition, provided, however, that in the event the record owner or its agents are unable to complete the residence within the one (1) year due to strikes, natural disasters, catastrophic economic conditions, wars, or for any other reason which is not the fault of the record owner or its agents, then and in that event, the \$25.00 per day liquidated damages will be and it is hereby waived during the continuance of the unforeseen conditions as above set forth.
  23. No gas meter shall be set near the street in the front or side of a dwelling house unless such meter is of an underground type.
  24. No garage, servant house, garage house or outbuilding on a lot shall be occupied by owner, tenant or anyone prior to the erection of a dwelling house.
  25. No air conditioning apparatus shall be installed on the ground in front of a dwelling house. No air conditioning apparatus shall be attached to any front wall of a dwelling house.
  26. All mail boxes, unless affixed to the dwelling house, shall be affixed to a substantial pole or stand permanently placed in the ground.
  27. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been submitted to and approved in writing by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with respect to the topography and finish grade elevation. It shall be each individual builder's or owner's responsibility to submit his plans to the Architectural Control Committee.
  28. The Architectural Control Committee shall be composed of M. H. Bass, Constance Bass and B. W. Prine. A majority of the Committee may designate a representative to act for the Committee. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The Committee's approval or disapproval as required in these covenants shall be in writing.

In event the Committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to, or in any event after no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be held financially or otherwise responsible for any acts or duties exercised hereunder, for failure to exercise any act or acts or duties set out herein.

PART TWO  
RECREATION ASSOCIATION

DEFINITIONS

The following words when used in this Declaration or any amendment or supplement to this Declaration (unless the context shall prohibit) shall have the following meanings:

1. The terms "lot" or "lots" shall mean and refer to the lots shown on the recorded plat or plats of the Addition.
2. The terms "owner" or "lot owner" shall mean and refer to the record owner, whether one or more persons or entities, of the title to any lot in the Addition but, notwithstanding any applicable theory of the mortgage or other security device, shall not mean or refer to any mortgage or trustee under a deed of trust unless and until such mortgage or trustee has acquired title pursuant to foreclosure of any proceeding in lieu of foreclosure.
3. The term "Common Properties" shall mean and refer to those areas of land designated as Private Recreation Area I on the Plat, together with any and all improvements that are now or may hereafter be constructed thereon.
4. The term "Member" shall mean and refer to each owner or lot owner.
5. The "Committee" shall mean and refer to the Architectural Committee.
6. The "Plat" shall mean and refer to the plats of Phases Ones, Two, & Three of the Additions as recorded in the Plat Records of Collin County, Texas, and any amendments thereto, if any.
7. The "Recreation Association" shall mean and refer to the non-profit corporation to be incorporated under the laws of the State of Texas which shall possess the authority, duty and responsibility to maintain the Private Recreation Area I (as identified upon the Plat) and to administer and enforce the provisions of Part Nine of the Restrictions.

PART THREE  
MEMBERSHIP IN THE RECREATION ASSOCIATION

8. Membership. Every lot owner except owner(s) of Lots 1 through 18 in Block N shall automatically be a Member of the Recreation Association.
9. Voting Rights. Members shall be entitled to one vote for each lot in which they hold the interest required for membership. When more than one person holds such interest or interests in any lot, all such persons shall be Members, and the vote for such lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any such lot.

Notwithstanding the voting rights within the Recreation Association, until Stiles Land Corporation and Bass Development Company no longer owns record title to any real property within the confines of Phases One, Two, or Three of said addition, the Recreation Association

shall take no action or inaction with respect to any matter whatsoever without the consent and approval of both Stiles Land Corporation and Bass Development Company.

10. Voting/Meetings. The election of the Board of Directors referred to in paragraph 19 and the action authorized in paragraph 17(c) shall require the assent of the votes of the majority of lot owners, in person or by proxy at a duly convened meeting, written notice of which shall be given to all Members not less than ten (10) days nor more than fifty (50) days in advance thereof, said notice setting forth with specificity the purpose of said meeting. Meetings of the Members of the Recreation Association may be held at such time and place as shall be determined by the Board of Directors, but at least one (1) such meeting shall be held during each calendar year.
11. Majority. As used in this Section, the term "majority of lot owners" shall mean those lot owners holding in excess of one-half (1/2) of the votes in accordance with paragraph 9.
12. Quorum. Except as otherwise provided herein, the presence in person or by proxy of a majority of lot owners shall constitute a quorum for meetings of the Recreation Association.
13. Proxies. Votes of the lot owners at meetings of the Recreation Association may be cast in person or by proxy. All proxies must be filed with the Board of Directors before the appointed time of each meeting of the Recreation Association.
14. Consent. Notwithstanding anything to the contrary contained this Section hereof, any action referred to in paragraph 10 may be taken with the assent given in writing and signed by the Members of the Recreation Association possessing fifty-one percent (51%) of the outstanding votes.
15. Assessments/Lien. Bass Development Company, for each lot within the Addition, hereby covenants, each purchaser or lot owner by acceptance of the deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree (and such covenant and agreement shall be deemed to constitute a portion of the purchase money and consideration for acquisition of the lot) to pay to the Recreation Association (or to an entity or agency which may be designated by the Recreation Association to receive such monies): (1) annual assessments or charges for maintenance of the Common Properties, (2) special assessments for capital improvements upon the Common Properties, such assessments to be fixed, established and collected from time to time as hereinafter provided, (3) individual special assessments levied against individual lot owners to reimburse the Association for costs of maintenance and repairs to the Common Properties caused by the willful or negligent acts or omissions of said individual, such assessments to be fixed, established and collected from time to time as hereinafter provided, (4) assessments for taxes on the Common Properties and insurance thereon, and (5) liability insurance and/or bond premiums. The annual, special capital, insurance, and special individual assessments, together with such interest thereon at the highest rate

per annum permitted by applicable law, and the reasonable costs of collection thereof as hereinafter provided, shall be a charge on the land, inferior and subordinate to any first deed of trust lien and shall be a continuing lien upon each lot against which each such assessment is made and shall also be the continuing personal obligation of the lot owner commencing at the time when said assessment shall have been due. No owner may waive or otherwise escape liability for the assessment provided herein by the non-use of the Common Properties or the abandonment of his lot.

16. Purpose of Assessments. The assessments levied by the Recreation Association shall be used exclusively for the purpose of promoting the health, safety and welfare of the residents of the lots in the Addition, and in particular for the improvement and maintenance of the Common Properties, including but not limited to the payment of taxes upon the Common Properties, public liability insurance premiums (if any) in connection with the protection of the Recreation Association and its Members; insurance in connection with the Common Properties; the payment of the cost of labor, equipment (including the expense of leasing any equipment) and materials required for the maintenance of the Common Properties; the mowing of grass and removal of debris within the Common Properties; materials required for and management of the Common Properties; and the payment of those expenses associated with the execution of the duties of the Board of Directors of the Recreation Association.
17. Annual Assessments/Special Assessments.
- (A) The annual assessment for each respective lot shall be Three Hundred and No/100 (\$300.00).
- (B) The Board of Directors of the Recreation Association may fix the actual annual assessment at an amount equal to, less than or twenty percent (20%) greater than the stated annual assessment for the immediately preceding year.
- (C) In addition to the annual assessments, the Recreation Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, unexpected repair or maintenance upon the Common Properties; provided that any such assessment shall have the affirmative approval of the Members.
- (D) In addition to the annual assessments authorized by paragraph 17 (A) hereof, the Recreation Association is authorized to levy an assessment(s) for the purpose of collection each lot owner's prorata share of: (i) the cost of insuring the Common Properties and (ii) the taxes and governmental assessments levied on the Common Properties. However, the first mortgagee of each respective lot owner shall have the right and election to collect and disburse such funds for the benefit of the lot owner and the Recreation Association.
- (E) Both annual and special capital assessments must be fixed at a uniform rate for all lots, unless a majority of the lot owners and their respective first mortgagees have given prior written approval, the Board of Directors of the Recreation Association shall not

change the prorata interest or obligations of any lot (or owner thereof) for purposes of levying annual and special capital assessments and charges.

18. Date of Commencement of Assessments: Due Dates. The annual assessments provided for herein shall commence on the date fixed by the Board of Directors of the Recreation Association to be the date of commencement, and as may be prescribed by said Board, shall be payable annually, in advance, on the first day of each year. The first annual assessment shall be made for the balance of the calendar year in which it is levied. The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in paragraph 17. hereof as the remaining number of months in that year shall bear to twelve; provided, however, that if the date of commencement falls on other than the first day of a month, the assessment for such month shall be prorated by the number of days remaining in the month. The due date or dates, if it is to be paid in installments, or any other assessment or special assessment, shall be fixed in the respective resolution of the Board of Directors of the Recreation Association authorizing such assessment.
19. Duties of Board of Directors of the Recreation Association. The affairs of the Recreation Association shall be governed by a Board of Directors composed of three (3) persons who shall serve without fee or compensation. The Developer shall select and appoint the initial Board of Directors, each of whom shall be the owner of a lot or lots. The Board may do all acts and things necessary to execute the purposes of the Recreation Association including, but not limited to:
- (A) Effectuating the care, maintenance, operation and general appearance of the Common Properties, and the furnishing and upkeep of any desired personal property for use in the Common Properties.
  - (B) Determination, preparation and delivery of written notices of regular and special assessments of the respective Members.
  - (C) Collection of all assessments from the Member.
  - (D) If deemed prudent by the Board of Directors, the acquisition of such public liability or other insurance in the interest of the Recreation Association and its Members.
  - (E) Preparation and delivery of a written annual accounting for each Member as to all receipts and disbursements of the Recreation Association for the calendar year, said accounting to be prepared and delivered within sixty (60) days after December 31 of the respective year ended.
  - (F) Effectuating the care and maintenance of exterior grounds, including the care of trees, shrubs and grass (lying outside fences and walls and to which the Association has access), any exterior brick wall, and parking facilities of the Common Properties.
  - (G) The acquisition of services of a person or firm to manage the Association or any separate portion thereof.



- (H) Engage legal and accounting services.
  - (I) The purchase of any other materials, supplies, furniture, alterations, or the satisfaction of taxes or assessments which the Board of Directors is required or may reasonably determine to be necessary or proper for the enforcement of this Declaration.
  - (J) Make reasonable rules and regulations for the use and operation of the Common Properties, and to amend the same, provided any such rule may be amended or repealed by an instrument in writing, signed by a majority of the Members.
  - (K) Enter into agreements, engage in contracts, and carry out the terms thereof.
  - (L) Such other and further activities as shall be necessary and prudent to effect the purposes hereof.
20. Vacancies in Board of Directors. Vacancies in the Board of Directors caused by any reason other than the removal of a Board member by the vote of the Recreation Association, shall be filled by vote of the majority of the remaining members of the Board even though they may constitute less than a quorum; and each person so elected shall be a Board member until a successor is elected at the next annual meeting of the Recreation Association.
21. Terms of Office. All Board members shall serve terms of two (2) years. Each individual serving shall hold office until his successor shall have been elected.
22. Removal of Board Members. At any regular or special meeting of the Recreation Association Members duly called, any one or more of the Board members may be removed without or with cause by a majority of the lot owners, and a successor may then and there be elected to fill the vacancy thus created. Any Board member whose removal has been proposed by the lot owners shall be given an opportunity to be heard at the meeting.
23. Regular Meetings of the Board of Directors. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Board members, but at least two (2) such meetings shall be held during each calendar year. Notice of regular Meetings of the Board of Directors shall be given to each Board member personally or by mail, telephone or telegraph, at least three (3) days prior to such meeting.
24. Quorum. At all meetings of the Board of Directors a majority of the Board members shall constitute a quorum for the transaction of business, and acts of a majority of the Board members present at a meeting at which a quorum is present shall be acts of said Board. If at any meeting of the Board of Directors there be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.
25. Fidelity Bonds. The Board of Directors may require that all members of the Board of Directors of the Recreation Association handling or responsible for the Recreation Association funds shall furnish adequate fidelity

- bonds. The premiums on such bonds shall be paid by the Association.
26. Ingress and Egress. The Recreation Association, its agents or representatives, shall possess the right of ingress and egress at all times over and upon the Common Properties for the purpose of maintaining the same as set forth in this Part Three.
27. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate and inferior to the lien of any bona fide first mortgage or deed of trust now or hereafter placed upon the lots subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale, whether public or private, of trust. Such sale shall not relieve such lots from liability for the amount of any assessments thereafter becoming due nor from the lien of any such subsequent assessment.
28. Improvement and Maintenance of the Common Properties Prior to Conveyance to the Recreation Association. Until the date of the conveyance of the title to the Common Properties to the Recreation Association, the Stiles Land Corporation, on behalf of the Recreation Association, shall have the responsibility and duty of improving and maintaining the Common Properties, including, but not limited to, the payment of taxes on and insurance in connection with the Common Properties and the cost of repairs, replacements and additions thereto, and for paying the cost of labor, equipment (including the expense of leasing any equipment) and materials required for, and management and supervision of, the Common Properties. In this regard, and until such time, all assessments, both annual and special, collected by the Association (less such amounts required for the operation of the Association) shall be forthwith paid by the Association to Stiles Land Corporation, to the extent that such assessments are required by Stiles Land Corporation to improve and maintain the Common Properties as set forth in this paragraph. The Association may rely upon a certificate executed and delivered by Stiles Land Corporation with respect to the amount required by Stiles Land Corporation to improve and maintain the Common Properties hereunder.
29. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments, charge and lien created herein:
- (A) All properties dedicated and accepted by the local public authority and devoted to public use.
  - (B) All Common Properties as defined in paragraph 3 hereof.
30. Insurance Proceeds. Proceeds of insurance on the Common Properties or under policies carried by the Recreation Association shall be disbursed by the insurance carrier to the Recreation Association or contractors designated by the Association as the Board of Directors may direct. The Recreation Association shall use the net insurance proceeds to repair and replace any damage or destruction of property, real or personal, covered by such insurance. Any balance from the proceeds of insurance paid to the Recreation Association remaining after satisfactory completion of repair and replacement, shall be retained by the Association as

part of a general reserve fund for repair and replacement of Common Properties.

31. Use of Common Properties. The Common Properties may be occupied and used as follows:

- (A) No owner shall permit anything to be done on or in the Common Properties which would violate any applicable public law or zoning ordinances or which will result in the cancellation of or increase of any insurance carried by the Association, or which would be in violation of any law. No waste shall be committed in the Common Properties.
- (B) Each owner shall be liable to the Recreation Association for any damage to the Common Properties caused by the negligence or willful misconduct of the owner or his family, guests, or invitees.
- (C) All owners and occupants shall abide by any rules and regulations adopted by the Board of Directors. The Board of Directors shall have the power to enforce compliance with said rules and regulations by all appropriate legal and equitable remedies, and an owner determined by judicial action to have violated said rules and regulations shall be liable to the Recreation Association for all damages and costs, including reasonable attorney's fees.
- (D) Use of the Common Properties shall be limited to the owners, their families and guests. No alcoholic beverages may be sold in this area nor will any private locker or bottle club be permitted, and the only consumption of alcoholic beverages which will be permissible will be those beverages carried into the Common Properties by individual Members of the Recreation Association, their families and guests.

32. Remedies. The Restrictions shall be binding on the lots and tracts and the owners thereof, regardless of the source of title of such owners, and any breach thereof, if continued for a period of thirty (30) days from and after the date that Bass Development Company, or its successors or assigns, the Recreation Association, or any owners, shall have notified in writing the owner or resident in possession of the lot or tract upon which or as to which such breach has been committed to refrain from a continuance of such action and to correct such breach, Developer, its successors or assigns, the Recreation Association or other owner or owners shall have the right to bring an action in any court having jurisdiction thereof for an injunction and they shall be entitled to such injunction and their costs of court on the mere proof of the breach and without the necessity of proving any actual damages or injury or any reasonable prospect thereof. In addition to an injunction, Developer, its successors or assigns, the Recreation Association, or other owner or owners shall be entitled to bring suit for damages or other proper relief in the event any such breach causes actual damages or injury, or any reasonable prospect thereof, and the court shall award to the plaintiff in either such action reasonable attorney's fees and all costs of court should the plaintiff be successful in such action.

33. Mortgages Protected. Violation of any part of this Declaration shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for

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value as to any lot, or portion thereof, but the Restrictions shall be enforceable against any portion thereof acquired by any person through foreclosure or by deed in lieu of foreclosure for any violation of this Declaration occurring after the acquisition of said property through foreclosure, or deed in lieu of foreclosure.

34. Grantee's Acceptance. Each grantee of any lot or tract, by acceptance of a deed conveying title thereto, shall accept such title upon and subject to the Restrictions and the jurisdiction, rights and powers of the Recreation Association, the Committee and of Bass Development Company, whether or not it shall be so expressed in any such deed; and by such acceptance, shall for themselves, their heirs, personal representatives, successors and assigns, coveants, consent and agree to and with the Stiles Land Corporation, and to and with all other grantees and subsequent owners of each of said lots or tracts, to keep, observe, comply with and perform said Restrictions.

PART FOUR

1. These covenants are to run with the land and shall be binding upon all parties owning lots in the Addition, and all persons claiming under them, unless and instrument signed by a majority of the then record owners of the lots has been recorded, agreeing to terminate or change the covenants, in whole or in part.
2. If any person or persons shall violate, or attempt to violate, the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violations.
3. Invalidation of any of these covenants by a judgement or a court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. Nothing contained in this Declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this Declaration obtained through sale, or otherwise, in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all of the protective restrictions and covenants hereof.

EXECUTED THIS 17<sup>th</sup> DAY OF April, 1984.

BASS DEVELOPMENT COMPANY

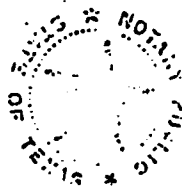
By: M. H. Bass  
M. H. Bass, President

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THE STATE OF TEXAS            ()  
COUNTY OF DALLAS            ()

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared M. H. Bass, President, known to me to be the person and officer whose name is subscribed to the foregoing instruments and acknowledged to me that the same was the act of the said BASS DEVELOPEMNT COMPANY, a Corporation, and that he executed the same as the act of such corporation for the purposes and cosideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17<sup>th</sup> day of April, 1984.



Bruce W. Prine  
Notary Public in and for  
Dallas, County, Texas

Return To:  
Bruce W. Prine  
Bass Development Company  
5520 LBJ Freeway, Suite 220  
Dallas, Texas 75240

FILED FOR RECORD 14<sup>th</sup> DAY OF June A.D. 19 84 at 2:04 P.  
DULY RECORDED 15<sup>th</sup> DAY OF June A.D. 19 84  
BY: Carol Derryberry HELEN STARNES, County Clerk  
DEPUTY. Collin County, Texas