

1ST AMENDMENT
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR WELLINGTON AT PRESTON MEADOWS, PHASE A

STATE OF TEXAS }
 }
COUNTY OF COLLIN }

THIS DECLARATION 1ST AMENDMENT, made on the date hereinafter set forth by CENTENNIAL HOMES, INC., a Texas Corporation, whose address is 5720 LBJ Freeway, Suite 610, Dallas, Texas 75240 (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant executed that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON AT PRESTON MEADOWS, PHASE A, dated November 14th, 1991, filed of public record in the Collin County Deed Records, Volume 3828, Pages 233-258 (hereinafter referred to as the "Declaration"); and

WHEREAS, Section 7 of Article VIII of the Declaration contemplated and provided for the Annexation of additional residential property located within the bounds of Legacy Drive, Ohio Drive and Tennyson/Archgate Drive, City of Plano, Collin County, Texas; and

WHEREAS, Declarant is the owner of certain residential property within the above described bounds which is desired to be subject to the Declaration;

THEREFORE, as provided in the Declaration, Declarant in its sole discretion does hereby amend the Declaration to annex and to include the following additional residential property:

Those tracts referred to by the City of Plano as Wellington at Preston Meadows Phase VII and Wellington at Preston Meadows Phase III (those certain tracts or parcels of land as described by metes and bounds in the attached Exhibits "A" and "B" attached hereto and made a part hereof, which land will be platted and subdivided into Lots as an addition to the City of Plano.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand and seal this 29th day of October 1993.

DECLARANT:

CENTENNIAL HOMES, INC.

By: 

Print Name: S. C. HATHORN

Title: PRESIDENT

93-0104792

1st Amendment
Declaration of Covenants, Conditions, and Restrictions
for Wellington at Preston Meadows, Phase A
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STATE OF TEXAS }
 }
COUNTY OF DALLAS }

This instrument was acknowledged before me on the 29th day of October 1993, by
S. C. Nathanael of CENTENNIAL HOMES, INC., a Texas corporation on behalf of said
corporation.

LeVern G. Moore
Notary Public in and for the
State of Texas



Notary Name Printed

Commission Expires:

1ST AMENDMENT DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WELLINGTON
AT PRESTON MEADOWS, PHASE "A"

EXHIBIT "A"
LEGAL DESCRIPTION
WELLINGTON AT PRESTON MEADOWS, PHASE VII

WHEREAS, Centennial Homes, Inc., is the owner of a tract of land situated in the JESSIE STIFF SURVEY, ABSTRACT NO. 793, City of Plano, Collin County, Texas, said tract of land being a part of that 135.177 acre tract of land conveyed to Centennial Homes, Inc., from Quail Corporation as recorded in Volume 2490, Page 481, Collin County Deed Records, and being further described as follows:

BEGINNING at a concrete monument set at the southeast corner of Lot 1, Block E, Wellington at Preston Meadows, Phase II, an addition to the City of Plano as recorded in Cabinet G, Page 640, Collin County Plat Records, said point being in the west line of Archgate Drive (an 85-foot wide right-of-way);

THENCE along the west line of Archgate Drive as follows:

Southerly, 802.76 feet along a curve to the left which has a central angle of $54^{\circ}35'36''$, a radius of 842.50 feet, a tangent of 434.78 feet, and whose chord bears $S\ 02^{\circ}12'12''\ E$, 772.74 feet to a one-inch iron rod found for corner;

$S\ 29^{\circ}30'00''\ E$, 22.63 feet to a one-inch iron rod found at the northeast corner of Wellington at Preston Meadows, Phase V, an addition to the City of Plano as recorded in Cabinet H, Pages 301 and 302, Collin County Plat Records;

THENCE along the north line of Wellington at Preston Meadows, Phase V and the west line of Archgate Drive as follows:

$S\ 60^{\circ}30'00''\ W$ 10.00 feet to a one-inch iron rod found for corner;

$S\ 29^{\circ}30'00''\ E$, 63.86 feet to a one-inch iron rod found for corner;

$S\ 15^{\circ}35'13''\ W$, 21.18 feet to a one-inch iron rod found for corner in the northwest line of Alcove Lane (a 50-foot wide right-of-way);

THENCE Southwesterly, 279.19 feet along a curve to the right in the northwest line of Alcove Lane and in the north line of Wellington at Preston Meadows, Phase V, said curve having a central angle of $03^{\circ}12'55''$, a radius of 4975.00 feet, a tangent of 139.63 feet, and whose chord bears $S\ 62^{\circ}25'32''\ W$, 279.16 feet to a one-inch iron rod found for corner;

THENCE along the north line of Wellington at Preston Meadows, Phase V as follows:

$N\ 32^{\circ}20'53''\ W$, 20.13 feet to a one-inch iron rod found for corner;

$N\ 29^{\circ}30'00''\ W$, 71.96 feet to a one-inch iron rod found for corner;

Northwesterly 94.51 feet along a curve to the right which has a central angle of $04^{\circ}43'08''$, a radius of 1147.50 feet, a tangent of 47.28 feet, and whose chord bears $N\ 27^{\circ}08'26''\ W$, 94.48 feet to a one-inch iron rod found for corner;

S 64°22'12" W, 17.00 feet to a one-inch iron rod found for corner;
Southeasterly, 17.00 feet along a curve to the left which has a central angle of 00°50'11", a radius of 1164.50 feet, a tangent of 8.50 feet, and whose chord bears S 25°12'42" E, 17.00 feet to a one-inch iron rod found for corner;

Southwesterly, 61.45 feet along a curve to the right which has a central angle of 92°39'26", a radius of 38.00 feet, a tangent of 39.80 feet, and whose chord bears S 20°41'55" W, 54.97 feet to a one-inch iron rod found for corner;

S 67°01'38" W, 17.00 feet to a one-inch iron rod found for corner;

S 22°58'22" E, 2.00 feet to a one-inch iron rod found for corner;

S 67°01'38" W, 147.79 feet to a one-inch iron rod found for corner;

S 72°09'46" W, 112.35 feet to a one-inch iron rod found for corner;

N 17°50'14" W, 2.00 feet to a one-inch iron rod found for corner;

S 72°09'46" W, 17.00 feet to a one-inch iron rod found for corner;

Northwesterly 74.39 feet along a curve to the right which has a central angle of 112°10'11", a radius of 38.00 feet, a tangent of 56.52 feet, and whose chord bears N 51°45'08" W, 63.07 feet to a one-inch iron rod found for corner;

Northeasterly, 17.00 feet along a curve to the left which has a central angle of 01°02'43", a radius of 932.00 feet, a tangent of 8.50 feet, and whose chord bears N 03°48'36" E, 17.00 feet to a one-inch iron rod found for corner;

N 85°40'03" W, 2.00 feet to a one-inch iron rod found at the northwest corner of Wellington at Preston Meadows, Phase V, said point being in the east line of Wellington at Preston Meadows, Phase IV, an addition to the City of Plano as recorded in Cabinet H, Pages 206 and 207, Collin County Plat Records;

THENCE along the east line of Wellington at Preston Meadows, Phase IV as follows:

Northeasterly, 97.58 feet along a curve to the left which has a central angle of 06°00'42", a radius of 930.00 feet, a tangent of 48.84 feet, and whose chord bears N 00°16'45" E, 97.54 feet to a one-inch iron rod found for corner;

N 02°43'36" W, 77.85 feet to a one-inch iron rod found for corner;

N 00°07'41" E, 20.06 feet to a one-inch iron rod found for corner in the south line of Baldwin Lane (a 50-foot wide right-of-way);

Northeasterly, 11.82 feet along a curve to the right in the south line of Baldwin Lane, said curve having a central angle of 00°50'28", a radius of 805.00 feet, a tangent of 5.91 feet, and whose chord bears N 85°30'05" E, 11.82 feet to a one-inch iron rod found for corner;

N 04°04'40" W, 50.00 feet to a one-inch iron rod found for corner in the north line of Baldwin Lane;

Southwesterly, 50.25 feet along a curve to the left in the north line of Baldwin Lane, said curve having a central angle of 03°22'02", a radius of 855.00 feet, a tangent of 25.13 feet, and whose chord bears S 84°14'18" W, 50.24 feet to a one-inch iron rod found for corner;

Southwesterly, 91.66 feet along a curve to the right in the north line of Baldwin Lane, said curve having a central angle of 01°53'46", a radius of 2770.00 feet, a tangent of 45.84 feet, and whose chord bears S 83°30'10" W, 91.66 feet to a one-inch iron rod found for corner in the east line of Colonnade Drive (a 60-foot wide right-of-way);

N 02°43'36" W, 189.84 feet along the east line of Colonnade Drive to a one-inch iron rod found for corner;

Northwesterly, 377.24 feet along a curve to the left in the east line of Colonnade Drive, said curve having a central angle of $14^{\circ}21'42''$, a radius of 1505.00 feet, a tangent of 189.61 feet, and whose chord bears $N\ 09^{\circ}54'27''\ W$, 376.26 feet to a one-inch iron rod found for corner;

$N\ 17^{\circ}05'18''\ W$, 179.14 feet along the east line of Colonnade Drive to a one-inch iron rod found at the northeast corner of Wellington at Preston Meadows, Phase IV, said point being the southwest corner of said Lot 1, Block E, Wellington at Preston Meadows, Phase II;

THENCE along the south line of Lot 1, Block E, Wellington at Preston Meadows, Phase II as follows:

$N\ 86^{\circ}38'17''\ E$, 112.80 feet to a one-inch iron rod found for corner;

$S\ 89^{\circ}21'43''\ E$, 781.32 feet to the POINT OF BEGINNING and containing 705,360 square feet or 16.193 acres of land.

1ST AMENDMENT DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WELLINGTON
AT PRESTON MEADOWS, PHASE "A"

EXHIBIT "B"
LEGAL DESCRIPTION
WELLINGTON AT PRESTON MEADOWS, PHASE III

WHEREAS, Centennial Homes, Inc., is the owner of a tract of land situated in the JESSIE STIFF SURVEY, ABSTRACT NO. 793, City of Plano, Collin County, Texas, said tract of land being a part of that 135.177 acre tract of land conveyed to Centennial Homes, Inc., from Quail Corporation as recorded in Volume 2490, Page 481, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-inch iron rod found at the intersection of the east line of Ohio Drive (85' R.O.W.) with the south line of Hinton Drive (60' R.O.W.);

THENCE along the south line of Hinton Drive as follows:

S 89°21'43" E, 26.83 feet to a one-inch iron rod found for corner;
Southeasterly, 102.74 feet along a curve to the right which has a central angle of 26°45'26", a radius of 220.00 feet, a tangent of 52.32 feet, and whose chord bears S 75°58'57" E, 101.81 feet to a one-inch iron rod found for corner;

THENCE N 27°23'43" E, 60.00 feet to a one-inch iron rod found for corner in the north line of Hinton Drive;

THENCE N 59°36'13" E, 132.14 feet to a one-inch iron rod found for corner;

THENCE N 40°27'27" E, 50.00 feet to a one-inch iron rod found for corner;

THENCE Southeasterly, 54.01 feet along a curve to the left which has a central angle of 10°18'57", a radius of 300.00 feet, a tangent of 27.08 feet, and whose chord bears S 54°42'04" E, 53.94 feet to a one-inch iron rod found at the southwest corner of Lot 1, Block F of Wellington at Preston Meadows Phase II, an addition to the City of Plano as recorded in Cabinet G, Page 640, Collin County Plat Records;

THENCE along the south line of said Lot 1, Block F as follows:

S 32°38'29" E, 148.28 feet to a one-inch iron rod found for corner;
Southeasterly, 287.60 feet along a curve to the left which has a central angle of 96°55'56", a radius of 170.00 feet, a tangent of 191.92 feet, and whose chord bears S 81°06'27" E, 254.51 feet to a one-inch iron rod found for corner;

Northeasterly, 138.88 feet along a curve to the right which has a central angle of 61°12'42", a radius of 130.00 feet, a tangent of 76.90 feet, and whose chord bears N 81°01'56" E, 132.37 feet to a one-inch iron rod found for corner;

S 68°21'43" E, 44.93 feet to a one-inch iron rod found for corner;
N 85°27'01" E, 332.52 feet to a one-inch iron rod found for corner;
N 86°38'17" E, 48.17 feet to a one-inch iron rod found at the southeast corner of said Lot 1, Block F, said point being in the west line of Colonnade Drive (60' R.O.W.);

THENCE along the west line of Colonnade Drive as follows:

S 17°05'18" E, 193.80 feet to a one-inch iron rod found for corner;
Southeasterly, 362.20 feet along a curve to the right which has a central angle of 14°21'42", a radius of 1445.00 feet, a tangent of 182.06 feet, and whose chord bears S 09°54'27" E, 361.26 feet to a one-inch iron rod found for corner;
S 02°43'36" E, 61.09 feet to a one-inch iron rod found for corner in the north line of an existing alley along Block A and Block B of Wellington at Preston Meadows, Phase IV, an addition to the City of Plano as recorded in Cabinet H, Pages 206 & 207, Collin County Plat Records;

THENCE along the north line of said alley as follows:

S 82°58'27" W, 20.05 feet to a one-inch iron rod found for corner;
Southwesterly, 29.83 feet along a curve to the right which has a central angle of 00°38'51", a radius of 2640.00 feet, a tangent of 14.92 feet, and whose chord bears S 86°22'22" W, 29.83 feet to a one-inch iron rod found for corner;
S 86°41'47" W, 712.23 feet to a one-inch iron rod found for corner;
Southwesterly, 77.91 feet along a curve to the right which has a central angle of 01°25'18", a radius of 3140.00 feet, a tangent of 38.96 feet, and whose chord bears S 87°24'34" W, 77.91 feet to a one-inch iron rod found for corner;
N 88°50'04" W, 20.02 feet to a one-inch iron rod found for corner;
S 88°56'29" W, 50.00 feet to a one-inch iron rod found for corner;
S 86°42'55" W, 20.01 feet to a one-inch iron rod found for corner;
Northwesterly, 241.17 feet along a curve to the right which has a central angle of 04°24'02", a radius of 3140.00 feet, a tangent of 120.64 feet, and whose chord bears N 88°02'14" W, 241.11 feet to a one-inch iron rod found for corner;
Northwesterly, 70.00 feet along a curve to the right which has a central angle of 09°00'47", a radius of 445.00 feet, a tangent of 35.07 feet, and whose chord bears N 81°19'49" W, 69.93 feet to a one-inch iron rod found for corner;
N 78°11'08" W, 79.18 feet to a one-inch iron rod found for corner;
N 11°48'52" E, 2.00 feet to a one-inch iron rod found for corner;
N 76°36'29" W, 17.49 feet to a one-inch iron rod found for corner;
Northwesterly, 51.44 feet along a curve to the right which has a central angle of 73°41'21", a radius of 40.00 feet, a tangent of 29.97 feet, and whose chord bears N 39°45'48" W, 47.97 feet to a one-inch iron rod found for corner;
N 04°05'40" E, 17.00 feet to a one-inch iron rod found for corner;
N 85°54'20" W, 2.00 feet to a one-inch iron rod found for corner;
N 04°05'40" E, 50.00 feet to a one-inch iron rod found for corner;
N 85°54'20" W, 25.00 feet to a one-inch iron rod found for corner in the east line of the Ohio Drive;

THENCE along the east line of Ohio Drive as follows:

N 04°05'40" E, 385.45 feet to a one-inch iron rod found for corner;
Northeasterly, 150.72 feet along a curve to the left which has a central
angle of 01°25'45", a radius of 6042.50 feet, a tangent of 75.36 feet, and
whose chord bears N 03°22'48" E, 150.72 feet to the POINT OF BEGINNING and
containing 847,680 square feet or 19.460 acres of land.

Return to:
Gary Schmitz
Civitas Development Group
3023 South St.
Dallas TX 75201

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
(THE STATE OF TEXAS)
I hereby certify that this instrument was FILED in the File Number Sequence
on the date and the time stamped herein by me; and was duly RECORDED,
on the Official Public Records of Real Property of Collin County, Texas on

DEC 02 1993

Helen Starnes

COUNTY CLERK, COLLIN COUNTY, TEXAS



Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES

On 1993/12/02

At 8:40A

Number: 93- 0104792
Type : AM 23.00