

70 2009 00057898

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, Tx 76202

Instrument Number: 2009-57898

As

Recorded On: May 14, 2009

Misc General Fee Doc

Parties: HIDDEN VALLEY AIRPARK ASSN INC

Billable Pages: 571

To

Number of Pages: 571

**Comment:**

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Misc General Fee Doc	2,291.00
<b>Total Recording:</b>	<b>2,291.00</b>

\*\*\*\*\* DO NOT REMOVE. 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: 2009-57898

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User / Station: D Fahrney - Cash Station 3

**Record and Return To:**

DENTON COUNTY TITLE

WILL CALL

DENTON TX 76202



THE 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.

*C. Mitchell*

County Clerk  
Denton County, Texas



**HIDDEN VALLEY AIRPARK ASSOCIATION, INC.  
DECLARATION OF COVENANTS AND RESTRICTIONS**

As amended and approved by the Hidden Valley Airpark Association, Inc. on May 4, 2007 and on March 28, 2009.

This Declaration, originally made the 10th day of March 1968, and as amended and updated as of the date of this filing of this instrument, by Hidden Valley Airpark Association, Inc., hereinafter called Declarant.

**WITNESSETH:**

WHEREAS, the boundaries of Hidden Valley Airpark are described in Exhibit "A." Declarant is the owner of the real property described in the BY-LAWS OF HIDDEN VALLEY AIRPARK ASSOCIATION, INC., Exhibit "B". The real property owned by the members whom have agreed to subject their property to the BY-LAWS OF HIDDEN VALLEY AIRPARK ASSOCIATION, INC. and these recorded DECLARATION OF COVENANTS AND RESTRICTIONS of Hidden Valley Airpark Association Inc. is described in Exhibit "C." Exhibit "C" may be amended and/or supplemented at any time, with approval by the Board of Directors, and by the real property owner owning property within Exhibit "A" agreeing to subject their property to these BY-LAWS and the recorded DECLARATION OF COVENANTS AND RESTRICTIONS of Hidden Valley Airpark Association Inc. by executing and filing of the ACKNOWLEDGMENT OF BY-LAWS AND RESTRICTIVE COVENANTS. Exhibits "A", "B" and "C" are attached hereto and made a part thereof. The property, as described in Exhibits "B" and "C" are subject to the BY-LAWS OF HIDDEN VALLEY AIRPARK ASSOCIATION, INC. and these recorded DECLARATION OF COVENANTS AND RESTRICTIONS of Hidden Valley Airpark Association Inc. and desires that these are made a part, and desires to create thereon a residential community with permanent parks, recreational areas, open spaces, and other common facilities for the benefit of the members in good standing; and,

WHEREAS, Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of said parks, recreational areas, open spaces, and other

common facilities; and, to this end, desires to subject real property described herein together with such additions as may hereafter be made thereto (as herein provided) to the covenants, restrictions, easements, charges, and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and,

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the dues, assessments and charges hereinafter created; and,

WHEREAS, Declarant has incorporated under the laws of the State of Texas, Hidden Valley Airpark Association, Inc., for the purpose of exercising the functions aforesaid;

NOW THEREFORE, Hidden Valley Airpark Association, Inc., declares that the real property described in the BY-LAWS of the Corporation and such additions thereto as may hereafter be made pursuant to the articles hereof, more specifically described in Exhibits "B" and "C", is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

## **ARTICLE I**

### **ARCHITECTURAL CONTROL COMMITTEE**

No erection of buildings or exterior additions to any buildings situated upon the Corporation Properties or those within the confines of HIDDEN VALLEY AIRPARK owned by individual owners, nor erection of or changes or additions in fences, hedges, walls, and other structures shall be commenced, erected, or maintained until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design, appearance, and location in relation to surrounding structures and topography by an Architectural Committee composed of the Board of Directors of the Hidden Valley Airpark Association, or by a committee properly appointed by the Board of Directors. They will be responsible to protect the owners of lots against such improper use of lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to ensure the erection of attractive homes thereon; and, in general, to provide adequately for a high caliber of quality of improvements in said property, and thereby enhance the value of the investments made by the purchasers of lots therein.

## ARTICLE II

### PROTECTIVE COVENANTS

- Section 1. HUNTING IS PROHIBITED.
- Section 2. Discharging of firearms, including B-B guns, air rifles, crossbows, bows and arrows, is not allowed, except at the designated Range, or Ranges approved by a majority of the membership.
- Section 3. No storage of personal property on Corporation Land unless approval granted by the Corporation.
- Section 4. No signs of any description may be placed, erected, built up, or constructed on Corporation property unless approved by the Corporation. However, one sign on an individual lot not exceeding one square foot, or a sign of not more than three square feet advertising the property for sale or signs needed during construction will be allowed.
- Section 5. No business or private activity which brings excessive vehicular or aircraft traffic to our community.
- Section 6. No commercial flying from the Hidden Valley Airport.
- Section 7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- Section 8. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash; also, trash will not be burned in the open, or buried. All garbage will be kept in sanitary containers.
- Section 9. No storage of items or materials (except during construction of a building), and all lots shall be kept clean and free of any boxes, rubbish, trash, or other derelict items. The Board of Directors or those authorized by the Board shall have the right to enter the property where a violation exists and remove the incomplete structure or other items at the expense of the offending party or parties. A formal notice shall be given and 60 days will be allowed for compliance. If the party or parties involved do not agree, they may seek a General Membership vote on the matter. They must have a majority vote to over-rule the Board of Directors decision.
- Section 10. Houses are restricted to a single family dwelling and occupancy.

- Section 11. Speed limits of 30 MPH on the entrance road and 20 MPH on all other roads within the confines of the Hidden Valley Airpark.
- Section 12. Any building, structure, or improvement, commenced upon any lot shall be complete as to exterior finish and appearance, within 12 months from the commencement date.
- Section 13. No boats with any type of motor will be operated on the lakes or ponds within Hidden Valley Airpark and no trot or set lines allowed.

### **ARTICLE III.**

#### **GENERAL PROVISIONS**

- Section 1. The covenants and restrictions of this declaration shall run with and bind the land, and ensure to the benefit of and be enforceable by Hidden Valley Airpark Association, Inc. or the owner of any lands subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date of the recording of the **ACKNOWLEDGMENT OF BY-LAWS AND RESTRICTIVE COVENANTS OF HIDDEN VALLEY AIRPARK ASSOCIATION INC.** or from the date first recorded on any real property within Exhibit A, which ever may be first, after which time said covenants shall be automatically extended for successive ten (10) year **periods in perpetuity** unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants and restrictions in whole or in part.
- Section 2. **ENFORCEMENT.** Enforcement of these covenants and restrictions shall be by any proceeding at Law or in Equity against any persons, and/or entity, violating or attempting to violate any covenant or restriction, either to restrain violation, by way of injunctive relief; or to recover damages and against the land to enforce any lien created by these covenants, including reimbursement of attorney's fees and cost of court; and failure by the Hidden Valley Airpark Association, Inc., or any owner to enforce any covenant or restriction herein; contained, shall in no event be deemed a waiver of the right to do so thereafter.
- Section 3. **SEVERABILITY.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in force and effect.

## **ARTICLE IV**

### **CONTINUING COVENANTS AND RESTRICTIONS**

As amended and approved by the Hidden Valley Airpark Association, Inc. on March 28, 2009 and as revised through the date of the recording of this Declaration.

Section 1. The property shall be used and employed for residential and recreational use only, or as approved by the Hidden Valley Airpark Architectural Control Committee and two-thirds (2/3) majority of the membership.

Section 2. Residential structures shall contain a minimum of eighteen hundred (1800) square feet enclosed and no temporary or unfinished structures shall be permitted.

Section 3. Residential structures shall comply with the building codes and municipal ordinances of Hidden Valley Architectural Control Committee and other governing regulations covering this tract of land, at the time of construction.

The sanitary facilities shall meet the State of Texas Health Department requirements.

No structure, residential or otherwise, shall be located on less than one (1) acre and no part of any structure, residential or otherwise, may exist within fifty (50) feet of the property front and rear boundary and twenty (20) feet of the side boundaries, except as approved by the Hidden Valley Airpark Architectural Control Committee and two-thirds (2/3) majority of the membership; that 2/3 must include owners of the immediately adjacent property.

Section 4. No right of way or other part of the property shall be dedicated to the public without the prior consent of two-thirds (2/3) majority of the membership and all roadways dedicated shall have a minimum right of way of not less than fifty (50) feet.

Section 5. All rights of way established or dedicated shall be deemed easements in favor of Hidden Valley Airpark "members in good standing" as defined in the BY-LAWS of the HIDDEN VALLEY AIRPARK ASSOCIATION, INC. and shall in every instance provide minimum of fifty (50) foot easements so as to establish an uninterrupted right of way to all portions. All structures, including mailboxes, must remain outside of the fifty (50) foot easements, except as noted in Section 6.

Section 6. Hidden Valley Airpark Association Inc. is an Airpark and access from all lots to the airstrip tract, including service area, by taxiing aircraft and other vehicles, shall remain available to all Hidden Valley Airpark "members in good standing" as defined in the BY-LAWS of the HIDDEN VALLEY AIRPARK ASSOCIATION, INC. and their assigns; except that in the case of Lots 38, 40, 41, 42, 43, 44, 45, 46, 47, and 48, as shown on the plat of Hidden Valley Estates, dated May 5, 1967, on which taxiing or towing of aircraft will be prohibited, unless abandoned by mutual consent of all Hidden Valley "members in good standing" as defined in the BY-LAWS of the HIDDEN VALLEY AIRPARK ASSOCIATION, INC.

Also, the common area lake on Tract 7 together with its dam structure shall remain available to all Hidden Valley "members in good standing" and their assigns, together with rights of way access thereto, unless abandoned by mutual consent of all Hidden Valley Airpark "members in good standing."

Aircraft shall have the right of way at all times on rights of way and airstrip tract including service area. The runway and taxiway on either side are to be used exclusively by aircraft for taxiing, takeoffs, and landings except that areas designated as roadways are available for all traffic.

Section 7. The operation, parking, and maintenance of large commercial trucks and other such vehicles weighing in excess of 10,000 pounds shall be prohibited within the confines of Hidden Valley Airpark, except for the delivery of materials or performance of services by outside contractors.

Section 8. All aircraft operating to, from, and on the Hidden Valley Airpark runway shall be limited to a maximum weight of 7200 pounds.

No vehicular traffic or parking of aircraft shall be allowed on the runway at any time.

Section 9. All the real property owned by the members whom have agreed to subject their property to the BY-LAWS and these recorded DECLARATION OF COVENANTS AND RESTRICTIONS of Hidden Valley Airpark Association Inc. as described in Exhibit "C" hereby reaffirms that the BY-LAWS and Covenants and Restrictions of Hidden Valley Airpark Association, Inc. are fully binding and applicable in present and future matters of the Hidden Valley Airpark Association, Inc., and the membership agrees to uphold them.

Section 10. Article III, Section I declares the Covenants and Restrictions shall run with and bind the land, Hidden Valley Airpark Association, Inc., or the owner of any lands subject to this Declaration, their respective heirs, successors, and assigns. All Deeds granted by the Hidden Valley Airpark Association, Inc., included a restriction that states:

"It is expressly understood and agreed that any future sales of the herein described property is restricted to Members of Hidden Valley Airpark Association, Inc., its successors and assigns."

It is the responsibility of each Member to ensure that this restriction is included in any documents conveying their property, and Hidden Valley Airpark Association, Inc., shall enforce this continuing restriction as necessary for the benefit of the community.

Section 11. These Covenants and Restrictions declare "that the real property described in the BY-LAWS of the Corporation and such additions thereto as may hereafter be made pursuant to the Articles hereof; is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens (sometimes referred to as "Covenants and Restrictions"), hereinafter set forth."

This section reaffirms that failure to pay charges and assessments as specified in the BY-LAWS is a violation of these Covenants and Restrictions, and may be enforced as provided in Article III, Section 2.

Section 12. Ingress and egress to/from any lot or tract within Hidden Valley Airpark, by motorized vehicles or aircraft, is only permitted through a designated Right-Of-Way that is contiguous to the lot or tract boundary that has been authorized for use and that is owned and controlled by Hidden Valley Airpark Association, Inc.

Members covenant and agree that such conveyance made by members shall contain the above and foregoing covenants, Sections 1 through 12, so as to bind each successor in interest thereto unless abandoned by mutual consent of all Hidden Valley Airpark "members in good standing" as defined in the BY-LAWS of the HIDDEN VALLEY AIRPARK ASSOCIATION, INC.

**CERTIFICATION**

We, the undersigned, and the duly elected and acting President and Secretary of Hidden Valley Airpark Association Inc., a non-profit corporation, and we do hereby certify:

That the within and foregoing DECLARATION OF COVENANTS AND RESTRICTIONS were adopted, ratified and acknowledged as the COVENANTS AND RESTRICTIONS of Hidden Valley Airpark Association Inc. by its Board of Directors and that the same do now constitute the COVENANTS AND RESTRICTIONS of said corporation

President:

Secretary:

J.R. Mosier  
Signature

Marcus G. Wiese  
Signature

J.R. MOSIER  
Printed Name

MARCUS G. WIESE  
Printed Name

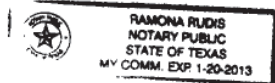
**COVENANTS AND RESTRICTIONS**

**AFFIDAVIT  
CORPORATION ACKNOWLEDGEMENT**

STATE OF TEXAS       )  
                                  )  
COUNTY OF DENTON    )

This instrument was acknowledged before me on this 28 day of  
MARCH, 2009, by JR MUELER,  
MARC WIESE as President and Secretary of HIDDEN VALLEY  
AIRPARK ASSOCIATION, INC. and known to me (or satisfactorily proven to be) the  
persons and officers whose names are subscribed to the foregoing instrument and  
acknowledged to me that the same was the act of said HIDDEN VALLEY AIRPARK  
ASSOCIATION, INC. a Texas Corporation and that he/she executed the same as the act of  
such corporation for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 28 day of MARCH, 2009.



Ramona Rudis  
Notary Public, State of Texas

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# EXHIBIT B



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION LANDS

Compiled: March 2009

See map dated March 23, 2009

Titled "Hidden Valley Airpark Association Lands"

#### **1.7 Acre Tract I**

Access Road in Hidden Valley Estates,  
Phase II, Page 1

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being all of the 50-foot Access Road labeled Hidden Valley Road as shown by the plat of Hidden Valley Estates, Phase II, Page 1 recorded in Cabinet D, Page 377 of the Plat Records of Denton County, Texas and containing 1.7 acres of land, more or less.

#### **3.4 Acre Tract II**

Access Road and Open Spaces in  
Hidden Valley Estates, Phase II, Page 2

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being all of the 60-foot Access Road labeled Hidden Valley Place, all of Lots 56 and 57 and the called 0.366 acre Open Space as shown by the plat of Hidden Valley Estates, Phase II, Page 2 recorded in Cabinet D, Page 378 of the Plat Records of Denton County, Texas and containing 3.4 acres of land, more or less.

#### **2.4 Acre Tract III**

Private Streets & Public Utility Easement and Open Space in  
Hidden Valley Airpark, Phase III

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being all of the 60-foot Private Streets & Public Utility Easements and Lot 100S, Block A as shown by the Second Amending Plat of Hidden Valley Airpark, Phase III recorded in Cabinet V, Page 650 of the Plat Records of Denton County, Texas and containing 2.4 acres of land, more or less.

#### **20.3 Acre Tract IV**

Private Streets & Public Utility Easement and Open Spaces in  
Hidden Valley Airpark, Phase IV

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being all of the 50-foot Private Street & Public Utility Easement; all of Lot 130S, Lot 131S, Lot 132S, Lot 133S; and all of Open Space No. 1, Open Space No. 2 and Open Space No. 3 as shown by the Amending Plat of Hidden Valley

## EXHIBIT B

Airpark, Phase IV recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County, Texas and containing 20.3 acres of land, more or less.

### **7.2 Acre Tract V** Right-of-Way in Hidden Valley Airpark, Phase V

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being all of the 50-foot Right-of-Way as shown by the Plat of Hidden Valley Airpark, Phase V recorded in Cabinet Y, Page 673 and 674 of the Plat Records of Denton County, Texas and containing 7.2 acres of land, more or less.

### **5.29 Acre Tract VI** Roads, Hangers and Well Site for Hidden Valley Estates (unrecorded plat)

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being a part of the called 162.509 acre tract described in the Deed from Squire Haskins to Hidden Valley Airpark Association Inc recorded in Volume 556 page 660 of the Deed Records of Denton County, Texas and also known as Hidden Valley Estates (an unrecorded plat) in Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Southwest corner of the tract being described herein on the West line of the said 162.509 acre tract at the Northwest corner of Hidden Valley Estates, Phase II, Page 1 as shown by the plat thereof recorded in Cabinet D, Page 377 of the Plat Records of Denton County, Texas from which from which a 3/8 inch iron rod found at the Southwest corner thereof bears South 02 Degrees 10 Minutes West a distance of 772.4 feet;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 a distance of 192.7 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following four calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East 357.0 feet to the Northwest corner of an Airstrip Runway described at Tract VII below;

THENCE South 05 Degrees 45 Minutes 00 Seconds East with the West line of the said Runway Tract a distance of 32.7 feet to the Northeast corner of Tract 14, Hidden Valley Estates (unrecorded plat) on the South line of a 30-foot road;

## EXHIBIT B

THENCE South 60 Degrees 38 Minutes West with the North line of the said Tract 14, 30 feet South of and parallel with the North line of the 162.509 acre tract a distance of 336.0 feet to an angle point therein,

THENCE South 31 Degrees 19 Minutes West continuing with the North line of the said Tract 14, 30 feet South of and parallel with the North line of the 162.509 acre tract a distance of 370.8 feet to the East line of a 100-foot right-of-way as shown on the plat of Hidden Valley Estates, Phase II, Page 1;

THENCE South with the East line of the said 100-foot right-of-way the following four calls:

- (1) South 01 Degrees 11 Minutes West a distance of 431.7 feet,
- (2) South 05 Degrees 38 Minutes East a distance of 358.9 feet,
- (3) South 09 Degrees 50 Minutes East a distance of 401.2 feet,
- (4) South 17 Degrees 27 Minutes East a distance of 487.0 feet to the Southwest corner of Tract 1 of Hidden Valley Estates (unrecorded plat) on the South line of the 162.509 acre tract and the North line of the remainder of the called 71.930 acre tract described in the Deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records on Denton County, Texas,

THENCE North 87 Degrees 06 Minutes West with the common line between the 162.509 acre tract and the said 71.930 acre tract a distance of 53.3 feet to the Southeast corner of Lot 59W, Hidden Valley Estates, Phase II, Page 1;

THENCE North 17 Degrees 27 Minutes West with the East line of Lot 59W, Hidden Valley Estates, Phase II, Page 1 a distance of 521.1 feet to the Northeast corner thereof;

THENCE South 68 Degrees 06 Minutes West with the North line of Lot 59W a distance of 44.4 feet to an angle point therein and the West line of the above mentioned 100-foot right-of-way;

THENCE North 09 Degrees 50 Minutes West continuing with the East line of Hidden Valley Estates, Phase II, Page 1 and the West line of the 100-foot right-of-way a distance of 368.5 feet to an angle point therein;

THENCE North 05 Degrees 38 Minutes West continuing with the East line of Hidden Valley Estates, Phase II, Page 1 and the West line of the 100-foot right-of-way a distance of 368.5 feet to an angle point therein;

THENCE North 01 Degrees 11 Minutes East continuing with the East line of Hidden Valley Estates, Phase II, Page 1 and the West line of the 100-foot right-of-way a distance of 265.4 feet to the Northeast corner of Lot 74W, Hidden Valley Estates, Phase II, Page 1 on the South line of the above mentioned 30-foot road;

THENCE South 31 Degrees 19 Minutes West with the North line of Hidden Valley Estates, Phase II, Page 1, 30 feet South of and parallel with the North line of the 162.509 acre tract a distance of 94.2 feet to an angle point therein;

THENCE South 53 Degrees 39 Minutes West continuing with the North line of Hidden Valley Estates, Phase II, Page 1, 30 feet South of and parallel with the North line of the 162.509 acre tract a distance of 911.6 feet to the PLACE OF BEGINNING and enclosing 5.29 acres of land, more or less.

# EXHIBIT B

## **23.1 Acre Tract VII** Airstrip Runway for Hidden Valley Estates (unrecorded plat)

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being a part of the called 162.509 acre tract described in the Deed from Squire Haskins to Hidden Valley Airpark Association Inc recorded in Volume 556 page 660 of the Deed Records of Denton County, Texas also known as Hidden Valley Estates an unrecorded plat in Denton County, Texas; a part of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas and a part of the called 24.358 acre tract described in the deed from Donald L. Anderson, et al to Hidden Valley Airpark Association, Inc. recorded in Clerk's File Number 97-R0033570 of the said Real Property Records; the subject tract being more particularly described as follows:

BEGINNING for the Northwest corner of the tract being described herein at the Northwest corner of an Airstrip Runway as shown by Hidden Valley Estates (unrecorded plat) on the common line between the Garza-Little Elm Reservoir (now called Lewisville Lake) and the said 162.509 acre tract and being the Northeast corner of the above described Tract VI;

THENCE North 60 Degrees 38 Minutes East with the said common line a distance of 197.3 feet to an angle point therein;

THENCE South 82 Degrees 11 Minutes East continuing with the common line a distance of 71.2 feet to the Northeast corner of the said Airstrip Runway and being the Northwest corner of Tract VIII described below;

THENCE South 05 Degrees 45 Minutes East with the East line of the Airstrip Runway and the West line of Tracts 15 through Tract 28B of the said Hidden Valley Estates (unrecorded plat), passing the South line of the said 162.509 acre tract and the North line of the said 71.930 acre tract and the Northwest corner of Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County, Texas and continuing along the same course, in all, a total distance of 3,545.2 feet, more or less, to the Southwest corner thereof on the North line of Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Page 62 & 63 of the said Plat Records;

THENCE North 85 Degrees 34 Minutes West across the 71.930 acre tract a distance of 223.5 feet to the West line of the Airstrip Runway;

THENCE North 05 Degrees 45 Minutes West across the 71.930 acre tract with the West line of the Airstrip Runway a distance of 1,250.8 feet, more or less, to the Northeast corner of Lot 58W, Hidden Valley Airpark, Phase II-B as shown by the plat thereof recorded in Cabinet P, Page 307 of the said Plat Records on the South line of the 162.509 acre tract;

THENCE North 34 Degrees 06 Minutes West continuing with the West line of the Airstrip Runway across the 162.509 acre tract with the East line of Tract 1 and Tract 2, Hidden Valley Estates (unrecorded plat) a distance of 362.7 feet to an angle point therein;

THENCE North 08 Degrees 25 Minutes West continuing with the West line of the Airstrip Runway a distance of 132.9 feet to an angle point therein at the Northeast corner of Tract 4, Hidden Valley Estates (unrecorded plat);

THENCE North 86 Degrees 50 Minutes West with a North line of Tract 4 a distance of 406.6 feet to the Northwest corner thereof on the East line of a 100-foot right-of-way as shown on the plat of Hidden Valley Estates, Phase II, Page 1 recorded in Cabinet D, Page 377 of the said Plat Records and the East line of Tract VI described above;

## EXHIBIT B

THENCE North 17 Degrees 27 Minutes West with the East line of the said 100-foot right-of-way a distance of 27.5 feet to an angle point therein;

THENCE North 09 Degrees 50 Minutes West continuing with the East line of the 100-foot right-of-way a distance of 162.8 feet to the Southwest corner of Tract 5, Hidden Valley Estates (unrecorded plat);

THENCE North 84 Degrees 15 Minutes East with a South line of Tract 5 and Tract 6 a distance of 567.3 feet to the Southeast corner thereof;

THENCE North 05 Degrees 45 Minutes West with the West line of the Airstrip Runway and the East line of Tracts 6 through Tract 14 of the Hidden Valley Estates (unrecorded plat) a distance of 1,488.5 feet, more or less, to the PLACE OF BEGINNING and enclosing 23.1 acres of land, more or less.

### **16.6 Acre Tract VIII** Roads and Open Spaces for Hidden Valley Estates (unrecorded plat)

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being a part of the called 162.509 acre tract described in the Deed from Squire Haskins to Hidden Valley Airpark Association Inc recorded in Volume 556 page 660 of the Deed Records of Denton County, Texas also known as Hidden Valley Estates an unrecorded plat in Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northwest corner of the tract being described herein at the Northeast corner of the Airstrip Runway as shown by Hidden Valley Estates (unrecorded plat) on the common line between the Garza-Little Elm Reservoir (now called Lewisville Lake) and the North line of the said 162.509 acre tract and being the Northeast corner of the above described Tract VII from which the Northwest corner of Tract 15, Hidden Valley Estates (unrecorded plat) bears South 05 Degrees 45 Minutes East a distance of 30.9 feet;

THENCE Easterly with the common line between the Reservoir and the 162.509 acre tract the following five calls:

- (1) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (2) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (3) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (4) North 04 Degrees 30 Minutes East a distance of 238.1 feet;
- (5) South 87 Degrees 19 Minutes East a distance of 669.6 feet to the Northwest corner of Tract 44, Hidden Valley Estates (unrecorded plat);

THENCE South 02 Degrees 26 Minutes West with the West line of Tracts 44 through Tract 51, Hidden Valley Estates (unrecorded plat) a distance of 960.0 feet to the Southwest corner of thereof;

THENCE South 87 Degrees 19 Minutes East with the South line of Tract 51 a distance of 420.0 feet to the Southeast corner thereof;

THENCE North 02 Degrees 26 Minutes East with the East line of the said Tract 51 through Tract 44 a distance of 960.0 feet to the Northeast corner thereof on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 34 Minutes East with the North line of the 162.509 acre tract a distance of 100.0 feet to the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County, Texas;

## EXHIBIT B

THENCE South 02 Degrees 26 Minutes West with the West line of Hidden Valley Estates, Phase II, Page 2 a distance of 960.4 feet to the Southwest corner thereof on the North line of a variable width Road;

THENCE North 89 Degrees 44 Minutes East with the South line of Hidden Valley Estates, Phase II, Page 2 a distance of 206.4 feet to an angle point therein;

THENCE South 84 Degrees 34 Minutes East continuing with the South line of Hidden Valley Estates, Phase II, Page 2 a distance of 206.3 feet to an angle point therein;

THENCE South 66 Degrees 31 Minutes East continuing with the South line of Hidden Valley Estates, Phase II, Page 2 a distance of 224.0 feet to the Southeast corner thereof on the East line of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of the 162.509 acre tract a distance of 103.0 feet, more or less, to the Easterly Southeast corner thereof;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet, more or less, to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet, more or less, to the Northeast corner thereof;

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet, more or less, to the Northwest corner thereof and the Northeast corner of Tract 54, Hidden Valley Estates (unrecorded plat);

THENCE North 87 Degrees 16 Minutes West with the North lines of Tract 52 through Tract 54 a distance of 737.4 feet to the Northwest corner of Tract 52;

THENCE South 46 Degrees 58 Minutes West with the Northwest line of Tract 52 a distance of 263.0 feet to the Southwest corner thereof on the East side of a 100-foot road and a reentrant corner of the 162.509 acre tract;

THENCE South 02 Degrees 09 Minutes 59 Seconds West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the said Plat Records;

THENCE North 87 Degrees 11 Minutes West with the North line of Hidden Valley Airpark, Phase III a distance of 939.3 feet to the Northwest corner thereof on the East line of the Airstrip Runway described in Tract VII above;

THENCE North 05 Degrees 45 Minutes West with the East line of the Airstrip Runway a distance of 93.2 feet to the Southwest corner of a certain 1.12 acre "Fuel Tract" described as Tract XI below and also being the Southwest corner of Tract 28B, Hidden Valley Estates (unrecorded plat);

THENCE North 84 Degrees 26 Minutes East with the South line of the said Tract 28B and Tract 28A a distance of 412.2 feet, more or less, to the Southwest corner of Tract 29;

THENCE Northerly with the East lines of Tracts 29 through Tract 43 the following five calls:

- (1) North 52 Degrees 33 Minutes East a distance of 483.7 feet;
- (2) North 20 Degrees 14 Minutes East a distance of 135.5 feet;
- (3) North 02 Degrees 26 Minutes East a distance of 501.9 feet;
- (4) North 46 Degrees 58 Minutes East a distance of 291.9 feet;

## EXHIBIT B

- (5) North 02 Degrees 26 Minutes East a distance of 962.2 feet, more or less, to the Northeast corner of Tract 43;

THENCE North 87 Degrees 19 Minutes West with the North line of Tract 43 a distance of 540.7 feet to the Northwest corner thereof;

THENCE South 04 Degrees 30 Minutes West with the West line of Tract 43 and Tract 42 a distance of 232.7 feet to the North line of a lake in Hidden Valley Estates (unrecorded plat) and being North 04 Degrees 30 Minutes West a distance of 18.7 feet from the Southwest corner of Tract 42;

THENCE South 81 Degrees 05 Minutes West with the North line of the said lake, 30 feet South of and parallel with the North line of the 162.509 acre tract, a distance of 135.5 feet to the Easterly Northeast corner of Tract 16, Hidden Valley Estates (unrecorded plat);

Thence North 39 Degrees 40 Minutes West with the East line of Tract 16 & Tract 15 a distance of 259.1 feet to an angle point therein;

THENCE North 82 Degrees 11 Minutes West with the North line of Tract 15 a distance of 483.5 feet to the East line of the Airstrip Runway described as Tract VII above;

THENCE North 05 Degrees 45 Minutes West with the East line of the Airstrip Runway a distance of 30.9 feet to the PLACE OF BEGINNING and enclosing 16.6 acres of land, more or less.

### 7.0 Acre Tract IX

Lake in Hidden Valley Estates (unrecorded plat)

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330, Denton County, Texas and being a part of the called 162.509 acre tract described in the Deed from Squire Haskins to Hidden Valley Airpark Association Inc recorded in Volume 556 page 660 of the Deed Records of Denton County, Texas also known as Hidden Valley Estates an unrecorded plat in Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Westerly Northwest corner of the tract being described herein at the Southwest corner of Tract 16, Hidden Valley Estates (unrecorded plat) on the East line of an Airstrip Runway described as Tract VII above and being South 05 Degrees 45 Minutes East a distance of 470.8 feet from the Northeast corner thereof on the South line of the 162.509 acre tract;

THENCE North 84 Degrees 15 Minutes East with the South line Tract 16 a distance of 420.0 feet to an angle point therein;

THENCE North 73 Degrees 00 Minutes East continuing with the South line Tract 16 a distance of 100.0 feet to an angle point therein;

THENCE North 40 Degrees 25 Minutes East with the Southeast line Tract 16 a distance of 130.6 feet to the Easterly Northeast corner thereof and the South line of Tract VIII described above;

THENCE North 81 Degrees 05 Minutes East with the South line of Tract VIII described above, 30 feet South of and parallel with the North line of the 162.509 acre tract, a distance of 135.5 feet to an angle point therein in the West line of Tract 42, Hidden Valley Estates (unrecorded plat);

THENCE South 04 Degrees 40 Minutes West with the West line of Tract 42, Hidden Valley Estates (unrecorded plat) a distance of 18.7 feet to the Southwest corner thereof;

THENCE North 89 Degrees 31 Minutes East with the South line of Tract 42, Hidden Valley Estates (unrecorded plat) a distance of 180.1 feet to the Northwest corner of Tract 41;

## EXHIBIT B

THENCE South 01 Degrees 59 Minutes West with the West line of Tract 41 a distance of 131.0 feet to the Southwest corner thereof;

THENCE South 71 Degrees 11 Minutes East with the South line of Tract 40 a distance of 384.4 feet to the Southeast corner thereof on the West line of the Tract VIII described above;

THENCE South 02 Degrees 26 Minutes West a distance of 31.2 feet to the Northeast corner of Tract 38, Hidden Valley Estates (unrecorded plat);

THENCE North 71 Degrees 11 Minutes West with the North line of Tract 38 a distance of 397.5 feet to the Northwest corner thereof on the East side of a lake;

THENCE Southerly along the East side of the said lake with the West line of Tract 34 through Tract 38 the following seven calls:

- (1) South 29 Degrees 31 Minutes East a distance of 35.2 feet, more or less;
- (2) South 38 Degrees 45 Minutes West a distance of 101.8 feet, more or less;
- (3) South 22 Degrees 38 Minutes East a distance of 169.0 feet, more or less;
- (4) South 24 Degrees 50 Minutes West a distance of 198.0 feet, more or less;
- (5) South 01 Degrees 12 Minutes West a distance of 148.0 feet, more or less;
- (6) South 18 Degrees 11 Minutes East a distance of 142.6 feet, more or less;
- (7) South 03 Degrees 38 minutes East a distance of 219.8 feet to the Southwest corner of Tract 34 on the North line of Tract 33;

THENCE South 87 Degrees 30 Minutes West along the South side of the said lake with the North line of Tract 33 a distance of 119.8 feet to the Southwest corner of Tract 24, Hidden Valley Estates (unrecorded plat);

THENCE Northerly along the West side of the lake with the East line of Tract 17 through Tract 24 the following seven calls:

- (1) North 11 Degrees 23 Minutes West a distance of 246.5 feet, more or less;
- (2) North 15 Degrees 21 Minutes West a distance of 106.9 feet, more or less;
- (3) North 05 Degrees 14 Minutes West a distance of 124.3 feet, more or less;
- (4) North 03 Degrees 24 Minutes West a distance of 122.1 feet, more or less;
- (5) North 23 Degrees 55 Minutes West a distance of 128.3 feet, more or less;
- (6) North 60 Degrees 13 Minutes West a distance of 206.5 feet, more or less;
- (7) North 27 Degrees 56 Minutes East a distance of 144.2 feet to the Northeast corner of Tract 17;

THENCE South 84 Degrees 15 Minutes West with the North line of Tract 17 a distance of 502.0 feet to the Northwest corner thereof on the East line of the Airstrip Runway;

THENCE North 05 Degrees 45 Minutes West with the East line of the Airstrip Runway a distance of 50.0 feet to the PLACE OF BEGINNING and enclosing 7.0 acres of land, more or less.

### **1.12 Acre Tract X**

Fuel Tract in Hidden Valley Estates (unrecorded plat)

BEING all that certain tract of land situated in the W. D. Durham Survey Abstract Number 330, Town of Shady Shores, Denton County, Texas and being all of the lands designated as Tract 28B and a 50-foot strip of land adjacent thereto in Hidden Valley Estates (an unrecorded plat); the subject tract being more particularly described by record information only as follows:

## EXHIBIT B

BEGINNING for the Northwest corner of the tract being described herein at the Northwest corner of the said 50-foot strip of land and the Southwest corner of Tract 28 of Hidden Valley Estates on the East line of an Airstrip Runway described as Tract VII above and being North 05 Degrees 45 Minutes West a distance of 323.2 feet from the Northwest corner of Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE North 84 Degrees 15 Minutes East with the South line of Tract 28 and the North line of the 50-foot strip of land a distance of 275.0 feet, more or less, to the Northeast corner thereof and the Northwest corner of a called 0.069 acre Tract II described in the deed from Melissa S. Haley to Robert E. Frowe recorded under Clerk's File Number 94-R0049729 of the Real Property Records of Denton County, Texas;

THENCE South 25 Degrees 23 Minutes West with the West line of the said 0.069 acre tract and the East line of the 50-foot strip of land passing at a distance of 58.4 feet, more or less, the Southeast corner thereof and the Northeast corner of the said Tract 28B and continuing along the same course, in all, a total distance of 280.4 feet, more or less, to the Southeast corner thereof and the Southwest corner of the 0.069 acre tract on the North line of the Private Road described in Tract VIII above;

THENCE South 84 Degrees 15 Minutes West with the North line of the said private road and the South line of Tract 28B a distance of 130.0 feet, more or less, to the Southwest corner thereof on the East line of the Airstrip Runway;

THENCE North 05 Degrees 45 Minutes West with the East line of the said Airstrip Runway and the West line of Tract 28B passing at a distance of 190.0 feet, more or less, the Northwest corner thereof and the Southwest corner of the 50-foot strip of land and continuing along the same course, in all, a total distance of 240.0 feet, more or less, to the PLACE OF BEGINNING and enclosing 1.12 acres of land, more or less.

### **63.0 Acre Tract XI**

#### **Open Space and Pasture Land**

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being a part of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 41 Minutes West with the South line of the 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

## EXHIBIT B

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 497.1 feet to the Northwest corner thereof in the South line of Hidden Valley Estates, Phase II, Page 1 as shown by the plat thereof recorded in Cabinet D, Page 377 of the Plat Records fo Denton County, Texas;

THENCE South 87 Degrees 06 Minutes East with the common line between the 71.930 acre tract and said Hidden Valley Estates, Phase II, Page 1 a distance of 194.5 feet to the Northwest corner of Lot 58W, Hidden Valley Airpark, Phase II-B as shown by the plat thereof recorded in Cabinet P, Page 307 of the said Plat Records;

THENCE South 19 Degrees 03 Minutes East with the West line of Lot 58W a distance of 15.9 feet to an angle point therein;

THENCE South 26 Degrees 34 Minutes East continuing with the West line of Lot 58W, passing at a distance of 125.5 feet the Southwest corner thereof and the Northwest corner of Lot 57W and continuing with the West line thereof, in all, a total distance of 269.9 feet to the Southwest corner of Lot 57W;

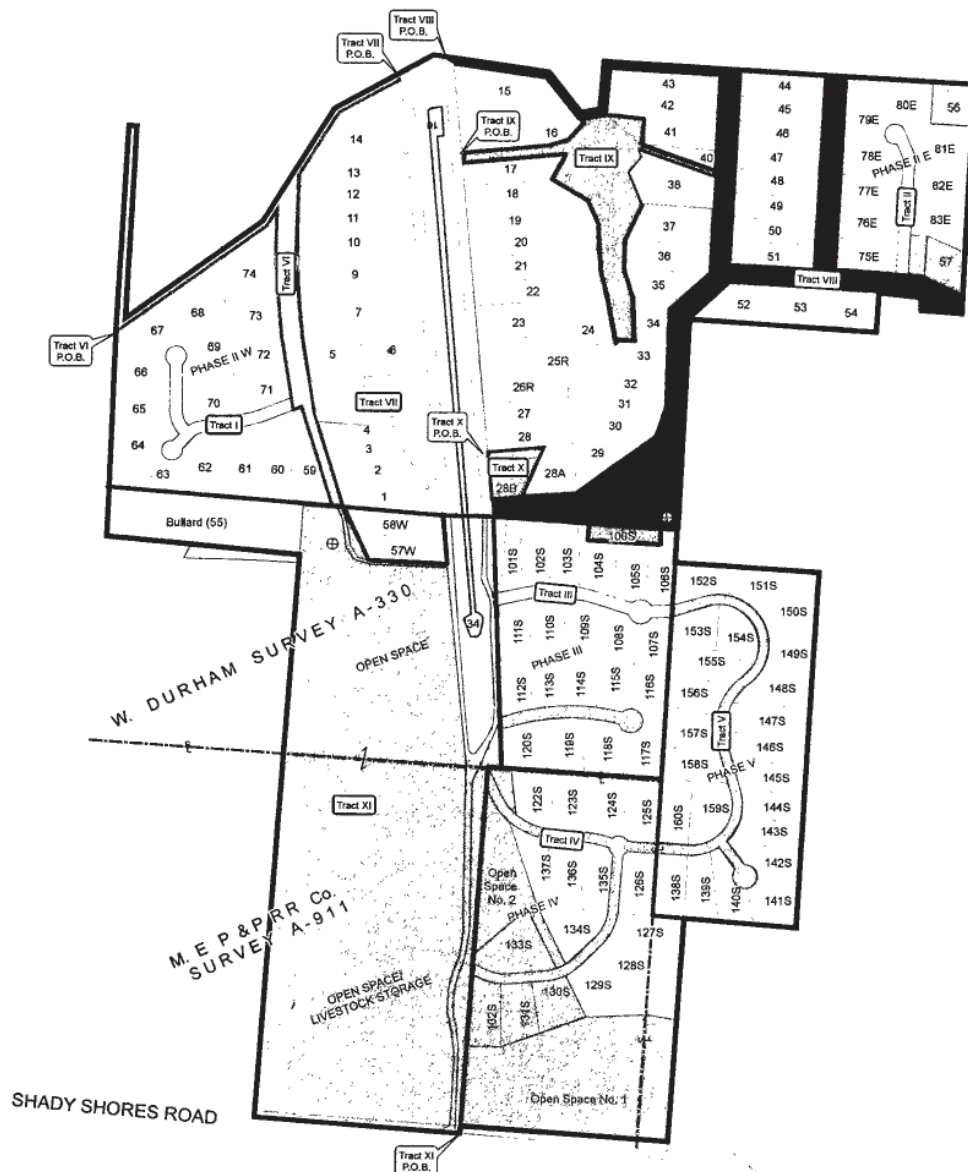
THENCE South 88 Degrees 21 Minutes East with the South line of Lot 57W a distance of 390.7 feet to the Southeast corner thereof on the West line of an Airstrip Runway as shown by Hidden Valley Estates (unrecorded plat) and described as Tract VII above;

THENCE South 05 Degrees 45 Minutes East with the West line of the said Airstrip Runway a distance of 997.8 feet to the Southwest corner thereof;

THENCE South 85 Degrees 35 Minutes East with the South line of the Airstrip Runway a distance of 99.2 feet to the Northwest corner of Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 61 and Page 63 of the said Plat Records;

THENCE South 04 Degrees 42 Minutes West with the West line of the said Hidden Valley Airpark, Phase IV a distance of 1,839.4 feet to the PLACE OF BEGINNING and enclosing 63.0 acres of land, more or less.

# EXHIBIT "B"



## Hidden Valley Airpark Association Lands Legend

- HVAA Owned
- HVAA Owned
- HVAA Owned
- HVAA Owned
- HVAA Owned
- HVAA Owned
- HVAA Owned
- Owned By Others
- Water Wells

0 300 600  
Feet  
1 inch equals 600 feet



TRACT #	AREA	DESCRIPTION
I	1.7	ACCESS ROADS IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
II	3.4	ACCESS ROADS & OPEN SPACES IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
III	2.4	PRIVATE ST. & PUBLIC UTIL. ESMT. AND OPEN SPACES IN HIDDEN VALLEY AIRPARK, PH III
IV	20.3	PRIVATE ST. & PUBLIC UTIL. ESMT. AND OPEN SPACES IN HIDDEN VALLEY AIRPARK, PH IV
V	7.2	RIGHT-OF-WAY IN HIDDEN VALLEY AIRPARK, PHASE V
VI	5.3	ACCESS ROADS & OPEN SPACES IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
VII	23.1	AIRSTRIIP RUNWAY IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
VIII	16.6	ACCESS ROADS & OPEN SPACES IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
IX	7.0	LAKE IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
X	1.1	FUEL TRACT IN HIDDEN VALLEY ESTATES (UNRECORDED PLAT)
XI	63.0	OPEN SPACE AND PASTURE LAND
TOTAL	151.1	

**\*\* SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION DATED 3-26-09 \*\***

THIS MAP WAS PREPARED FROM RECORD DATA AND DOES NOT REPRESENT A SURVEY ON THE GROUND OF THIS PROPERTY OR ANY PROPERTIES SHOWN HEREON.  
THIS IS A GIS WORK PRODUCT AND DOES NOT REPRESENT THE AUTHORITATIVE PROPERTY BOUNDARIES AND SHALL NOT BE USED FOR DETERMINING PROPERTY RIGHTS AND/OR INTEREST.



**Coleman & Associates  
Land Surveying**  
P.O. Box 686  
Denton, Texas 76202  
Phone: (940) 565-8215  
Fax: (940) 565-9800  
www.colemansurveying.com

**CERTIFICATE OF CORPORATE RESOLUTION**  
**OF**  
**HIDDEN VALLEY AIRPARK ASSOCIATION, INC.**

I, Marc Wiese, Secretary of Hidden Valley Airpark Association, Inc., do hereby certify that said corporation is duly organized and existing under the laws of the State of Texas; that all franchise and other taxes required to maintain its corporate existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for the forfeiture of its Certificate of Formation or for its dissolution, voluntarily or involuntarily; that there is no provision of the Certificate of Formation or bylaws of said corporation limiting the power of the Board of Directors to pass the resolution set out below and that the same is in conformity with the provisions of said Certificate of Formation and bylaws; that the Secretary is the keeper of the records and minutes of the proceedings of the Board of Directors of said corporation and that on the 28<sup>th</sup> day of March, 2009, there was held a meeting of the Board of Directors of said corporation, which was duly called and held in accordance with the law and bylaws of the corporation; and that at said meeting the following resolution was duly and legally passed and adopted and that the same has not been altered, amended, rescinded or repealed and is now in full force and effect:

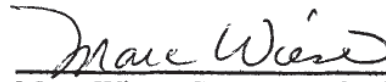
**RESOLVED**, that Hidden Valley Airpark Association, Inc. at the above referenced meeting of the Board of Directors in accordance with the law and bylaws of the corporation the following resolution was duly and legally passed and adopted, and that the Board of Directors of Hidden Valley Airpark Association, Inc. hereby **approves, accepts, adopts, and ratifies** the following documents:

1. By-laws of Hidden Valley Airpark Association, Inc. as amended on March 28, 2009;
2. Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions as amended on March 28, 2009;
3. Acknowledgment of By-laws and Restrictive Covenants of Hidden Valley Airpark Association, Inc; and
4. Hidden Valley Airpark Association, Inc. Record of Dedicatory Instrument Pursuant to Section 202.006 of the Texas Property Code as amended on March 28, 2009.

**BE IT FURTHER RESOLVED**, that J.R. Mosier and Marc Wiese, in their capacities as President and Secretary, respectively, of Hidden Valley Airpark Association, Inc. are authorized to execute the following documents:

1. By-laws of Hidden Valley Airpark Association, Inc.;
2. Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions;
3. Acknowledgment of By-laws and Restrictive Covenants of Hidden Valley Airpark Association, Inc.; and
4. Hidden Valley Airpark Association, Inc. Record of Dedicatory Instrument Pursuant to Section 202.006 of the Texas Property Code.
5. Management Certificate of Hidden Valley Airpark Association, Inc.
6. Supplemental Certificate and Memorandum of Recording of Association Documents for Hidden Valley Airpark Association, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of said  
corporation.

A handwritten signature in cursive script, reading "Marc Wiese", written over a horizontal line.

Marc Wiese, Secretary of Hidden Valley Airpark  
Association, Inc.

# EXHIBIT C

REAL PROPERTY OWNED BY MEMBERS

THIS STAMP IS FOR SCANNING  
THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

THIS STAMP IS FOR SCANNING  
THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Ralph Wolken and Barbara Wolken, husband and wife (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Ralph Wolken and Barbara Wolken, husband and wife (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Ralph Wolken and Barbara Wolken, husband and wife (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Ralph Wolken and Barbara Wolken, husband and wife (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Ralph Wolken

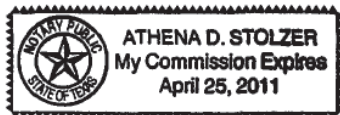
  
Barbara Wolken

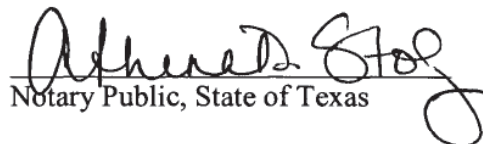
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Ralph Wolken, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



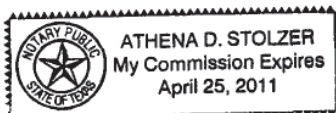
  
Notary Public, State of Texas

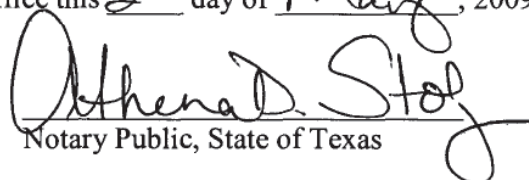
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Barbara Wolken, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.

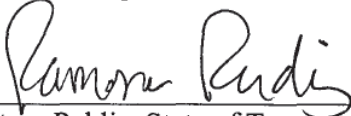


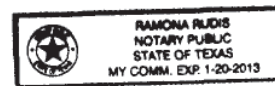
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MOSER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 103S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN CABINET T, PAGE 176, PLAT RECORDS, DENTON COUNTY, TEXAS. TOGETHER WITH THE CERTIFICATE OF CORRECTION FILED ON 9/24/2001 RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 01-R0100498 IN VOLUME 4928, PAGE 2295, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND CERTIFICATE OF CORRECTION FILED ON 01/14/2002, RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0005178 IN VOLUME 5002, PAGE 636, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND CERTIFICATE OF CORRECTION FILED ON 04/09/2002, RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0045219 IN VOLUME 5060, PAGE 4075, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

HVA

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON         §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Gary Heartsill et ux Jeanne Heartsill, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Gary Heartsill et ux Jeanne Heartsill, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Gary Heartsill et ux Jeanne Heartsill, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Gary Heartsill et ux Jeanne Heartsill (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of May, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

Gary Heartsill  
Gary Heartsill

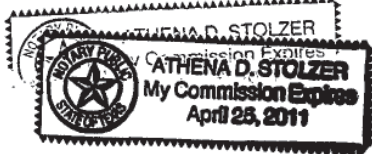
Jeanne Heartsill  
Jeanne Heartsill

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Gary Heartsill, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



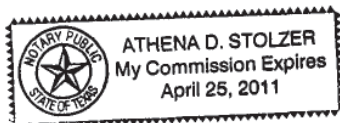
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Jeanne Heartsill, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



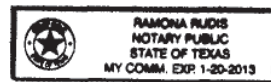
Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY,  
2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Ruidis  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. D. DURHAM SURVEY, ABST. 330, DENTON COUNTY, TEXAS, BEING A PART OF A CERTAIN 162.509 ACRE TRACT CONVEYED BY SQUIRE WASKINS TO HIDDEN VALLEY AIRPARK ASSN., INC., THIS TRACT BEING DESIGNATED FOR CONVENIENCE AS TRACT 1, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A STEEL PIN ON THE SOUTH LINE OF SAID 162.509 ACRE TRACT AT A POINT SOUTH 85° 13' EAST 467.2 FEET AND SOUTH 86° 39' EAST 668.0 FEET FROM A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 15° WEST PARALLEL TO AND 25 FEET EASTERLY FROM A PIPELINE 126.6 FEET TO A STEEL PIN;

THENCE SOUTH 86° 39' EAST 460.0 FEET TO A STEEL PIN;

THENCE SOUTHEASTERLY WITH A WEST LINE OF THE AIRSTRIP 151.5 FEET TO A STEEL PIN ON SAID SOUTH LINE;

THENCE NORTH 86° 39' WEST WITH SAID SOUTH LINE 515.0 FEET TO THE PLACE OF BEGINNING.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Daniel Dean and spouse, Belinda Dean, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Daniel Dean and spouse, Belinda Dean, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Daniel Dean and spouse, Belinda Dean, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Daniel Dean and spouse, Belinda Dean (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 25<sup>th</sup> day of April, 2009.

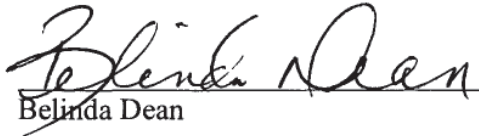
HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: I.R. [Signature]  
ITS: President

PROPERTY OWNER:



Daniel Dean



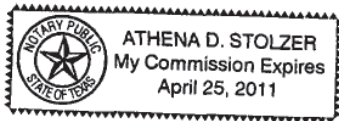
Belinda Dean

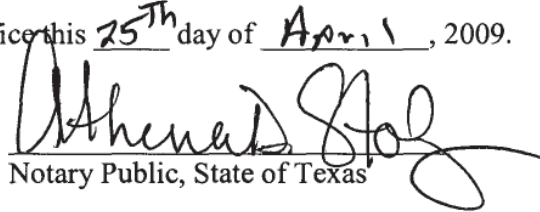
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Daniel Dean, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



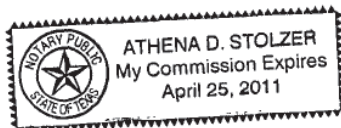
  
Notary Public, State of Texas

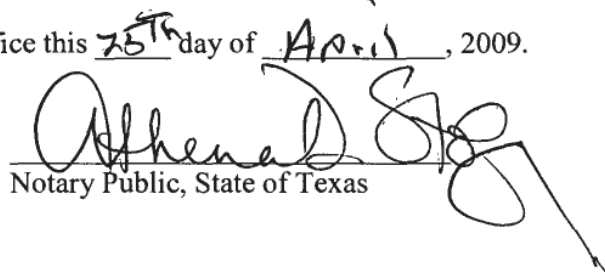
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Belinda Dean, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



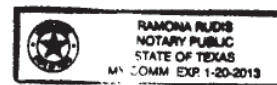
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 25 day of APRIL,  
2009, by J.A. MARE, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rude  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
THIS PURPOSES ONLY  
SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
THIS PURPOSES ONLY  
SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 111S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Ralph A. Slater and wife, Patricia A. Slater, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"


NOW THEREFORE, Ralph A. Slater and wife, Patricia A. Slater, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Ralph A. Slater and wife, Patricia A. Slater, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Ralph A. Slater and wife, Patricia A. Slater (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4~~th~~ day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

*Ralph A. Slater*  
Ralph A. Slater

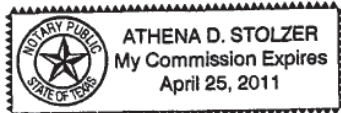
*Patricia A. Slater*  
Patricia A. Slater

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Ralph A. Slater, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



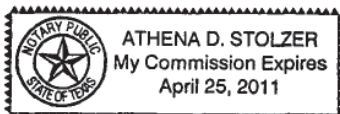
*Athena D. Stolzer*  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Patricia A. Slater, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



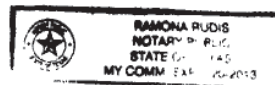
*Athena D. Stolzer*  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS IS NOT A STATISTICAL SCANNING  
PURPOSE ONLY.

THIS IS NOT A STATISTICAL SCANNING  
PURPOSE ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **TRACT 48:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AS A STEEL PIN AT THE SOUTHWEST CORNER OF TRACT 47 ON THE EAST LINE OF A ROAD AT A POINT NORTH 87° 19' WEST 1142 FEET AND SOUTH 2° 41' WEST 480 FEET FROM THE NORTHEAST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 87° 19' EAST 420 FEET TO A STEEL PIN AT THE SOUTHEAST CORNER OF TRACT 47;

THENCE SOUTH 2° 41' WEST 120 FEET TO A STEEL PIN;

THENCE NORTH 87° 19' WEST 420 FEET TO A STEEL PIN ON THE EAST LINE OF SAID ROAD;

THENCE NORTH 2° 41' EAST 120 FEET TO THE PLACE OF BEGINNING.

### **TRACT 49:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE AS TRACT 49 IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN AT THE SOUTHWEST CORNER OF TRACT 48 ON THE EAST LINE OF A ROAD AT A POINT NORTH 87° 19' WEST 1142 FEET AND SOUTH 2° 41' WEST 600 FEET FROM THE NORTHEAST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 87° 19' EAST 420 FEET TO A STEEL PIN AT THE SOUTHEAST CORNER OF TRACT 48;

THENCE SOUTH 2° 41' WEST 120 FEET TO A STEEL PIN;

THENCE NORTH 87° 19' WEST 420 FEET TO A STEEL PIN ON THE EAST LINE OF SAID ROAD;

THENCE NORTH 2° 41' EAST 120 FEET TO THE PLACE OF BEGINNING.

**TRACT 50:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE AS TRACT 50 IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN AT THE SOUTHWEST CORNER OF TRACT 49 ON THE EAST LINE OF A ROAD AT A POINT NORTH 87°19' WEST 1142 FEET AND SOUTH 2° 41' WEST 720 FEET FROM THE NORTHEAST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 87° 19' EAST 420 FEET TO A STEEL PIN AT THE SOUTHEAST CORNER OF TRACT 49;

THENCE SOUTH 2° 41' WEST 120 FEET TO A STEEL PIN;

THENCE NORTH 87° 19' WEST 420 FEET TO A STEEL PIN ON THE EAST LINE OF SAID ROAD;

THENCE NORTH 2° 41' EAST 120 FEET TO THE PLACE OF BEGINNING.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, James L. Rice, a/k/a Jim Rice, and Patricia Rice, a/k/a Pat Rice (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, James L. Rice, a/k/a Jim Rice, and Patricia Rice, a/k/a Pat Rice (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and James L. Rice, a/k/a Jim Rice, and Patricia Rice, a/k/a Pat Rice (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and James L. Rice, a/k/a Jim Rice, and Patricia Rice, a/k/a Pat Rice (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [signature]  
ITS: President

PROPERTY OWNERS:

James L. Rice AKA Jim Rice  
James L. Rice, a/k/a Jim Rice

Patricia Rice AKA Pat Rice  
Patricia Rice, a/k/a Pat Rice

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared James L. Rice, a/k/a Jim Rice, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of April, 2009.



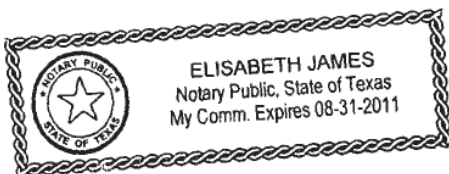
Elisabeth [signature]  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Patricia Rice, a/k/a Pat Rice, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of April, 2009.



Elisabeth James  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Ruidis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

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BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 60W OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION IN THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D PAGES 377-378 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS; TOGETHER WITH THE CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598 PAGE 176 REAL PROPERTY RECORDS

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Old Republic Exchange Facilitator Company as Qualified Intermediary for Charles O. Johnson (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

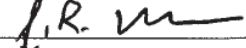
NOW THEREFORE Old Republic Exchange Facilitator Company as Qualified Intermediary for Charles O. Johnson, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Old Republic Exchange Facilitator Company as Qualified Intermediary for Charles O. Johnson (Property Owner) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

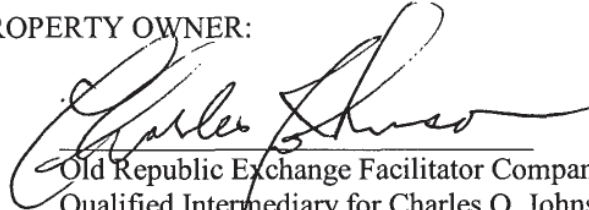
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Old Republic Exchange Facilitator Company as Qualified Intermediary for Charles O. Johnson (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 2 day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

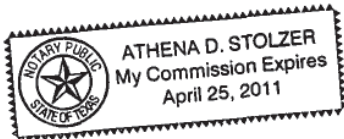
  
Old Republic Exchange Facilitator Company as  
Qualified Intermediary for Charles O. Johnson

STATE OF TEXAS §

COUNTY OF Denton

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as \_\_\_\_\_ of Old Republic Exchange Facilitator Company as Qualified Intermediary for Charles O. Johnson known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2nd day of May, 2009.



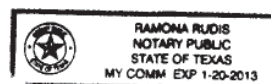
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MESSER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **JOHNSON PROPERTY DESCRIPTION**

BEING LOT 128S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE IV, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT THEREOF RECORDED IN CABINET X, PAGE 603, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Donald J. Milton and Joy E. Milton, as Trustees of the Donald J. Milton and Joy E. Milton Revocable Trust, Dated Feb. 19, 2005 (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Donald J. Milton and Joy E. Milton, as Trustees of the Donald J. Milton and Joy E. Milton Revocable Trust, Dated Feb. 19, 2005, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Donald J. Milton and Joy E. Milton, as Trustees of the Donald J. Milton and Joy E. Milton Revocable Trust, Dated Feb. 19, 2005, (Property Owner) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified by Donald J. Milton and Joy E. Milton, as Trustees of the Donald J. Milton and Joy E. Milton Revocable Trust, Dated Feb. 19, 2005 (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNER:

Donald J. Milton  
Donald J. Milton, as Trustees of the Donald J.  
Milton and Joy E. Milton Revocable Trust, Dated  
Trustee

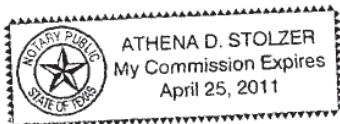
Joy E. Milton  
Donald J. Milton, as Trustees of the Donald J.  
Milton and Joy E. Milton Revocable Trust, Dated  
Trustee

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Donald J. Milton and Joy E. Milton, as Trustees of the Donald J. Milton and Joy E. Milton Revocable Trust, Dated \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed on behalf of said limited liability company and limited partnership.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MISTER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, BEING PART OF AN 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE AS TRACT 6, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN ON A WEST LINE OF SAID AIRSTRIP AT A POINT SOUTH 87°13' EAST 1281.2 FEET AND SOUTH 5°45' EAST 1360 FEET FROM THE WEST NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 5°45' EAST WITH SAID AIRSTRIP LINE 120 FEET TO A STEEL PIN AT THE NORTHEAST CORNER OF TRACT 5'

THENCE SOUTH 84°15' WEST 585 FEET TO A STEEL PIN AT THE NORTHWEST CORNER OF TRACT 5;

THENCE NORTHERLY 121 FEET TO A STEEL PIN;

THENCE NORTH 86°15' EAST 592.1 FEET TO THE PLACE OF BEGINNING;

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, James O. Cox and wife, Susan S. Cox, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, James O. Cox and wife, Susan S. Cox, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and James O. Cox and wife, Susan S. Cox, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and James O. Cox and wife, Susan S. Cox (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4TH day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNER:

James O. Cox  
James O. Cox

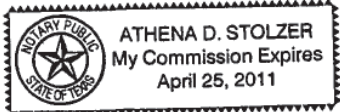
Susan S. Cox  
Susan S. Cox

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared James O. Cox, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



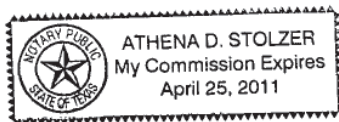
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Susan S. Cox, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4TH day of MAY,  
2009, by J.R. MOTE, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

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PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 105S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Mark A. Case and wife, Charlene R. Case, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

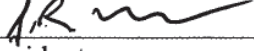
NOW THEREFORE, Mark A. Case and wife, Charlene R. Case, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Mark A. Case and wife, Charlene R. Case, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Mark A. Case and wife, Charlene R. Case (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

Mark A. Case

Mark A. Case

Charlene R. Case

Charlene R. Case

STATE OF TEXAS §

COUNTY OF Denton §

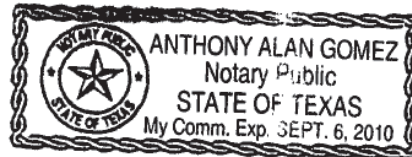
Before me, the undersigned authority, on this day personally appeared Mark A. Case, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of April, 2009.

[Signature]  
Notary Public, State of Texas

STATE OF TEXAS §

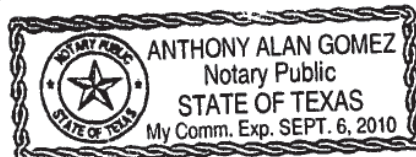
COUNTY OF Denton §



Before me, the undersigned authority, on this day personally appeared Charlene R. Case, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of April, 2009.

[Signature]  
Notary Public, State of Texas

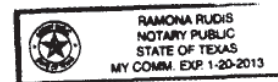


THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MASEN, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 102S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN CABINET T, PAGES 176, PLAT RECORDS DENTON COUNTY, TEXAS. TOGETHER WITH THOSE CERTIFICATES OF CORRECTION FILED ON 9/24/2001 RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 01-R0100498 IN VOLUME 4928, PAGE 2295, FILED ON 1/14/2002, RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0005178 IN VOLUME 5002, PAGE 636, AND THOSE FILED ON 04/09/2002, RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0045219 IN VOLUME 5060, PAGE 4075, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Charles O. Johnson and wife Pat Johnson, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Charles O. Johnson and Patricia Johnson, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Charles O. Johnson and Patricia Johnson, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

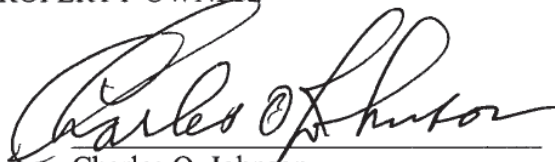
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Charles O. Johnson and Patricia Johnson, (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

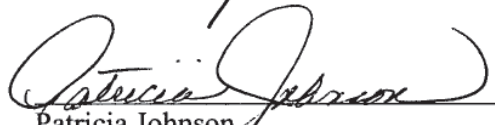
EXECUTED this 2 day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNER:

  
Charles O. Johnson

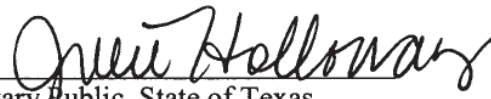
  
Patricia Johnson

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Charles O. Johnson, known to me (or proved to me on the oath of TXDL or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of May, 2009.

  
Notary Public, State of Texas

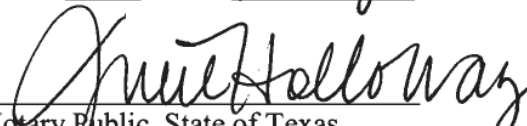
STATE OF TEXAS §

COUNTY OF Denton §



Before me, the undersigned authority, on this day personally appeared Patricia Johnson, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of May, 2009.

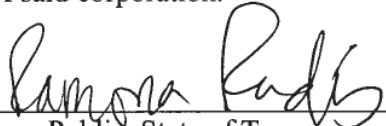
  
Notary Public, State of Texas

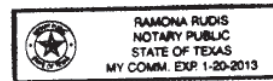


THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4th day of MAY,  
2009, by J.R. MESIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING PURPOSE ONLY. | THIS STAMP IS FOR SCANNING PURPOSE ONLY. | THIS STAMP IS FOR SCANNING PURPOSE ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 58W IN BLOCK A OF HIDDEN VALLEY AIRPARK PHASE II-B, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET P PAGE 307, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Alex P. Whitmore and wife, Martha H. Whitmore, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Alex P. Whitmore and wife, Martha H. Whitmore, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Alex P. Whitmore and wife, Martha H. Whitmore, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Alex P. Whitmore and wife, Martha H. Whitmore (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Alex P. Whitmore

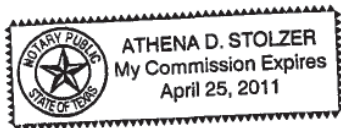
  
Martha H. Whitmore

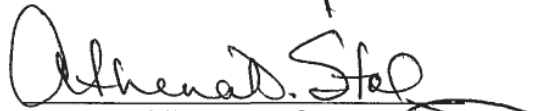
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Alex P. Whitmore, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



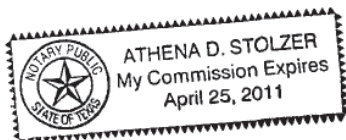
  
Notary Public, State of Texas

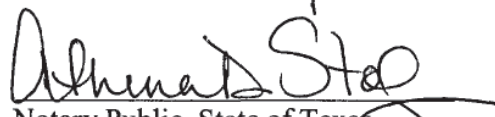
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Martha H. Whitmore, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



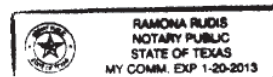
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY, 2009, by J.R. MASTER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Ruidis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS BEING A PART OF 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BY DEED FILED MAY 31, 1967, AND RECORDED IN VOLUME 551, PAGE 415, DEED RECORDS OF DENTON COUNTY, TEXAS; BEING DESIGNATED FOR COVENIENCE AS TRACT 27 IN SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN AT THE SOUTHWEST CORNER OF TRACT 26 ON AN EAST LINE OF THE AIRSTRIP AT A POINT SOUTH  $87^{\circ} 13'$  EAST, 1534.0 FEET AND SOUTH  $05^{\circ} 45'$  EAST, 1732.5 FEET FROM THE WEST-NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE NORTH  $84^{\circ} 15'$  EAST, 420 FEET TO A STEEL PIN AT THE SOUTHEAST CORNER OF TRACT 26;

THENCE SOUTH  $05^{\circ} 45'$  EAST, 120 FEET TO A PIN;

THENCE SOUTH  $84^{\circ} 15'$  WEST, 420 FEET TO A STEEL PIN ON SAID AIRSTRIP LINE;

THENCE NORTH  $05^{\circ} 45'$  WEST, WITH SAID LINE 120 FEET TO THE PLACE OF BEGINNING, BEING ALSO KNOWN AS LOTS 27 OF HIDDEN VALLEY AIRPARK.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Ted L. Blackerby and wife, Nancy M. Blackerby (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Ted L. Blackerby and wife, Nancy M. Blackerby (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Ted L. Blackerby and wife, Nancy M. Blackerby (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Ted L. Blackerby and wife, Nancy M. Blackerby (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 25<sup>th</sup> day of April, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNERS:

  
Ted L. Blackerby

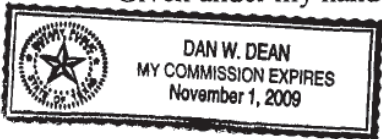
  
Nancy M. Blackerby

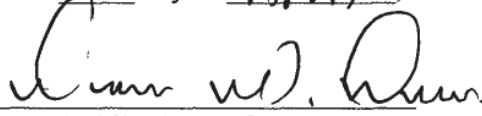
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Ted L. Blackerby, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



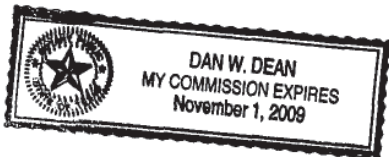
  
Notary Public, State of Texas

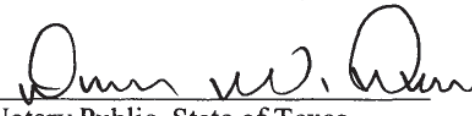
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Nancy M. Blackerby, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 25 day of APRIL, 2009, by J.A. NISSEK, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

## PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
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PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 110S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN CABINET T, PAGES 176, PLAT RECORDS DENTON COUNTY, TEXAS. TOGETHER WITH A CERTIFICATE OF CORRECTION FILED ON 9/24/2001 RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 01-R0100498 IN VOLUME 4928, PAGE 2295, AND FILED ON 01/14/2002, RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0005178 IN VOLUME 5002, PAGE 636, AND FILED ON 04/09/2002, RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0045219 IN VOLUME 5060, PAGE 4075, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Gordon Albury and Georgia Albury, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

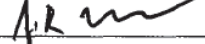
NOW THEREFORE, Gordon Albury and Georgia Albury, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Gordon Albury and Georgia Albury, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Gordon Albury and Georgia Albury (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNERS:

Gordon Albury  
Gordon Albury

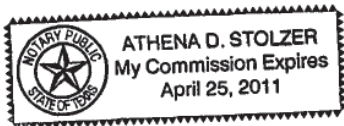
Georgia Albury  
Georgia Albury

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Gordon Albury, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



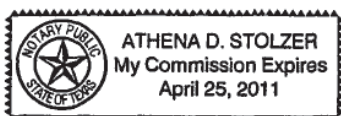
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Georgia Albury, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by J.R. MASIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.  
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PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED AS TRACT 47, FOR CONVENIENCE IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN AT THE SOUTHWEST CORNER OF TRACT 46, ON THE EAST LINE OF A ROAD AT A POINT NORTH 87 DEG. 19 MIN. WEST, 1,142 FEET AND SOUTH 02 DEG. 41 MIN. WEST, 360 FEET FROM THE NORTHEAST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 87 DEG. 19 MIN. EAST, 420 FEET TO A STEEL PIN AT THE SOUTHEAST CORNER OF TRACT 46;

THENCE SOUTH 02 DEG. 41 MIN. WEST, 120 FEET TO A STEEL PIN;

THENCE NORTH 87 DEG. 19 MIN. WEST, 420 FEET TO A STEEL PIN ON THE EAST LINE OF SAID ROAD;

THENCE NORTH 02 DEG. 41 MIN. EAST, 120 FEET TO THE PLACE OF BEGINNING.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Steve T. Horstman and Ronda J. Horstman, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Steve T. Horstman and Ronda J. Horstman, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Steve T. Horstman and Ronda J. Horstman, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

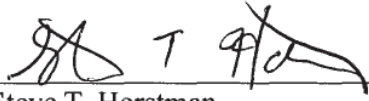
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Steve T. Horstman and Ronda J. Horstman (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. m  
ITS: President

PROPERTY OWNER:

  
Steve T. Horstman

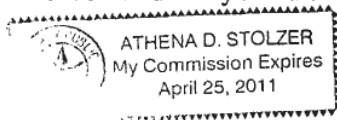
  
Ronda J. Horstman

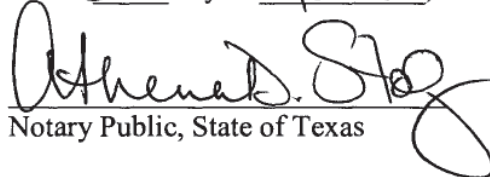
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Steve T. Horstman, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



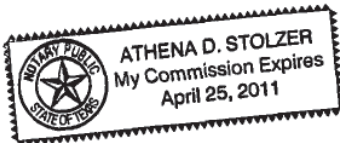
  
Notary Public, State of Texas

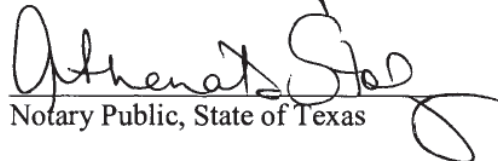
STATE OF TEXAS §

COUNTY OF Denton §

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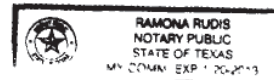
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MASHER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 108S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009..

WHEREAS, Paul F. Sehome and wife, Judy C. Sehome, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Paul F. Sehome and wife, Judy C. Sehome, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Paul F. Sehome and wife, Judy C. Sehome, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

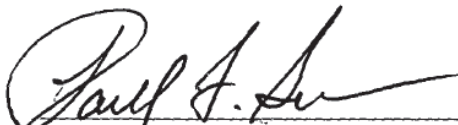
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Paul F. Sehome and wife, Judy C. Sehome (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

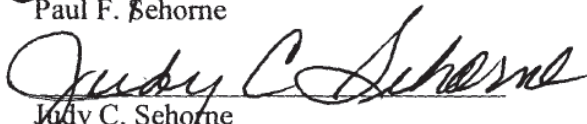
EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. [Signature]  
ITS: President

PROPERTY OWNERS:

  
Paul F. Sehorn

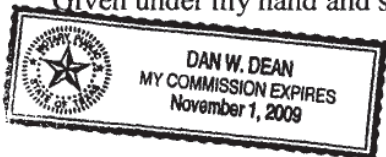
  
Judy C. Sehorn

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Paul F. Sehorn, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



  
Notary Public, State of Texas

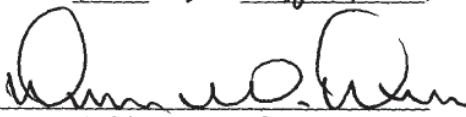
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Judy C. Sehorn, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



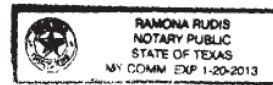
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 9<sup>th</sup> day of MAY, 2009, by J.R. Mosek, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT NUMBER 330 IN THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM THOMAS E. TRAVIS AND WIFE, DOROTHY CHERYL TRAVIS PAGE 148, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR CORNER IN THE WEST LINE OF HIDDEN VALLEY ROAD, A PUBLIC ROADWAY HAVING A RIGHT-OF-WAY OF 50.0 FEET, SAID POINT BEING THE NORTHEAST CORNER OF THE CERTAIN TRACT OF LAND CONVEYED BY DEED FROM LARRY B. HORTON AND WIFE, JACKLYN M. HORTON TO WM. LANE ETHEREDGE, JR., RECORDED IN VOLUME 2523, PAGE 607, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S. 84 DEGREES 15 MINUTES 12 SECONDS W, 589.55 FEET WITH THE NORTH LINE OF SAID ETHEREDGE TRACT AND WITH THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM JAMES E. WOLF, JR. AND WIFE, JOAN M. WOLF TO DONALD J. MILTON AND WIFE JOY E. MILTON RECORDED IN VOLUME 950, PAGE 791, DEED RECORDS, DENTON COUNTY, TEXAS, TO AN IRON ROD FOUND FOR CORNER IN THE EAST LINE OF A GAS LINE EASEMENT HAVING A RIGHT-OF-WAY OF 100.0 FEET;

THENCE N 05 DEGREES 25 MINUTES 56 SECONDS W, 178.68 FEET WITH SAID EAST LINE OF SAID GAS LINE EASEMENT TO AN IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM WILLIAM A. ROJAS AND WIFE, JANET D. ROJAS TO LOUIS A. GARVIN AND WIFE, SUSAN L. GARVIN RECORDED IN VOLUME 1266, PAGE 992, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 84 DEGREES 05 MINUTES 37 SECONDS E, 588.52 FEET WITH THE SOUTH LINE OF SAID GARVIN TRACT TO AN IRON ROD FOUND FOR CORNER IN SAID WEST LINE OF SAID HIDDEN VALLEY ROAD;

THENCE S 05 DEGREES 45 MINUTES 43 SECONDS E, 180.32 FEET WITH THE SAID WEST LINE OF SAID HIDDEN VALLEY ROAD TO THE PLACE OF BEGINNING AND CONTAINING 2.427 ACRES OF LAND, MORE OR LESS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Alfred D. Hyde and wife, Molly A. Hyde, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Alfred D. Hyde and wife, Molly A. Hyde, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Alfred D. Hyde and wife, Molly A. Hyde, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Alfred D. Hyde and wife, Molly A. Hyde (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Alfred D. Hyde

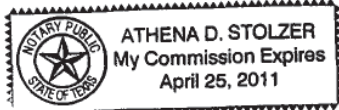
  
Molly A. Hyde

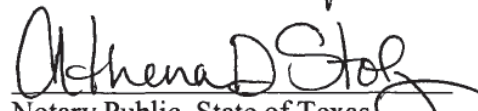
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Alfred D. Hyde, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



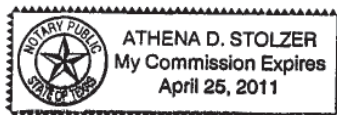
  
Notary Public, State of Texas

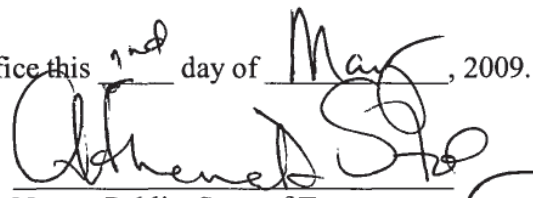
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Molly A. Hyde, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1<sup>st</sup> day of May, 2009.



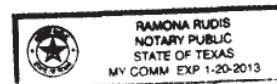
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY, 2009, by J.R. MOSELER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 75-E OF HIDDEN VALLEY ESTATES PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET D, PAGE 377 AND PAGE 378, PLAT RECORDS, DENTON COUNTY, TEXAS. (CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598, PAGE 176, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.)

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Heath W. Zingelmann and Leanne Zingelmann, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Heath W. Zingelmann and Leanne Zingelmann, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Heath W. Zingelmann and Leanne Zingelmann, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Heath W. Zingelmann and Leanne Zingelmann (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

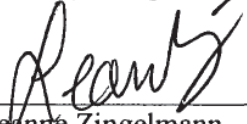
EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNERS:

  
\_\_\_\_\_  
Heath W. Zingelmann

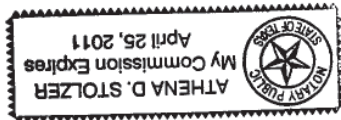
  
\_\_\_\_\_  
Leanne Zingelmann

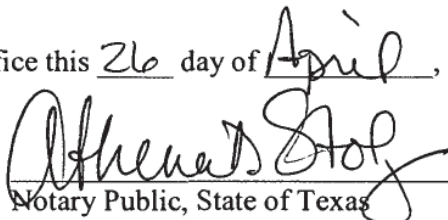
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Heath W. Zingelmann, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of April, 2009.



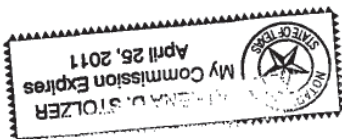
  
\_\_\_\_\_  
Notary Public, State of Texas

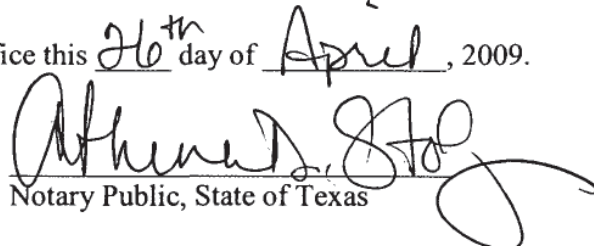
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Leanne Zingelmann, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26<sup>th</sup> day of April, 2009.



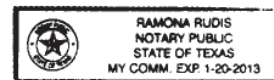
  
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by J.R. MOSER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### TRACT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE AS TRACT 10, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN ON A WEST LINE OF THE AIRSTRIP AT A POINT SOUTH 87 DEGREES 15 MINUTES EAST 1281.2 FEET AND SOUTH 5 DEGREES 45 MINUTES EAST 880 FEET FROM THE WEST-NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 5 DEGREES 45 MINUTES EAST WITH SAID AIRSTRIP LINE 120 FEET TO A STEEL PIN AT THE NORTHWEST CORNER OF TRACT 9;

THENCE SOUTH 84 DEGREES 15 MINUTES WEST 590.0 FEET TO A STEEL PIN AT THE NORTHWEST CORNER OF TRACT 0;

THENCE NORTH 1 DEGREES 03 MINUTES EAST 120.6 FEET TO A STEEL PIN;

THENCE NORTH 84 DEGREES 15 MINUTES EAST 575.7 FEET TO THE PLACE OF BEGINNING.

### TRACT 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE AS TRACT 11, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN ON A WEST LINE OF THE AIRSTRIP AT A POINT SOUTH 87 DEGREES 13 MINUTES EAST 1281.2 FEET AND SOUTH 5 DEGREES 45 MINUTES EAST 760 FEET FROM THE WEST-NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 5 DEGREES 45 MINUTES EAST WITH SAID LINE (AIRSTRIP) 120 FEET TO A STEEL PIN AT THE NORTHEAST CORNER OF TRACT 10;

THENCE SOUTH 84 DEGREES 15 MINUTES WEST 575.7 FEET TO A STEEL OIN  
AT THE NORTHWEST CORNER OF TRACT 10;

THENCE NORTH 1 DEGREES 03 MINUTES EAST 120.8 FEET TO A STEEL PIN;

THENCE NORTH 84 DEGREES 15 MINUTES EAST 861.4 FEET TO PLACE OF  
BEGINNING.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Gerald Bilger and wife, Barbara A. Bilger, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Gerald Bilger and wife, Barbara A. Bilger, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Gerald Bilger and wife, Barbara A. Bilger, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Gerald Bilger and wife, Barbara A. Bilger, (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of May, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNER:

Gerald Bilger

Gerald Bilger

Barbara A. Bilger

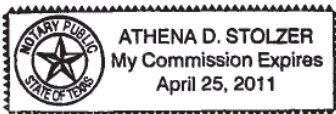
Barbara A. Bilger

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Gerald Bilger, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



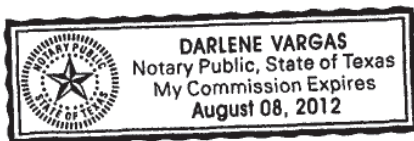
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF EL PASO §

Before me, the undersigned authority, on this day personally appeared Barbara A. Bilger, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of April, 2009.

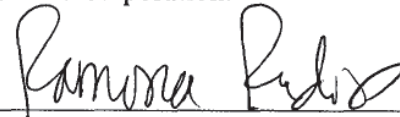


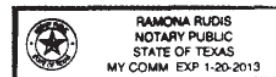
[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SIUTATED IN THE W.D. DURHAM SURVEY, A-330, DENTON COUNTY, TEXAS, BEING PART OF A CERTAIN (CALLED) 162.509 ACRE TRACT DESCRIBED IN A DEED FRM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. ON THE 23<sup>RD</sup> DAY OF MAY, 1967, RECORDED IN VOLUME 551, PAGE 415, DEED RECORDS AND BEING THE SAME TOW TRACTS DESCRIBED IN DEEDS FROM HIDDEN VALLYE AIRPARK ASSOCIATION, INC. TO LEO MILLER, ET UX AS FOLLOWS: (1) (CALLED) TRACT 15 OF A SUBDIVISION OF SAID 162.509 ACRE TRACT ON THE 1<sup>ST</sup> DAY OF JUNE 1967 RECORDED IN VOLUME 554, PAGE 172 DEED RECORDS AND (2) A 1.394 ACRE TRACT ON THE 1<sup>ST</sup> DAY OF OCTOBER, 1971 RECORDED IN VOLUME 631, PAGE 21, DEED RECORDS OF DENTON COUNTY, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 87 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 1340.0 FEET TO A POINT IN THE NORTH BOUNDARY LINE OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 05 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 60.24 FEET TO AN IRON PIN IN THE SOUTH LINE OF A 30 FOOT ROAD AT THE NORTHWEST CORNER OF SAID 3.1199 ACRE TRACT, SAME POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 82 DEGREES 11 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF SAID ROAD A DISTANCE OF 490.43 FEET TO AN IRON PIN;

THENCE SOUTH 38 DEGREES 35 MINUTES 14 SECONDS EAST WITH THE WESTERLY LINE OF SAID ROAD A DISTANCE OF 228.97 FEET TO AN IRON PIN;

THENCE SOUTH 82 DEGREES 43 MINUTES 21 SECONDS WEST A DISTANCE OF 601.12 FEET TO AN IRON PIN ON THE EAST BOUNDARY LINE OF A 50 FOOT WIDE ROAD;

THENCE NORTH 05 DEGREES 45 MINUTES 00 SECONDS WEST WITH THE EAST BOUNDARY LINE OF SAID ROAD PART OF THE WAY A DISTANCE OF 323.46 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.119 ACRES OF LAND,

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Louis A. Garvin and wife, Susan L. Garvin, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Louis A. Garvin and wife, Susan L. Garvin, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Louis A. Garvin and wife, Susan L. Garvin, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Louis A. Garvin and wife, Susan L. Garvin (Property Owner's) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: ARW  
ITS: President

PROPERTY OWNERS:

Louis A. Garvin

Louis A. Garvin

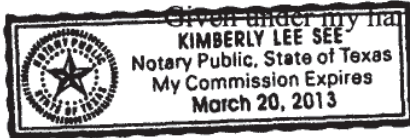
Susan L. Garvin

Susan L. Garvin

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Louis A. Garvin, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



Given under my hand and seal of office this 21 day of Apr, 2009.

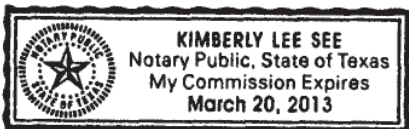
[Signature]

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Susan L. Garvin, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



Given under my hand and seal of office this 21 day of Apr, 2009.

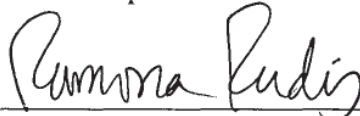
[Signature]

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

IN THE W.D. DURHAM SURVEY, ABSTRACT NO. 330, BEING PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED FOR CONVENIENCE AS TRACT 9, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A WEST LINE OF THE AIRSTRIP AT A POINT SOUTH 87 DEGREES 13 MINUTES EAST 1281.2 FEET AND SOUTH 5 DEGREES 45 MINUTES EAST 1000 FEET FROM THE WEST-NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE SOUTH 5 DEGREES 45 MINUTES EAST WITH SAID AIRSTRIP LINE 120 FEET TO A STEEL PIN AT THE NORTHEAST CORNER OF TRACT 8;

THENCE SOUTH 84 DEGREES 15 MINUTES WEST 590.7 FEET TO A STEEL PIN AT THE NORTHWEST CORNER OF TRACT 8;

THENCE NORTHERLY 120 FEET TO A STEEL PIN;

THENCE NORTH 84 DEGREES 15 MINUTES EAST 590.0 FEET TO THE PLACE OF BEGINNING, SAVE AND EXCEPT MINERAL RESERVATION RETAINED IN DEED FROM PRESBYTERIAN CHILDREN'S HOME AND SERVICE AGENCY TO H.K. COOPER AND WIFE, MABLE C. COOPER, DATED FEBRUARY 27, 1959, FILED MARCH 27, 1959 AND RECORDED IN VOLUME 445, PAGE 177, DEED RECORDS OF DENTON COUNTY, TEXAS AND MINERAL RESERVATION RETAINED IN DEED FROM H.K. COOPER AND WIFE, MABLE C. COOPER TO SQUIRE HASKINS DATED JUNE 21, 1915, FILED JULY 10, 1915 AND RECORDED IN VOLUME 142, PAGE 301, DEED RECORDS OF DENTON COUNTY, TEXAS.

*John + Linda Hae*

*Howard would  
see the night  
Person  
Set this?  
(831) 601 1341*

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, John W. Hall and wife, Linda S. Lewis-Hall, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"


NOW THEREFORE, John W. Hall and wife, Linda S. Lewis-Hall, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and John W. Hall and wife, Linda S. Lewis-Hall, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

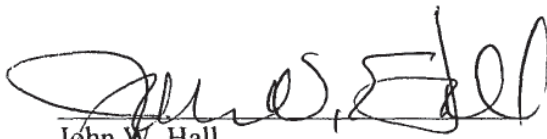

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and John W. Hall and wife, Linda S. Lewis-Hall (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
John W. Hall  
  
Linda S. Lewis-Hall

STATE OF ~~TEXAS~~ <sup>CALIFORNIA</sup> §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared John W. Hall, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, State of ~~Texas~~ <sup>CALIFORNIA</sup>

STATE OF ~~TEXAS~~ <sup>CALIFORNIA</sup> §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared Linda S. Lewis-Hall, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, State of ~~Texas~~ <sup>CALIFORNIA</sup>

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Monterey

On 4/10/2009

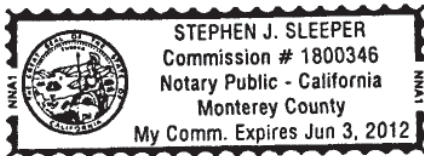
Date

before me, Stephen J. Sleeper Notary Public

Here Insert Name and Title of the Officer

personally appeared John W. Hall

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature [Signature]

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Acknowledgment of Bylaws Texas

Document Date: 4/10/2009 Number of Pages: 9

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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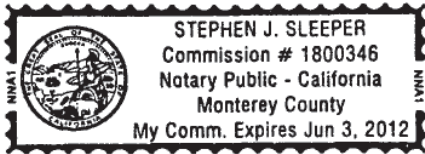
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Monterey

On 4/10/2009 before me, Stephen J. Sleeper Notary Public

personally appeared Linda Sue Lewis - Hall



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Acknowledgment of By Laws Texas

Document Date: 4-10-2009 Number of Pages: 9

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY, 2009, by DR MARIK, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas

# EXHIBIT A

PROPERTY DESCRIPTION

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# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

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Compiled: March 2009

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BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
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- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# EXHIBIT B

## PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN TRACT OF PARCEL OF LAND SITUATED IN THE W. D. DURHAM SURVEY ABSTRACT NUMBER 330, DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED FROM MARTIN RAY CLARKE TO DANIEL D. MEYER AND WIFE FLORI N. MEYER AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 98-R0065794 OF THE REAL PROPERTY RECORDS OF DENTON COUTNY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF HIDDEN VALLEY DRIVE AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM T.E. SAUNDERS AND WIFE, MARCIA W. SAUNDERS TO WILLIAM F. SINCLAIR AND WIFE, JOYCE T. SINCLAIR AS RECORDED IN VOLUME 1373, PAGE 372 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS;

THENCE SOUTH 87 DEGREES 13 MINUTES 22 SECONDS EAST WITH THE SOUTH LINE OF SAID HIDDEN VALLEY DRIVE A DISTANCE OF 259.62 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE OCCUPIED AND RECOGNIZED WEST LINE OF AN OLD CEMETARY;

THENCE SOUTH 04 DEGREES 46 MINUTES 54 SECONDS WEST WITH THE OCCUPIED AND RECOGNIZED WEST LINE OF AN OLD CEMETARY A DISTANCE OF 196.23 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN AN DEED FROM C.F. NORTON AND WIFE, KAY BRIGHT NORTON TO CHESTER LEON BROWN AND WIFE, RUBY M. BROWN AS RECORDED IN VOLUME 391, PAGE 628 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 01 MINUTES 00 SECONDS WEST WITH THE NORTH LINE OF SAID BROWN TRACT A DISTANCE OF 261.53 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF SAID SINCLAIR TRACT;

THENCE NORTH 05 DEGREES 21 MINUTES 07 SECONDS EAST WITH THE EAST LINE OF SAID SINCLAIR TRACT A DISTANCE OF 195.37 FEET TO THE POINT OF BEGINNING AND ENCLOSING 1.170 ACRES OF LAND MORE OR LESS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009..

WHEREAS, Dale E. Stolzer, married and Athena D. Stolzer, married (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE Dale E. Stolzer, married and Athena D. Stolzer, married (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Dale E. Stolzer, married and Athena D. Stolzer, married (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified Dale E. Stolzer, married and Athena D. Stolzer, married (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. M  
ITS: President

PROPERTY OWNER:

Dale E. Stolzer

Dale E. Stolzer

Athena D. Stolzer

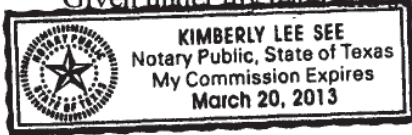
Athena D. Stolzer

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Dale E. Stolzer, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of Apr, 2009.



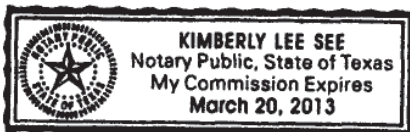
[Signature]  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Athena D. Stolzer, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of Apr, 2009.



[Signature]  
Notary Public, State of Texas

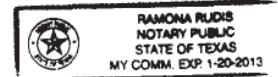
THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR MOGER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

*Ramona Rude*

Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 80E OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET D, PAGE 377 AND 378, PLAT RECORDS, DENTON COUNTY, TEXAS TOGETHER WITH THE CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598, PAGE 176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009..

WHEREAS, Steven E. Tisdale and wife, Molly A. Tisdale, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Steven E. Tisdale and wife, Molly A. Tisdale, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Steven E. Tisdale and wife, Molly A. Tisdale, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

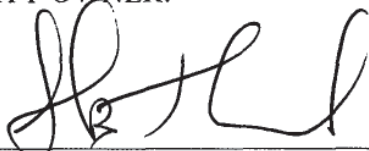
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Steven E. Tisdale and wife, Molly A. Tisdale (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

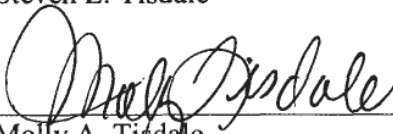
EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
\_\_\_\_\_  
Steven E. Tisdale

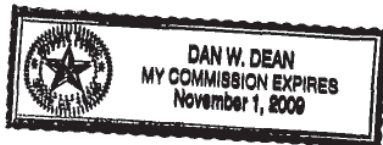
  
\_\_\_\_\_  
Molly A. Tisdale

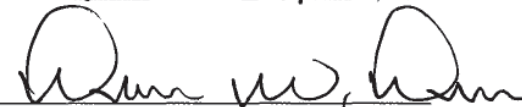
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Steven E. Tisdale, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



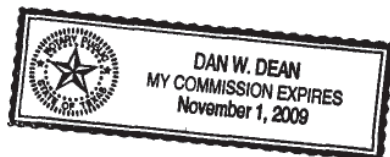
  
\_\_\_\_\_  
Notary Public, State of Texas

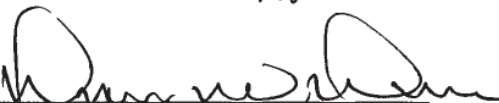
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Molly A. Tisdale, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of April, 2009.



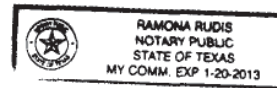
  
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by J.R. MOORE, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

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PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 137S IN BLOCK B OF HIDDEN VALLEY AIRPARK, PHASE IV, AN  
ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS,  
ACCORDING TO THE AMENDING PLAT THEREOF RECORDED IN CABINET X,  
PAGE 603, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Matthew Edward Haines and Jennifer Elizabeth Holub, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Matthew Edward Haines and Jennifer Elizabeth Holub, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Matthew Edward Haines and Jennifer Elizabeth Holub, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Matthew Edward Haines and Jennifer Elizabeth Holub (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

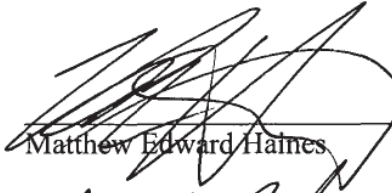
EXECUTED this 4~~TH~~ day of MAY, 2009.

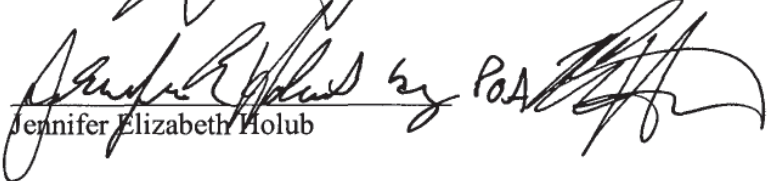
HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. [Signature]

ITS: President

PROPERTY OWNER:

  
Matthew Edward Haines

  
Jennifer Elizabeth Holub

STATE OF TEXAS §

COUNTY OF DENTON §

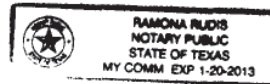
Before me, the undersigned authority, on this day personally appeared Matthew ~~Edward~~ Haines, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of APRIL, 2009.

  
Notary Public, State of Texas

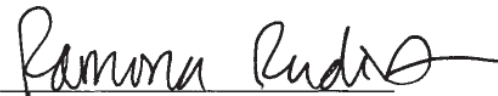
STATE OF TEXAS §

COUNTY OF DENTON §



~~HOLUB~~ Before me, the undersigned authority, on this day personally appeared Jennifer ~~ELIZABETH~~ ~~Haines~~, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of APRIL, 2009.



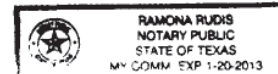
Notary Public, State of Texas

THE STATE OF TEXAS           §

COUNTY OF DENTON           §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY,  
2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. D. DURHAM SURVEY, ABSTRACT NO. 330, DENTON COUNTY, TEXAS, BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., BEING DESIGNATED AS TRACT 20 FOR CONVENIENCE IN A SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A STEELPIN AT THE SOUTHWEST CORNER OF TRACT NO. 19 ON AN EAST LINE OF THE AIRSTRIP AT A POINT SOUTH 87 DEGREES 13 MINUTES EAST 1534.0 FEET AND SOUTH 5 DEGREES 45 MINUTES EAST 892.5 FEET FROM THE WEST-NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE NORTH 84 DEGREES 15 MINUTES EAST WITH THE SAID LINE (SOUTH) OF TRACT 19, 630 FEET, MORE OR LESS, TO THE WATER'S EDGE OF A LAKE;

THENCE SOUTHERLY WITH THE WATER'S EDGE 120 FEET MORE OR LESS;

THENCE SOUTH 84 DEGREES 15 MINUTES WEST 625 FEET, MORE OR LESS, TO A STEEL PIN ON SAID AIRSTRIP LINE;

THENCE NORTH 5 DEGREES 45 MINUTES WEST WITH SAID LINE 120 FEET TO PLACE OF BEGINNING.

## STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.


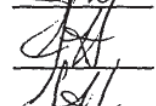
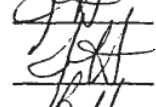
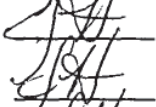
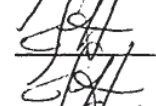
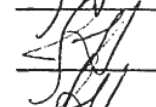
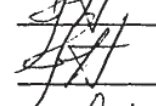

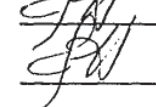



I, Jennifer Holub, 20 Hidden Valley Airpark, Denton, Texas 76208, my social security number being \_\_\_\_\_, appoint Mathew Haines, 20 Hidden Valley Airpark, Denton, TX 76208 as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (n) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- |   |     |   |
|---|-----|---|
|    | (A) | real property transactions;   |
|   | (B) | tangible personal property transactions;  |
|  | (C) | stock and bond transactions;  |
|  | (D) | commodity and option transactions;  |
|  | (E) | banking and other financial institution transactions;   |
|  | (F) | business operating transactions;  |
|  | (G) | insurance and annuity transactions;   |
|  | (H) | estate, trust, and other beneficiary transactions;  |
|  | (I) | claims and litigation;  |
|  | (J) | personal and family maintenance;  |
|  | (K) | benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service; |
|  | (L) | retirement plan transactions;   |
|  | (M) | tax matters;  |
|  | (N) | ALL OF THE OWERS LISTED IN (A) THROUGH (M). YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).       |

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

(A) This power of attorney is not affected by my subsequent disability or incapacity.

(B) This power of attorney becomes effective upon my disability or incapacity.

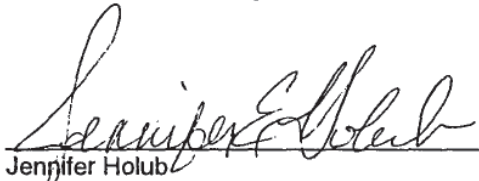
YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOOSE ALTERNATIVE (A).

I agree that any third party who received a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent:

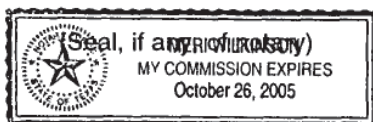
Signed this 8TH day of NOVEMBER, 2001.

  
Jennifer Holub

STATE OF Texas  
COUNTY OF Collin

This document was acknowledged before me on 11-8-01 (date)  
by Jennifer Holub (name of principal).

  
(signature of notarial officer)



Meri Wilkinson  
(printed name)

My commission expires: \_\_\_\_\_

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Wilbur Glenn Dugger and Karen Dugger, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"


NOW THEREFORE, Wilbur Glenn Dugger and Karen Dugger, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Wilbur Glenn Dugger and Karen Dugger, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

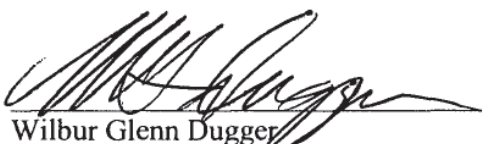
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Wilbur Glenn Dugger and Karen Dugger (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.


EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Wilbur Glenn Dugger

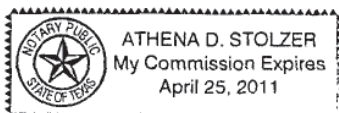
  
Karen Dugger

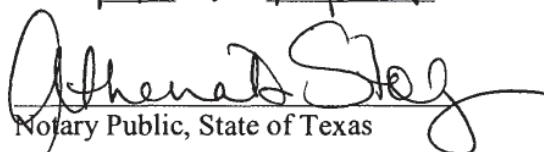
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Wilbur Glenn Dugger, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



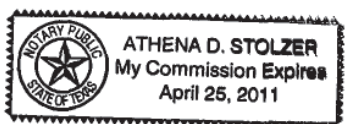
  
Notary Public, State of Texas

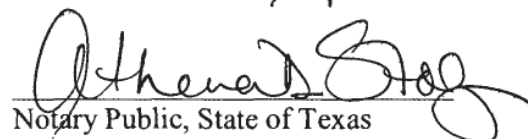
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Karen Dugger, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of April, 2009.

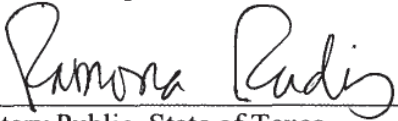


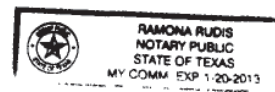
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of MAY,  
2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT TWENTY-SIX-R (26R), HIDDEN VALLEY ESTATES AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET L, PAGE 36, DEED RECORDS OF DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, David Martin Valdez and Cindy Kelly (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, David Martin Valdez and Cindy Kelly (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and David Martin Valdez and Cindy Kelly (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

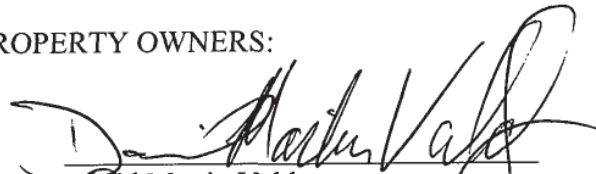
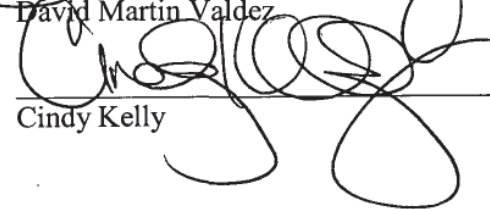
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and David Martin Valdez and Cindy Kelly (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4~~th~~ day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNERS:

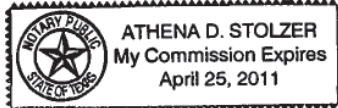
  
David Martin Valdez  
  
Cindy Kelly

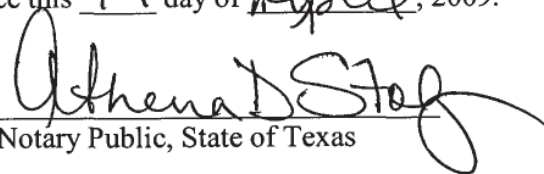
STATE OF TEXAS §

COUNTY OF Denton§

Before me, the undersigned authority, on this day personally appeared David Martin Valdez, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



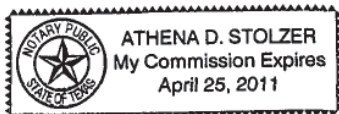
  
Notary Public, State of Texas

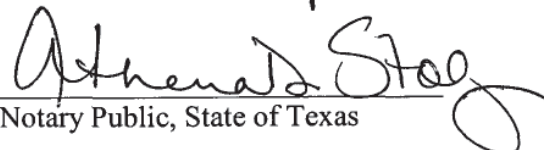
STATE OF TEXAS §

COUNTY OF Denton§

Before me, the undersigned authority, on this day personally appeared Cindy Kelly, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



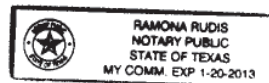
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JP MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **VALDEZ PROPERTY DESCRIPTION**

BEING LOT 129S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE IV, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT THEREOF RECORDED IN CABINET X, PAGE 603, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; 'ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Archer Ellis, (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Archer Ellis, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Archer Ellis, (Property Owner) does hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

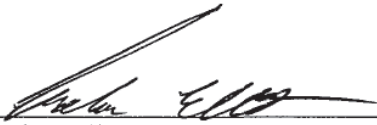
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Archer Ellis (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

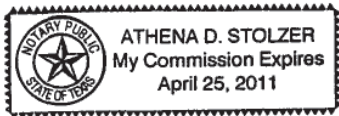
  
Archer Ellis

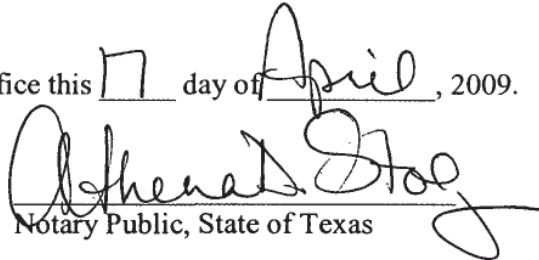
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Archer Ellis, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of April, 2009.

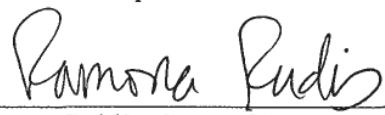


  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 109S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III AN  
ADDITON TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO  
THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT  
RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Brian C. Walrath and wife, Amy P. Walrath (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Brian C. Walrath and wife, Amy P. Walrath, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Brian C. Walrath and wife, Amy P. Walrath, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Brian C. Walrath and wife, Amy P. Walrath (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4~~th~~ day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNERS:

  
Brian C. Walrath

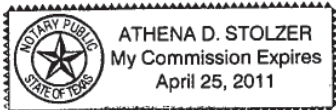
  
Amy P. Walrath

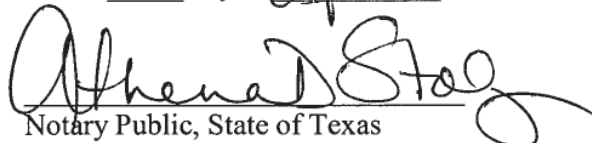
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Brian C. Walrath, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of April, 2009.



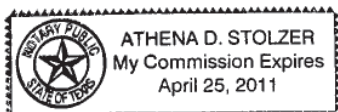
  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Amy P. Walrath, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of April, 2009.



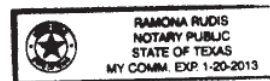
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by J.R. MASTER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **WALRATH PROPERTY DESCRIPTION**

BEING LOCATED AT 16 HIDDEN VALLEY, BEING A TRACT OF LAND SITUATED IN THE W.D. DURHAM, SURVEY, ABSTRACT NO. 330, DENTON COUNTY, TEXAS, BEING PART OF A 162.509 ACRE TRACT OF LAND CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPORT ASSOCIATION, BY DEED RECORDED IN VOLUME 551, PAGE 405, DEED RECORDS, DENTON COUNTY, TEXAS, BEING THE GAME TRACT OF LAND CONVEYED TO HANCI TOLLEFSON, BY DEED RECORDED IN VOLUME 998, PAGE 804, DEED RECORDS, DENTON COUNTY, TEXAS, BEING KNOWN AS TRACT 16 OF HIDDEN VALLEY ESTATES, AN UNRECORDED ADDITION TO DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TOLLEFSON TRACT, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF 8 50 FOOT ROADWAY, WITH THE EAST LINE OF HIDDEN VALLEY, (A 50 FOOT ROADWAY), SAID POINT BEING SOUTH 87 DEGREES 13 MINUTES EAST, A DISTANCE OF 1534.0 FEET AND SOUTH 05 DEGREES 45 MINUTES EAST, A DISTANCE OF 482.5 FEET FROM THE MOST WESTERLY NORTHWEST CORNER OF SAID 162.509 ACRE TRACT, A CAPPED ½ INCH IRON ROD SET FOR CORNER;

THENCE NORTH 05 DEGREES 45 MINUTES WEST, WITH THE SAID EAST LINE OF HIDDEN VALLEY, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GERALD AND BARBARA BILGER, BY DEED RECORDED IN VOLUME 1543, PAGE 181, DEED RECORDS, DENTON COUNTY, TEXAS, A CAPPED ½ INCH IRON ROD SET FOR CORNER;

THENCE NORTH 84 DEGREES 15 MINUTES EAST WITH THE SOUTH LINE OF SAID BILGER TRACT, A DISTANCE OF 588.00 FEET, A CAPPED ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 39 DEGREES 04 MINUTES EAST, A DISTANCE OF 27.88 FEET, A CAPPED ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 42 DEGREES 05 MINUTES WEST, A DISTANCE OF 115.00 FEET, A CAPPED ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 73 DEGREES 00 MINUTES WEST, A DISTANCE OF 100.00 FEET, A CAPPED ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 54 DEGREES 15 MINUTES WEST A DISTANCE OF 420.00 FEET  
TO THE PLACE OF BEGINNING.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKIN'S TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Melvin Wayne Brown, Jr. and wife, Paula Jean Brown, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Melvin Wayne Brown, Jr. and wife, Paula Jean Brown, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Melvin Wayne Brown, Jr. and wife, Paula Jean Brown, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Melvin Wayne Brown, Jr. and wife, Paula Jean Brown (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4 day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. [Signature]  
ITS: President

PROPERTY OWNER:

Melvin Wayne Brown, Jr.  
Melvin Wayne Brown, Jr.

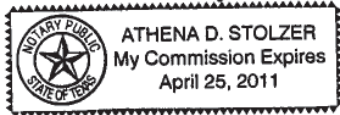
Paula Jean Brown  
Paula Jean Brown

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Melvin Wayne Brown, Jr., known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed on behalf of said limited liability company and limited partnership.

Given under my hand and seal of office this 22 day of APRIL, 2009.



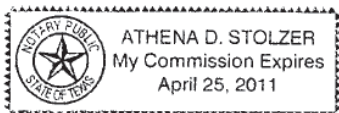
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Paula Jean Brown, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of April, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR MOSER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 78E OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D PAGE 377, PLAT RECORDS, DENTON COUNTY, TEXAS; TOGETHER WITH THE CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598 PAGE 176 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND CERTIFICATE OF CORRECTION RECORDED IN VOLUME 4054, PAGE 2050, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Kendall L. Haley and wife, Suzanne Haley, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Kendall L. Haley and wife, Suzanne Haley, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Kendall L. Haley and wife, Suzanne Haley, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Kendall L. Haley and wife, Suzanne Haley (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4~~TH~~ day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. M  
ITS: President

PROPERTY OWNER:

Kendall L. Haley  
Kendall L. Haley

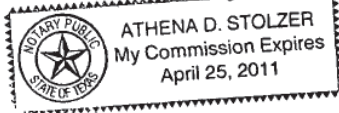
Suzanne Haley  
Suzanne Haley

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Kendall L. Haley, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



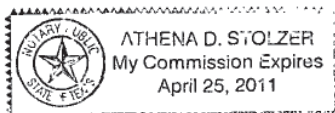
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Suzanne Haley, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

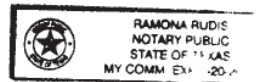
THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

*Ramona Rudis*

Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., AND BEING DESIGNATED AS TRACT 25 FOR CONVENIENCE IN SAID ACREAGE OF A SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A STEEL PIN AT THE SOUTHWEST CORNER OF TRACT 24 ON AN EAST LINE OF THE AIRSTRIP AT A POINT SOUTH 87 DEG. 13 MIN. EAST 1534.0 FEET AND SOUTH 5 DEG. 45 MIN. EAST 1492.5 FEET FROM THE NORTH-NORTHEAST CORNER OF SAID 162.509 ACRE TRACT;

THENCE NORTH 84 DEG. 15 MIN. EAST WITH THE SOUTH LINE OF TRACT 24, 665 FEET, MORE OR LESS, TO THE WEST LINE OF A LAKE;

THENCE SOUTHERLY WITH SAID LINE ON SAID LAKE 135 FEET, MORE OR LESS, TO A CORNER;

THENCE SOUTH 84 DEG. 15 MIN. WEST 605 FEET, MORE OR LESS, TO A STEEL PIN ON SAID AIRSTRIP LINE;

THENCE NORTH 5 DEG. 45 MIN. WEST WITH SAID LINE 120 FEET TO THE PLACE OF BEGINNING.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, John Griffin Watson, (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, John Griffin Watson, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and John Griffin Watson, (Property Owner) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

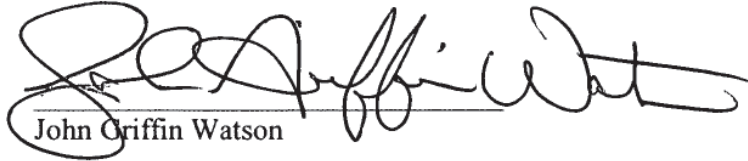
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and John Griffin Watson (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: JR m  
ITS: President

PROPERTY OWNER:

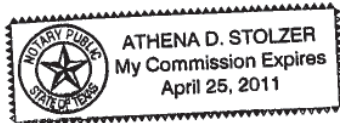
  
John Griffin Watson

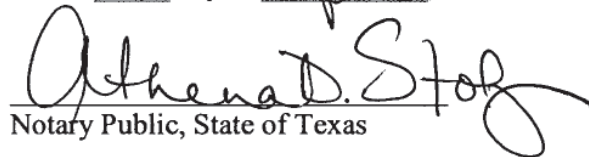
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared John Griffin Watson, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed on behalf of said limited liability company and limited partnership.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



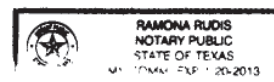
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JE MUSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

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PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 114S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Nathan Moon and April Ross Moon, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Nathan Moon and April Ross Moon, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Nathan Moon and April Ross Moon, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Nathan Moon and April Ross Moon (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. m  
ITS: President

PROPERTY OWNER:



Nathan Moon

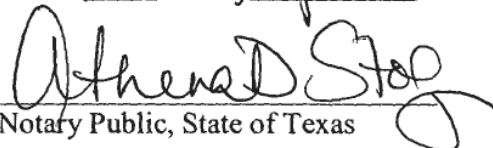
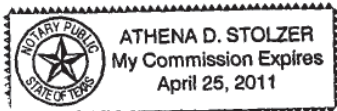
  
April Ross Moon

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Nathan Moon, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.

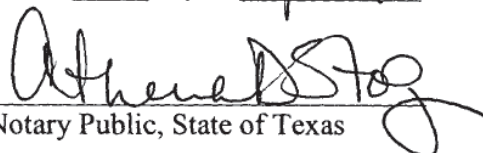
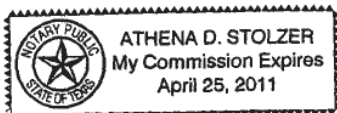
  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared April Ross Moon, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.

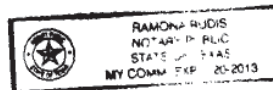
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by DR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING PURPOSES ONLY.

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# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 101S, BLOCK A, OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO THE CITY OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT THEREOF RECORDED IN CABINET V, SLIDE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Steven L. Aughinbaugh and Cynthia J. Aughinbaugh, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Steven L. Aughinbaugh and Cynthia J. Aughinbaugh, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Steven L. Aughinbaugh and Cynthia J. Aughinbaugh, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Steven L. Aughinbaugh and Cynthia J. Aughinbaugh (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

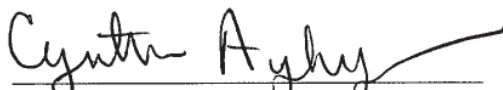
EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A. R. m  
ITS: President

PROPERTY OWNERS:

  
Steven L. Aughinbaugh

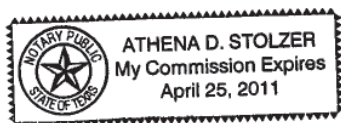
  
Cynthia J. Aughinbaugh

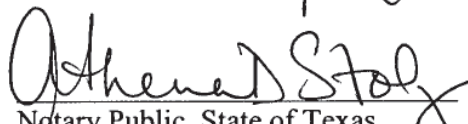
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Steven L. Aughinbaugh, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



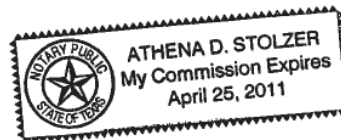
  
Notary Public, State of Texas

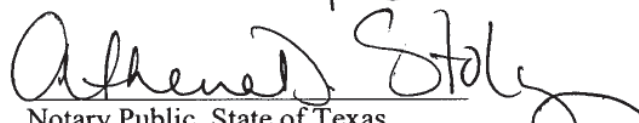
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Cynthia J. Aughinbaugh, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



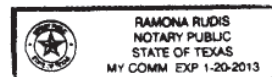
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4TH day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 122S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE IV, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET X, PAGES 603, PLAT RECORDS OF DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Timothy J. Lovick and Linda M. Lovick, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"


NOW THEREFORE, Timothy J. Lovick and Linda M. Lovick, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Timothy J. Lovick and Linda M. Lovick, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Timothy J. Lovick and Linda M. Lovick (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4~~th~~ day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
\_\_\_\_\_  
Timothy J. Lovick

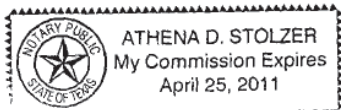
  
\_\_\_\_\_  
Linda M. Lovick

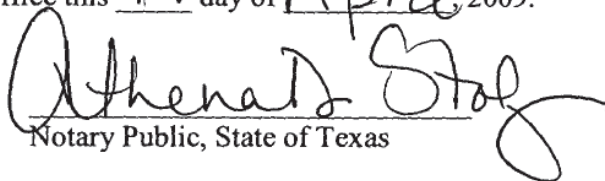
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Timothy J. Lovick, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



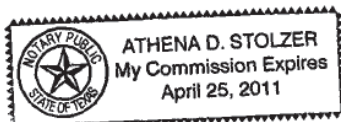
  
\_\_\_\_\_  
Notary Public, State of Texas

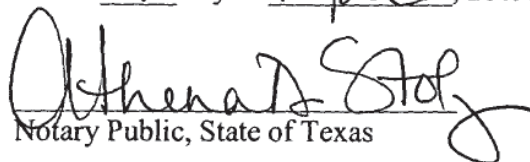
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Linda M. Lovick, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



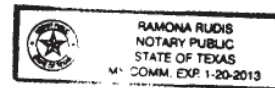
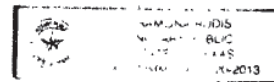
  
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 71W, HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 377, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION OF ERROR FILED MARCH 22, 1985, RECORDED IN VOLUME 1598, PAGE 176 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Leo G. Mora and Nancy K. Mora, husband and wife, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Leo G. Mora and Nancy K. Mora, husband and wife, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Leo G. Mora and Nancy K. Mora, husband and wife, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Leo G. Mora and Nancy K. Mora, husband and wife, (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4TH day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. W  
ITS: President

PROPERTY OWNER:

Leo G. Mora

Leo G. Mora

Nancy K. Mora

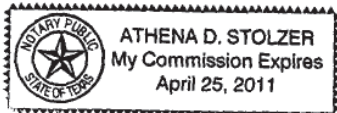
Nancy K. Mora

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Leo G. Mora, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



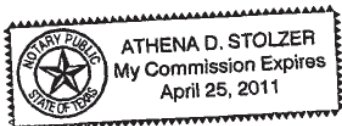
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Nancy K. Mora, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



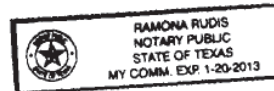
Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4~~th~~ day of MAY, 2009, by JR. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 65W, HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET D, PAGE 377 OF PLAT RECORDS, DENTON COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598, PAGE 176, OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Andy L. Morehouse, (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Andy L. Morehouse, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Andy L. Morehouse, (Property Owner) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Andy L. Morehouse (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

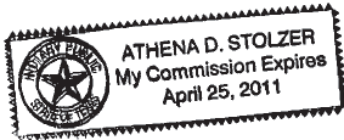
Andy L. Morehouse  
Andy L. Morehouse

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Andy L. Morehouse, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR Mosier, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 115S IN BLOCK A OPF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Troy V. Frandsen and wife, Jennifer J. Frandsen, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Troy V. Frandsen and wife, Jennifer J. Frandsen, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Troy V. Frandsen and wife, Jennifer J. Frandsen, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

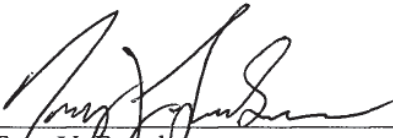
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Troy V. Frandsen and wife, Jennifer J. Frandsen (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

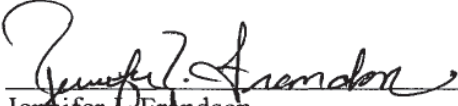
EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: JR. m  
ITS: President

PROPERTY OWNER:

  
Troy V. Frandsen

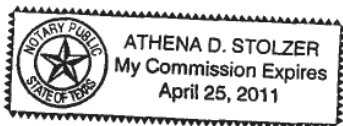
  
Jennifer L. Frandsen

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Troy V. Frandsen, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



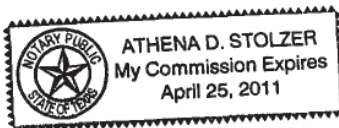
  
Notary Public, State of Texas

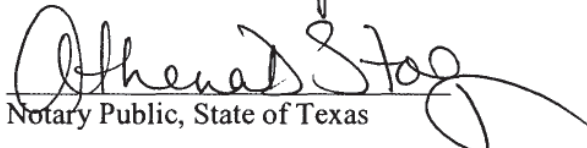
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Jennifer J. Frandsen, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



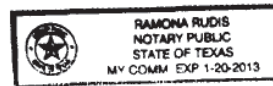
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY,  
2009, by J.R. MOYER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 66W, OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, PAGES 377, PLAT RECORDS, DENTON COUNTY, TEXAS, TOGETHER WITH A CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598, PAGE 176, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND RECORDED UNDER COUNTY CLERK'S DOCUMENT NO. 2005-148906, OFFICIAL RECORDS OF DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, David M. See and wife, Kimberly B. See, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, David M. See and wife, Kimberly B. See, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and David M. See and wife, Kimberly B. See, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and David M. See and wife, Kimberly B. See (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

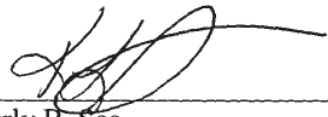
EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. [Signature]  
ITS: President

PROPERTY OWNERS:

  
David M. See

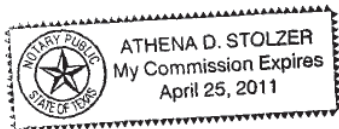
  
Kimberly B. See

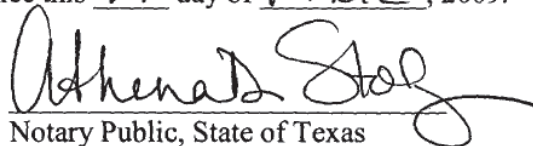
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared David M. See, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of APRIL, 2009.



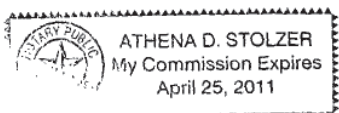
  
Notary Public, State of Texas

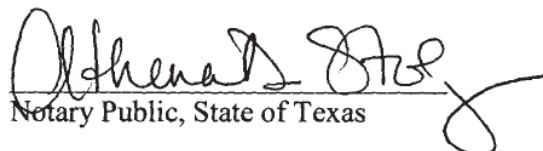
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Kimberly B. See, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.

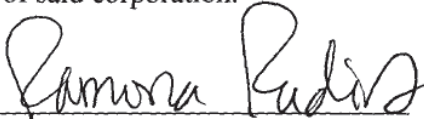


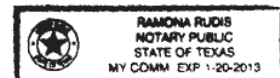
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of MAY,  
2009, by JK MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 74W OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE CITY OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, PAGE 377, PLAT RECORDS OF DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

↪

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Tom Smith and Leslie Smith, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Tom Smith and Leslie Smith, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Tom Smith and Leslie Smith, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

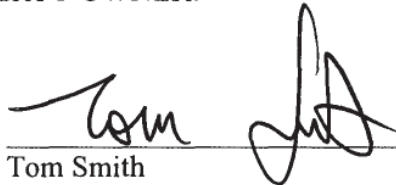
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Tom Smith and Leslie Smith (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.


EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Tom Smith

  
Leslie Smith

STATE OF TEXAS §

COUNTY OF Denton §

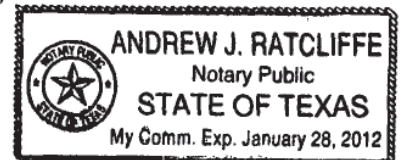
Before me, the undersigned authority, on this day personally appeared Tom Smith, known to me (or proved to me on the oath of Tom Smith or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7 day of April, 2009.

  
Notary Public, State of Texas

STATE OF TEXAS §

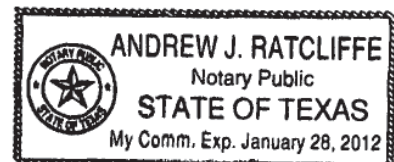
COUNTY OF Denton §



Before me, the undersigned authority, on this day personally appeared Leslie Smith, known to me (or proved to me on the oath of Leslie Smith or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7 day of April, 2009.

  
Notary Public, State of Texas



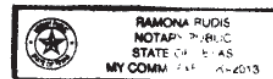
THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis

Notary Public, State of Texas



# EXHIBIT A

## PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 120S, IN BLOCK A, OF HIDDEN VALLEY AIRPARK PHASE III, AN  
ADDITION TO THE TOWN OF SHADY SHORES, TEXAS, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN CABINET V, PAGE 650, PLAT RECORDS OF  
DENTON COUNTY, TEXAS

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Marcus G. Wiese and Linda Shelton, husband and wife (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Marcus G. Wiese and Linda Shelton, husband and wife (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Marcus G. Wiese and Linda Shelton, husband and wife (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Marcus G. Wiese and Linda Shelton, husband and wife (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. m  
ITS: President

PROPERTY OWNER:

Marcus G. Wiese  
Marcus G. Wiese

Linda Shelton  
Linda Shelton

STATE OF TEXAS §

COUNTY OF DENTON §

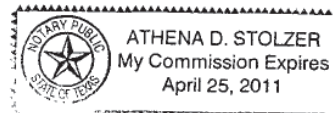
Before me, the undersigned authority, on this day personally appeared Marcus G. Wiese, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office this 4<sup>th</sup> day of APRIL, 2009.

Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

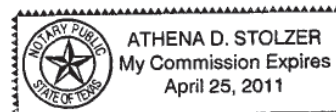
COUNTY OF DENTON §



Before me, the undersigned authority, on this day personally appeared Linda Shelton, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9<sup>th</sup> day of APRIL, 2009.

Athena D. Stolzer  
Notary Public, State of Texas

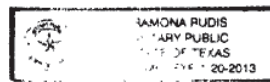


THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

## PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 72W, OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 377, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Billy L. Emsoff and Sandra L. Emsoff, husband and wife (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Billy L. Emsoff and Sandra L. Emsoff, husband and wife, (Property Owner's) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Billy L. Emsoff and Sandra L. Emsoff, husband and wife, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

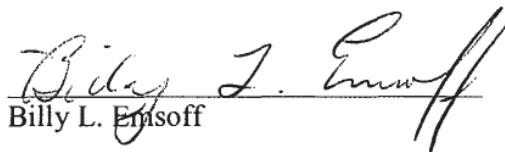
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Billy L. Emsoff and Sandra L. Emsoff, husband and wife (Property Owner's) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

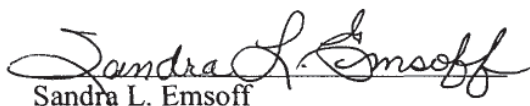
EXECUTED this 4th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNERS:

  
Billy L. Emsoff

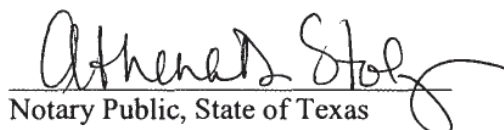
  
Sandra L. Emsoff

STATE OF TEXAS §

COUNTY OF DENTON §

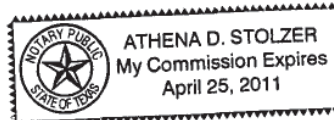
Before me, the undersigned authority, on this day personally appeared Billy L. Emsoff, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of APRIL, 2009.

  
Notary Public, State of Texas

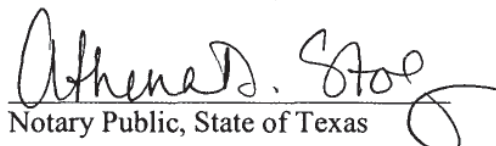
STATE OF TEXAS §

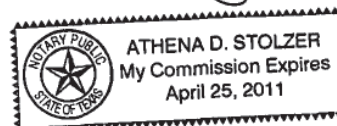
COUNTY OF DENTON §



Before me, the undersigned authority, on this day personally appeared Sandra L. Emsoff, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of APRIL, 2009.

  
Notary Public, State of Texas

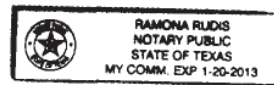


THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of May,  
2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# **EXHIBIT A**

## **PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. D. DURHAM SURVEY, ABSTRACT NUMBER 330, TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 162.509 ACRE TRACT DESCRIBED IN DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MAXWELL FAMILY TRUST RECORDED IN CLERK'S FILE NUMBER 94-R0056887 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING KNOWN AS TRACT 37 OF HIDDEN VALLEY ESTATES, AN UNRECORDED SUBDIVISION OUT OF THE SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR SET AT A POINT N 87°19' W, 1242 FEET AND S 02°41' W 685 FEET FROM THE NORTHEAST CORNER OF SAID 162.509 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID MAXWELL TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE CERTAIN TRACT OF LAND DESCRIBED IN DEED TO AUGUSTUS W. HERRING RECORDED IN VOLUME 3249, PAGE 346 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING ON THE WEST LINE OF HIDDEN VALLEY ROAD (APPARENT 100 FOOT ROAD EASEMENT);

THENCE S 02°41' 00" W (RECORD), 180.00 FEET, ALONG THE EAST LINE OF SAID MAXWELL TRACT TO A ½" REBAR SET AT THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID L. FAIR RECORDED IN VOLUME 2051, PAGE 723 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE N 87°19' 00" W, ALONG THE SOUTH LINE OF SAID MAXWELL TRACT AND THE NORTH LINE OF SAID FAIR TRACT, PASSING AT 408.22 FEET A 5/8" REBAR FOUND FOR WITNESS AND CONTINUING A TOTAL DISTANCE OF 410.00 FEET TO THE SOUTHWEST CORNER OF SAID MAXWELL TRACT SAID POINT BEING ON THE WATER'S EDGE OF A PRIVATE LAKE DESCRIBED IN VOLUME 551, PAGE 415 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTHERLY, APPROXIMATELY 194 FEET ALONG SAID WATER'S EDGE TO THE NORTHWEST CORNER OF SAID MAXWELL TRACT AND THE SOUTHWEST CORNER OF SAID HERRING TRACT;

THENCE S 87°19'00" E, ALONG THE NORTH LINE OF SAID MAXWELL TRACT  
AND THE SOUTH LINE OF SAID HERRING TRACT, PASSING AT 7 FEET A ½"  
REBAR SET AS WITNESS AND CONTINUING A TOTAL DISTANCE OF 351.43,  
TO THE POINT OF BEGINNING.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Alfred Pick and wife, Sheryl Pick (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Alfred Pick and wife, Sheryl Pick, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Alfred Pick and wife, Sheryl Pick, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

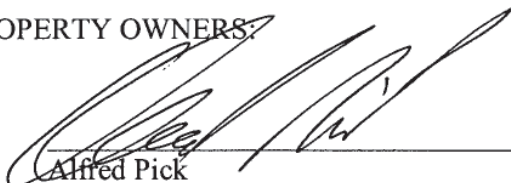
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Alfred Pick and wife, Sheryl Pick (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

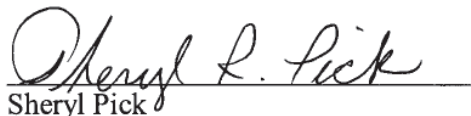
EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

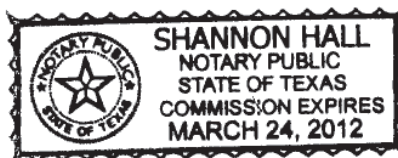
PROPERTY OWNERS:

  
Alfred Pick

  
Sheryl Pick

STATE OF TEXAS §

COUNTY OF Dallas §



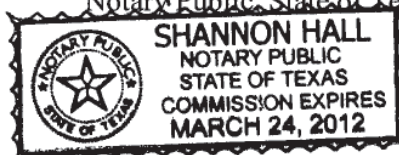
Before me, the undersigned authority, on this day personally appeared Alfred Pick, known to me (or proved to me on the oath of Sheryl Pick or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of April, 2009.

  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Dallas §



Before me, the undersigned authority, on this day personally appeared Sheryl Pick, known to me (or proved to me on the oath of Alfred Pick or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of April, 2009.

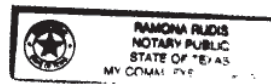
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4 day of May,  
2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudio  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **PICK PROPERTY DESCRIPTION**

BEING LOT 106S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Howard D. Walrath and Joanne R. Walrath, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Howard D. Walrath and Joanne R. Walrath, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Howard D. Walrath and Joanne R. Walrath, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Howard D. Walrath and Joanne R. Walrath (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. Walrath  
ITS: President

PROPERTY OWNER:

Howard D. Walrath  
Howard D. Walrath

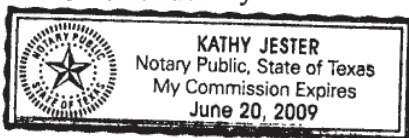
Joanne R. Walrath  
Joanne R. Walrath

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Howard D. Walrath, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8<sup>th</sup> day of April, 2009.



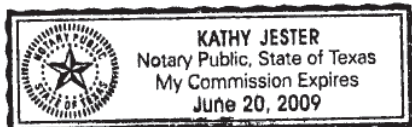
Kathy Jester  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Joanne R. Walrath, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office this 8<sup>th</sup> day of April, 2009.



Kathy Jester  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of May, 2009, by DR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

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PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS BEING ALL OF THE TRACT DESCRIBED IN THE DEED FROM HOWARD WALRATH ET UX TO THE WALRATH TRUST RECORDED UNDER CLERK'S FILE NUMBER 94-R0020792 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND DESIGNATED FOR CONVENIENCE AS TRACT 51 IN HIDDEN VALLEY AIRPARK AS SHOWN ON THE UNRECORDED PLAT THEREOF; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF TRACT 51 AND THE SOUTHWEST CORNER OF TRACT 50 ON AN EAST LINE OF A ROAD AND CALLED TO BE NORTH 87 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF 142 FEET AND SOUTH 02 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 840 FEET FORM THE NORTH CORNER OF THE 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRES HASKINS TO HIDDEN VALLEY ASSOCIATION, INC.,

THENCE SOUTH 87 DEGREES 19 MINUTES 00 SECONDS EAST WITH THE COMMON LINE BETWEEN TRACTS 50 AND 51 A DISTANCE OF 419.13 FEET TO A ½ INCH IRON ROD FOUND ON THE WEST LINE OF A 100 FOOT RIGHT-OF-WAY;

THENCE SOUTH 02 DEGREES 41 MINUTES 00 SECONDS WEST WITH THE SAID WEST LINE A DISTANCE OF 120.20 FEET TO A ½ INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF TRACT 51 ON THE NORTH LINE OF A ROAD;

THENCE NORTH 87 DEGREES 15 MINUTES 09 SECONDS WEST WITH THE NORTH LINE OF THE ROAD A DISTANCE OF 418.98 FEET TO A ½ INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT 51;

THENCE NORTH 02 DEGREES 36 MINUTES 35 SECONDS EAST WITH THE EAST LINE OF A ROAD 119.73 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 1.154 ACRES OF LAND, MORE OR LESS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Israel Brownfield and Stacy Brownfield, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Israel Brownfield and Stacy Brownfield, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Israel Brownfield and Stacy Brownfield, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


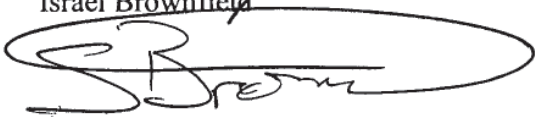
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Israel Brownfield and, Stacy Brownfield (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4TH day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

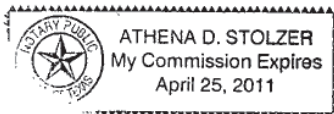
  
Israel Brownfield  
  
Stacy Brownfield


STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Israel Brownfield, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



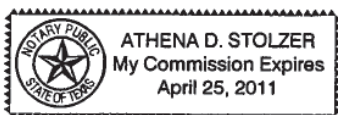
  
Notary Public, State of Texas

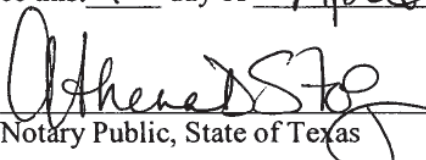
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Stacy Brownfield, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



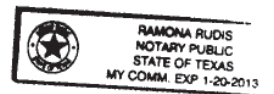
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of May, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 117S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE II, AN ADDITION TO SHADY SHORES, DENTON COUNTY TEXAS, ACCORDING TO THE SECOND AMENDED PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Margaret Kottman and Marvin Kottman, husband and wife, as tenants in common, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Margaret Kottman and Marvin Kottman, husband and wife, as tenants in common, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Margaret Kottman and Marvin Kottman, husband and wife, as tenants in common, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Margaret Kottman and Marvin Kottman, husband and wife, as tenants in common, (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.


EXECUTED this 4TH day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Margaret Kottman

  
Marvin Kottman

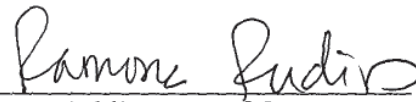
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Margaret Kottman, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of APRIL, 2009.



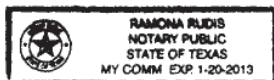
  
Notary Public, State of Texas

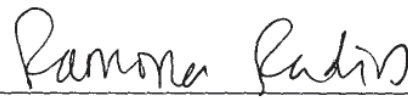
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Marvin Kottman, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of APRIL, 2009.

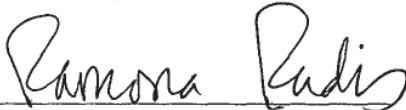


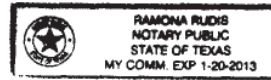
  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 112S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN CABINET T, PAGE 176, PLAT RECORDS, DENTON COUNTY, TEXAS. TOGETHER WITH THE CERTIFICATE OF CORRECTION FILED ON 9/24/2001 RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 01-R0100498 IN VOLUME 4928, PAGE 2295, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. AND CERTIFICATE OF CORRECTION FILE ON 1-14-2002 RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0005178 IN VOLUME 5002 PAGE 636 AND THE CERTIFICATE OF CORRECTION FILED ON 4-9-2002 RECORDED UNDER DENTON COUNTY CLERK'S FILE NUMBER 02-R0045219 IN VOLUME 5060 PAGE 4075 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009..

WHEREAS, John R. Watkins and Juanita M. Watkins, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, John R. Watkins and Juanita M. Watkins, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and John R. Watkins and Juanita M. Watkins, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

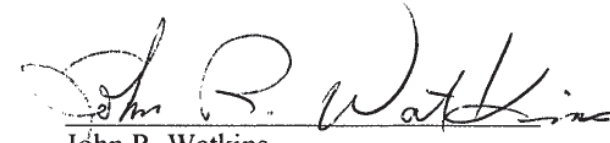
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and John R. Watkins and Juanita M. Watkins (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

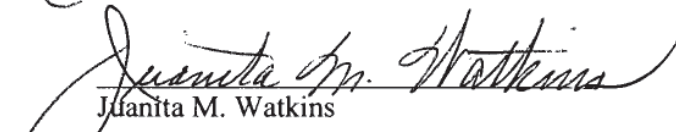
EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. Watkins  
ITS: President

PROPERTY OWNER:

  
John R. Watkins

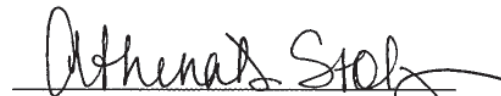
  
Juanita M. Watkins

STATE OF TEXAS §

COUNTY OF DENTON §

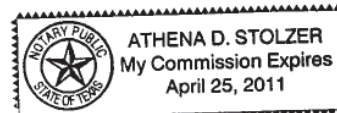
Before me, the undersigned authority, on this day personally appeared John R. Watkins, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>TH</sup> day of APRIL, 2009.

  
Notary Public, State of Texas

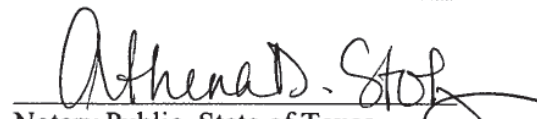
STATE OF TEXAS §

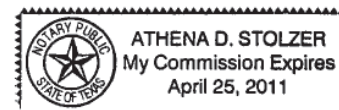
COUNTY OF DENTON §



Before me, the undersigned authority, on this day personally appeared Juanita M. Watkins, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>TH</sup> day of APRIL, 2009.

  
Notary Public, State of Texas

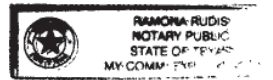


THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of May, 2009, by JR MOSER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rulis  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS BEING A PART OF A 162.509 ACRE TRACT CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., AND BEING DESIGNATED FOR CONVENIENCE AS TRACT 17, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN ON THE EAST LINE OF THE AIRSTRIP AT THE SOUTH LINE OF A ROAD AT A POINT SOUTH  $87^{\circ} 13'$  EAST 1534 FEET AND SOUTH  $5^{\circ} 45'$  EAST 532.5 FEET FROM THE WEST-NORTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE NORTH  $84^{\circ} 15'$  EAST, 502 FEET, MORE OR LESS, TO THE WATER'S EDGE OF A LAKE;

THENCE SOUTHWESTERLY WITH SAID WATER'S EDGE, 140 FEET, MORE OR LESS;

THENCE SOUTH  $84^{\circ} 15'$  WEST 422 FEET, MORE OR LESS, TO A STEEL PIN ON SAID AIRSTRIP LINE;

THENCE NORTH  $5^{\circ} 45'$  WEST 120 FEET TO THE PLACE OF BEGINNING;

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Richard D. Kantrud as trustee of the Richard D. Kantrud 2005 Revocable Trust, (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Richard D. Kantrud as trustee of the Richard D. Kantrud 2005 Revocable Trust, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Richard D. Kantrud as trustee of the Richard D. Kantrud 2005 Revocable Trust, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

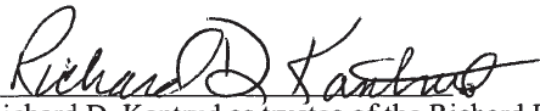
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Richard D. Kantrud as trustee of the Richard D. Kantrud 2005 Revocable Trust (Property Owners) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4~~th~~ day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. [signature]  
ITS: President

PROPERTY OWNER:

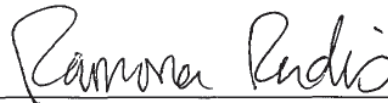
  
Richard D. Kantrud as trustee of the Richard D.  
Kantrud 2005 Revocable Trust

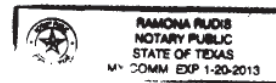
STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Richard D. Kantrud as trustee of the Richard D. Kantrud 2005 Revocable Trust, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4 day of MAY, 2009.


  
Notary Public, State of Texas

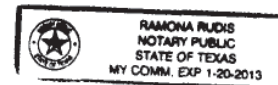


THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **TRACT I:**

BEING A 1.222 ACRE TRACT OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT NO. 330, IN THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT B. WILLIAMS, JR. AND EVELYN L. WILLIAMS, CO TRUSTEES OF THE WILLIAMS FAMILY TRUST, BY QUITCLAIM DEED RECORDED UNDER COUNTY CLERK FILE NO. 93-R084812, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (R.P.R.D.C.T.), AND ALSO BEING KNOWN AS TRACT 34 OF HIDDEN VALLEY ESTATES, AN UNRECORDED ADDITION TO DENTON COUNTY, AS SHOWN ON THAT CERTAIN PLAT CREATED BY C. F. BALLARD AND DATED MAY 5, 1967, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY EXHIBIT "D" OF AFFIDAVIT OF HOWARD D. WALRATH CONCERNING HIDDEN VALLEY ESTATES TRACT 35 IN THE W.D. DURHAM SURVEY ABSTRACT 330, AS RECORDED IN DOCUMENT NO. 2004-167242, R.P.R.D.C.T., SAID TRACT ALSO BEING KNOWN AS TRACT 35 OF SAID UNRECORDED PLAT, SAME POINT BEING IN THE WESTERLY LINE OF A CALLED 100 FOOT WIDE ROAD, AS SHOWN ON SAID UNRECORDED PLAT;

THENCE SOUTH 48 DEGREES 37 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID 100 FOOT WIDE ROAD, A DISTANCE OF 91.31 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID 100 FOOT WIDE ROAD, A DISTANCE OF 178.41 FEET TO A ¾ INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN T. ZAGRODNICK AND TERRI L. ZAGRODNICK, TRUSTEES OF THE ZAGRODNICK LIVING TRUST, AS DESCRIBED BY DEED RECORDED IN COUNTY CLERK FILE NO. 98-R0038983, R.P.R.D.C.T., SAME TRACT ALSO BEING KNOWN AS TRACT 33 OF SAID UNRECORDED PLAT;

THENCE NORTH 87 DEGREES 06 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF SAID ZAGRODNICK TRACT, A DISTANCE OF 220.00 FEET TO A POINT FOR CORNER, SAME POINT BEING IN THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED AS "LAKE", AS SHOWN ON SAID UNRECORDED PLAT;

THENCE NORTHERLY ALONG OR NEAR THE "WATER'S EDGE" (STRAIGHT LINE BEARING OF NORTH 04 DEGREES 48 MINUTES 01 SECONDS EAST AT A DISTANCE OF 242.12 FEET) TO THE SOUTHWEST CORNER OF SAID TRACT 35;

THENCE SOUTH 87 DEGREES 06 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOTT TRACT, PASSING AT A DISTANCE OF 18.36 FEET A ½ INCH IRON ROD FOUND ON LINE FOR REFERENCE, CONTINUING ON FOR A TOTAL DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 1.222 ACRE OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS THAT MAY AFFECT.

**TRACT II:**

**TRACT 35, HIDDEN VALLEY AIRPARK**

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W.D. DURHAM SURVEY ABSTRACT NUMBER 330, DENTON COUNTY, TEXAS AND BEING THE REMAINDER OF THE LANDS OWNED BY LEROY LOTT AND WIFE, BILLIE J. LOTT AS DETERMINED BY THE FINAL JUDGEMENT IN CAUSE NO. 93-40741-362 STYLED: LEROY W. LOTT AND BILLIE J. LOTT, PLAINTIFFS VS. R.B. WILLIAMS, EVELYN L. WILLIAMS AND HIDDEN VALLEY AIRPARK ASSOCIATION, INC., DEFENDANTS VS. CECIL WAYNE NORTHCUTT, JR. AND WIFE CHARLSA NORTHCUTT, INTERVENORS, DATED JULY 1, 1999; THE SUBJECT TRACT BEING DESIGNATED FOR CONVENIENCE AS TRACT 35 ON THE UNRECORDED MAP OF HIDDEN VALLEY AIRPARK AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AT A ½ INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY OF A ROAD AT THE SOUTHEAST CORNER OF THE TRACT DESIGNATED FOR CONVENIENCE AS TRACT 36 OF THE SAID HIDDEN VALLEY AIRPARK AND REFERENCED IN THE ABOVE JUDGEMENT AS BEING DESCRIBED IN THE DEED FROM LEROY LOTT ET UX TO CECIL WAYNE NORTHCUTT, JR. AND WIFE CHARLSA NORTHCUTT RECORDED ON DECEMBER 29, 1986 IN VOLUME 2051, PAGE 723 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 00 MINUTES 07 SECONDS WEST WITH THE SAID WEST RIGHT-OF-WAY A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD FOUND AT AN ANGLE POINT THEREIN;

THENCE SOUTH 49 DEGREES 51 MINUTES 10 SECONDS WEST A DISTANCE OF 155.55 FEET TO A ½ INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE TRACT DESIGNATED AS TRACT 34 OF HIDDEN VALLEY AIRPARK AND REFERENCED IN THE ABOVE JUDGMENT AS THE LANDS TO

WHICH R.B. WILLIAMS AND EVELYN L. WILLIAMS HAVE A VESTED FEE  
SIMPLE TITLE;

THENCE NORTH 87 DEGREES 06 MINUTES 48 SECONDS WEST WITH NORTH  
LINE OF THE WILLIAMS TRACT, PASSING AT A DISTANCE OF 251.64 FEET A  
½ INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING ALONG THE  
SAME COURSE, IN ALL, A TOTAL DISTANCE OF 270 FEET OR MORE OR LESS  
TO THE WATER'S EDGE OF A LAKE;

THENCE NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST ALONG THE  
WATER'S EDGE WITH THE WEST LINE OF TRACT 35 A DISTANCE OF 119.5  
FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE NORTHCUTT  
TRACT;

THENCE SOUTH 86 DEGREES 59 MINUTES 13 SECONDS EAST WITH THE  
SOUTH LINE OF THE NORTHCUTT TRACT, PASSING AT ABOUT 28 FEET A 5/8  
INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING ALONG THE  
SAME COURSE, IN ALL, A TOTAL DISTANCE OF 420 FEET MORE OR LESS TO  
THE PLACE OF BEGINNING AND ENCLOSING APPROXIMATELY 0.89 OF AN  
ACRE OF LAND MORE OR LESS.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Randy D. Bullard and Edye Bullard, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

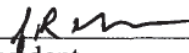
NOW THEREFORE, Randy D. Bullard and Edye Bullard, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Randy D. Bullard and Edye Bullard, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Randy D. Bullard and wife, Edye Bullard (Property Owner's) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4TH day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Randy D. Bullard

  
Edye Bullard

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Randy D. Bullard, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4 day of MAY, 2009.

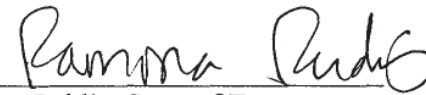
  
Notary Public, State of Texas

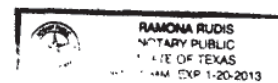
STATE OF TEXAS §  
COUNTY OF DENTON §



Before me, the undersigned authority, on this day personally appeared Edye Bullard, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4 day of MAY, 2009.

  
Notary Public, State of Texas

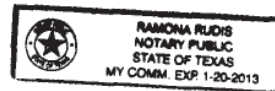


THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 4 day of MAY, 2009, by JP Mosier, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Ruidis  
Notary Public, State of Texas



# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **TRACT I:**

LOT 59W OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, PAGE 377, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS.

### **TRACT II:**

BEING A 5.548 ACRE TRACT OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT NUMBER 330 IN THE CITY OF SHADY SHORES, DENTON COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CONVEYED TO THE WEAVER LIVING TRUST, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 4252, PAGE 425 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CONVEYED TO THE WEAVER LIVING TRUST, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 4252, PAGE 428 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WEAVER TRACT AND THE SOUTHWEST CORNER OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE CITY OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, PAGE 377 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND IN MEADOWLARK LANE;

THENCE SOUTH 89 DEGREES 19 MINUTES 51 SECONDS EAST, WITH THE SOUTH LINE OF SAID HIDDEN VALLEY ESTATES, PHASE II, A DISTANCE OF 694.08 FEET TO AN IRON ROD SET FOR CORNER;

THENCE SOUTH 88 DEGREES 30 MINUTES 18 SECONDS EAST, CONTINUING WITH THE SOUTH LINE OF SAID HIDDEN VALLEY ESTATES, PHASE II, A DISTANCE OF 271.24 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., AS DESCRIBED BY DEED RECORDED IN VOLUME 1453, PAGE 13 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, DEPARTING THE SOUTH LINE OF SAID HIDDEN VALLEY ESTATES, PHASE II AND WITH THE WEST LINE OF SAID HIDDEN VALLEY AIRPARK TRACT, A DISTANCE OF

252.81 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE LAKES OF SHADY SHORES, AN ADDITION TO THE CITY OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, PAGE 315 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 49 MINUTES 30 SECONDS WEST, DEPARTING THE WEST LINE OF HIDDEN VALLEY AIRPARK AND WITH THE NORTH LINE OF SAID THE LAKES OF SHADY SHORES, A DISTANCE OF 950.35 FEET TO AN IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, DEPARTING THE NORTH LINE OF SAID THE LAKES OF SHADY SHORES, A DISTANCE OF 96.52 FEET TO AN IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 15.01 FEET TO AN IRON ROD FOUND FOR CORNER IN SAID MEADOWLARK LANE;

THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, WITH SAID MEADOWLARK LANE, A DISTANCE OF 151.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.548 ACRES OF LAND, MORE OR

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton

County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Robert R. Mosier and wife, Lizabeth A. Mosier, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Robert R. Mosier and wife, Lizabeth A. Mosier, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Robert R. Mosier and wife, Lizabeth A. Mosier, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Robert R. Mosier and wife, Lizabeth A. Mosier (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 3rd day of APRIL, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: *[Signature]*  
ITS: President

PROPERTY OWNER:

*[Signature]*  
Robert R. Mosier

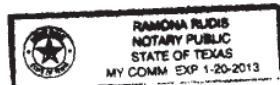
*[Signature]*  
Elizabeth A. Mosier

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Robert R. Mosier, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of APRIL, 2009.



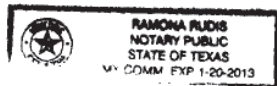
*[Signature]*  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Lizabeth A. Mosier, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of APRIL, 2009.

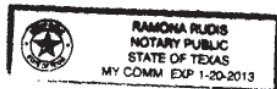


Ramona Rudis  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 3 day of APRIL, 2009, by JR MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.



Ramona Rudis  
Notary Public, State of Texas

# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 119S, BLOCK A, OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO THE CITY OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDED PLAT THEREOF RECORDED IN CABINET V, PAGE 650, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Clifford N. Wildsmith and wife, Carol Wildsmith, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"


NOW THEREFORE, Clifford N. Wildsmith and wife, Carol Wildsmith, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Clifford N. Wildsmith and wife, Carol Wildsmith, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Clifford N. Wildsmith and wife, Carol Wildsmith (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 9<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

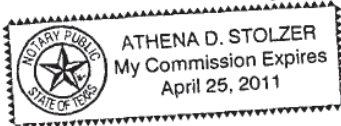
Cliff Wildsmith  
Clifford N. Wildsmith

Carol Wildsmith  
Carol Wildsmith

STATE OF TEXAS §  
COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Clifford N. Wildsmith, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1<sup>th</sup> day of April, 2009.

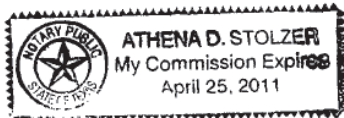


Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Carol Wildsmith, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7<sup>th</sup> day of May, 2009.




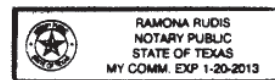
Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 9TH day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 82-E OF HIDDEN VALLEY ESTATES PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET D, PAGE 377 AND PAGE 378, PLAT RECORDS, DENTON COUNTY, TEXAS. (CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598, PAGE 176, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.)

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Stephen R. Watkins and Julie Watkins, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Stephen R. Watkins and Julie Watkins, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Stephen R. Watkins and Julie Watkins, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.


Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Stephen R. Watkins and Julie Watkins (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

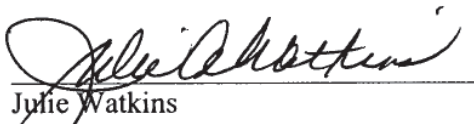
EXECUTED this 9<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNER:

  
Stephen R. Watkins

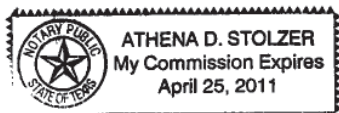
  
Julie Watkins

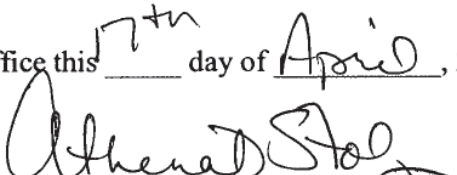
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Stephen R. Watkins, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



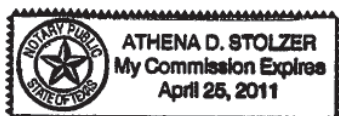
  
Notary Public, State of Texas

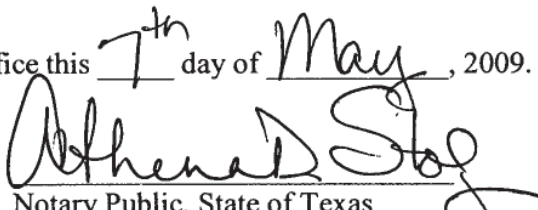
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Julie Watkins, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7<sup>th</sup> day of May, 2009.

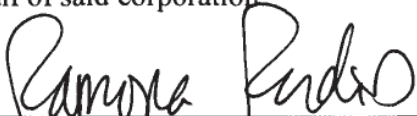


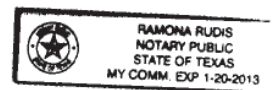
  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 9<sup>th</sup> day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation

  
\_\_\_\_\_  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY ABSTRACT NUMBER 330 IN THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM B.R. KENNEMER AND WIFE, SANDRA KENNEMER TO GREGORY P. STEWART AND KAREN JEAN ROBINSON RECORDED IN VOLUME 4318, PAGE 1235, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A 50.0 FOOT ROAD RIGHT-OF-WAY, SAID POINT BEING THE SOUTHEAST CORNER OF THE CERTAIN TRACT OF LAND CONVEYED BY DEED FROM G.W. BENEDICT AND WIFE, PATTIE BENEDICT TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 632, PAGE 316, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE S 05° 45' 00" E, 239.94 FEET WITH SAID WEST LINE OF SAID 50.0 FOOT RIGHT-OF-WAY TO A P.K. NAIL FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF "TRACT 2" OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN TWO TRACTS AND CONVEYED BY DEED FROM DEANE STEVENS DIXON TO CHRISTOPHER W. PIDGEON AND WIFE, VIRGINIA PIDGEON RECORDED UNDER CLERK'S FILE NUMBER 93-R0024802, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 84° 14' 31" W, PASS AT 242.00 FEET AN IRON ROD FOUND FOR LINE, A TOTAL DISTANCE OF 561.40 FEET WITH THE NORTH LINE OF SAID PIDGEON "TRACT 2" TO AN IRON SET FOR CORNER IN THE EAST LINE OF A 100.0 FOOT GAS PIPELINE EASEMENT;

THENCE N 01° 03' 00" E, 174.10 FEET WITH SAID EAST LINE OF SAID GAS PIPELINE EASEMENT TO AN IRON ROD SET FOR CORNER;

THENCE N 27° 57' 41" E, 80.69 FEET TO AN IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HIDDEN VALLEY AIRPARK TRACT;

THENCE N 84° 14' 53" E, 496.00 FEET WITH THE SOUTH LINE OF SAID HIDDEN VALLEY AIRPARK TRACT TO THE PLACE OF BEGINNING AND CONTAINING 2.985 ACRES OF LAND.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Rodney C. Johannsen and Diane M. Johannsen, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"


NOW THEREFORE, Rodney C. Johannsen and Diane M. Johannsen, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Rodney C. Johannsen and Diane M. Johannsen, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

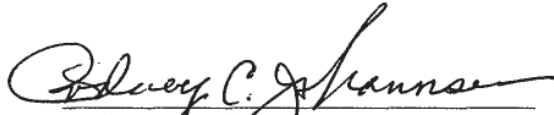
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Rodney C. Johannsen and Diane M. Johannsen (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

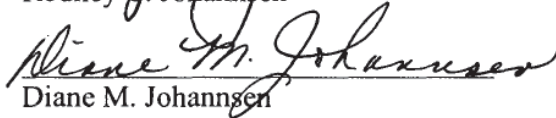
EXECUTED this 9th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Rodney C. Johannsen

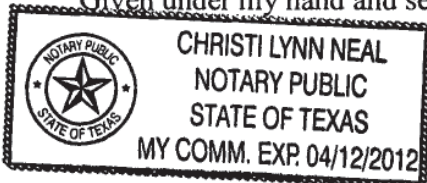
  
Diane M. Johannsen

STATE OF TEXAS §

COUNTY OF Dallas §

Before me, the undersigned authority, on this day personally appeared Rodney C. Johannsen, known to me (or proved to me on the oath of RODNEY C. JOHANNSEN through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20 day of April, 2009.



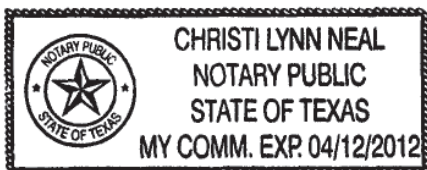
  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Dallas §

Before me, the undersigned authority, on this day personally appeared Diane M. Johannsen, known to me (or proved to me on the oath of DIANE M. JOHANNSEN or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20 day of April, 2009.

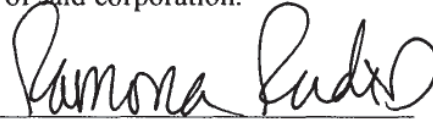


  
Notary Public, State of Texas

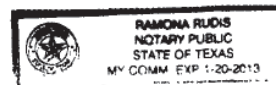
THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 9<sup>th</sup> day of MAY, 2009, by J.R. MASIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.



Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 79E OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, PAGE 377, PLAT RECORDS, DENTON COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598 PAGE 176 REAL PROPERTY, DENTON COUNTY TEXAS

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Douglas W. Reiser and Kim M. Reiser, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Douglas W. Reiser and Kim M. Reiser, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Douglas W. Reiser and Kim M. Reiser, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

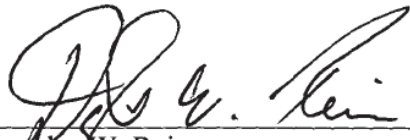
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Douglas W. Reiser and Kim M. Reiser (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

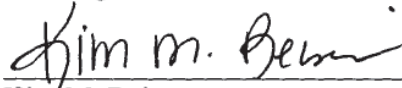
EXECUTED this 6th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNERS:

  
\_\_\_\_\_  
Douglas W. Reiser

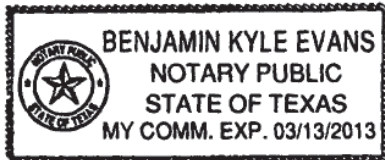
  
\_\_\_\_\_  
Kim M. Reiser

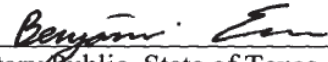
STATE OF TEXAS §

COUNTY OF Collin §

Before me, the undersigned authority, on this day personally appeared Douglas W. Reiser, known to me (or proved to me on the oath of TXDL and Passport or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of May, 2009.



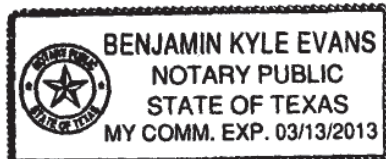
  
\_\_\_\_\_  
Notary Public, State of Texas

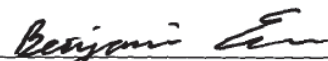
STATE OF TEXAS §

COUNTY OF Collin §

Before me, the undersigned authority, on this day personally appeared Kim M. Reiser, known to me (or proved to me on the oath of Passport and TXDL or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of May, 2009.




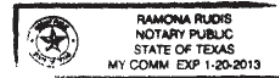
  
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 6<sup>th</sup> day of May, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 118S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Jay E. Walker II and Lisa Ann McCutcheon (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Jay E. Walker II and Lisa Ann McCutcheon (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Jay E. Walker II and Lisa Ann McCutcheon (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Jay E. Walker II and Lisa Ann McCutcheon (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 5 day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. [Signature]  
ITS: President

PROPERTY OWNER:

[Signature]  
Jay E. Walker II

[Signature]  
Lisa Ann McCutcheon Walker

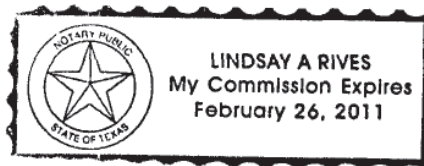
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Jay E. Walker II, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of April, 2009.

[Signature]  
Notary Public, State of Texas

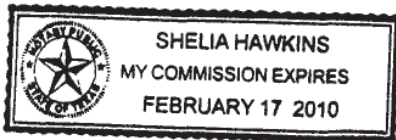


STATE OF TEXAS §

COUNTY OF Dallas §

Walker Before me, the undersigned authority, on this day personally appeared Lisa Ann McCutcheon known to me (or proved to me on the oath of Co-Worker or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of May, 2009.



Shelia Hawkins  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

~~Before me, the undersigned authority, on this day personally appeared Jay Edison Walker, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.~~

~~Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.~~

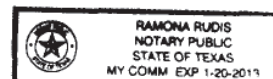
~~\_\_\_\_\_  
Notary Public, State of Texas~~

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 5<sup>th</sup> day of MAY, 2009, by A.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT NO. 330, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM HIDDEN VALLEY AIRPARK ASSOCIATION, INC., TO ROBERT E. SMITH ET EX, RECORDED IN VOLUME 575, PAGE 54 OF THE DEEDS RECORDS OF DENTON COUNTY, TEXAS AS RECONGIZED AND OCCUPIED ON THE GROUND; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT AN IRON ROD FOUND AT THE MONUMENTED NORTHEAST CORNER OF THE SAID SMITH TRACT IN THE APPARENT MOST LINE OF A PRIVATE ROAD;

THENCE SOUTH 2° 41' 00" WEST WITH THE MONUMENTED EAST LINE OF THE SAID SMITH TRACT ALONG SAID ROAD A DISTANCE OF 119.02 FEET TO AN IRON ROD FOUND AT THE MONUMENTED SOUTHEAST CORNER OF SAID SMITH TRACT;

THENCE NORTH 6°20'20" WEST WITH A LINE PARALLEL WITH THE MONUMNENTED NORTH LINE OF SAID SMITH TRACT A DISTANCE OF 543.52 FEET TO AN IRON ROD FOR THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 4°39'30" EAST WITH A LINE 31.3 FEET EAST OF THE PARALLEL WITH THE EAST LINE OF LAKE LEWISVILLE BOUNDRY LINE A DISTANCE OF 119.02 FEET TO AN IRON ROD FOUND AT THE MONUMNETED SOUTHWEST CORNER OF THE SAID SMITH TRACT;

THENCE SOUTH 6°20'20" EAST WITH THE MONUMENTED NORTH LINE THEREOF A DISTANCE OF 593.40 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 1.409 ACRES OF LAND

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, A. James Anderson and wife, Valerie Z. Anderson, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, A. James Anderson and wife, Valerie Z. Anderson, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and A. James Anderson and wife, Valerie Z. Anderson, (Property Owner's) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and A. James Anderson and wife, Valerie Z. Anderson (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A. R. [Signature]  
ITS: President

PROPERTY OWNER:

A. James Anderson  
A. James Anderson

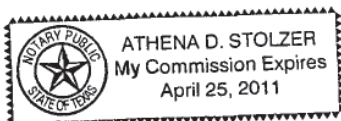
Valerie Z. Anderson  
Valerie Z. Anderson

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared A. James Anderson, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17<sup>th</sup> day of April, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Valerie Z. Anderson, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4<sup>th</sup> day of May, 2009.

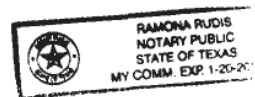
Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4th day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Non-Profit Corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 83E OF HIDDEN VALLEY ESTATES, PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", PAGES 377-378, PLAT RECORDS OF DENTON COUNTY, TEXAS. CERTIFICATE OF CORRECTION DATED MARCH 14, 1985, RECORDED IN VOLUME 1598, PAGE 176, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, William F. Sinclair and wife, Joyce T. Sinclair, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, William F. Sinclair and wife, Joyce T. Sinclair, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and William F. Sinclair and wife, Joyce T. Sinclair, (Property Owners) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and William F. Sinclair and wife, Joyce T. Sinclair (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>TH</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: A.R. [Signature]  
ITS: President

PROPERTY OWNERS:

William F. Sinclair

William F. Sinclair

Joyce T. Sinclair

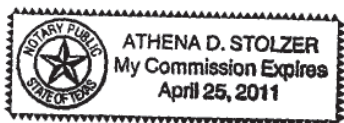
Joyce T. Sinclair

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared William F. Sinclair, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



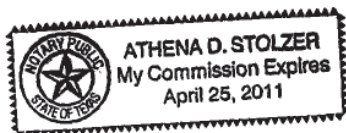
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton

Before me, the undersigned authority, on this day personally appeared Joyce T. Sinclair, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4th day of MAY,  
2009, by J.R. Mosier, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# **EXHIBIT A**

**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, BEING PART OF A CERTAIN (CALLED) 162.509 ACRE TRACT DESCRIBED IN A DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., AND DESIGNATED FOR CONVENIENCE AS TRACTS 52 AND 53 IN A SUBDIVISION IN THE SAME ACREAGE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN AT A FENCE CORNER AT THE SOUTHERNMOST INNER ELL CORNER OF SAID 162.509 ACRE TRACT AT THE SOUTHWEST CORNER OF SAID TRACT 52;

THENCE NORTH 45 DEGREES 14' 35" WITH THE SOUTHEASTERLY LINE OF A ROAD A DISTANCE OF 263.0 FEET TO A STEEL PIN AT THE NORTHWEST CORNER OF TRACT 52 ON THE SOUTH BOUNDARY LINE OF AN EAST-WEST ROAD;

THENCE SOUTH 87 DEGREES 01' EAST WITH THE SOUTH BOUNDARY LINE OF SAID ROAD A DISTANCE OF 477.4 FEET TO A STEEL PIN AT THE NORTHEAST CORNER OF LOT 53;

THENCE SOUTH 5 DEGREES 10' WEST A DISTANCE OF 196.0 FEET TO A STEEL PIN IN A FENCE AT THE SOUTHEAST CORNER OF TRACT 53 ON A SOUTH BOUNDARY LINE OF SAID 162.509 ACRE TRACT;

THENCE NORTH 86 DEGREES 54' 34" WEST ALONG AND NEAR A FENCE A DISTANCE OF 646.8 FEET TO THE PLACE OF BEGINNING AND CONTAINING IN ALL 2.521 ACRES OF LAND.

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Larry Horton and wife, Jacklyn M. Horton, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

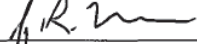
NOW THEREFORE, Larry Horton and wife, Jacklyn M. Horton, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Larry Horton and wife, Jacklyn M. Horton, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Larry Horton and wife, Jacklyn M. Horton (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 4<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

Larry N. Horton  
Larry Horton

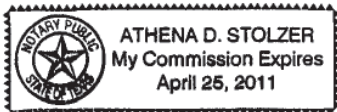
Jacklyn M. Horton  
Jacklyn M. Horton

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Larry Horton, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of May, 2009.



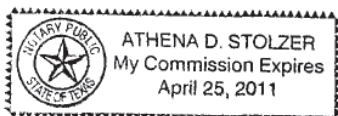
Athena D. Stolzer  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton

Before me, the undersigned authority, on this day personally appeared Jacklyn M. Horton, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3<sup>rd</sup> day of May, 2009.



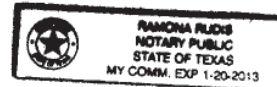
Athena D. Stolzer  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 4<sup>TH</sup> day of MAY,  
2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudio  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W. D. DURHAM SURVEY, ABSTRACT 330, DENTON COUNTY, TEXAS, BEING PART OF A TRACT 162.509 ACRES CONVEYED BY SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC., THIS TRACT BEING DESIGNATED FOR CONVENIENCE AS TRACT 2, IN A SUBDIVISION OF SAID ACREAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN AT THE NORTHWEST CORNER OF TRACT 1 WHICH IS SOUTH 85° 13' EAST 467.2 FEET, SOUTH 86° 39' EAST 668.0 FEET AND NORTH 15 FEET WEST 126.6 FEET FROM A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID 162.509 ACRE TRACT;

THENCE NORTH 15° WEST, 126.6 FEET TO A STEEL PIN;

THENCE SOUTH 86° 39' EAST, 410.0 FEET TO A STEEL PIN ON A WEST LINE OF THE AIRSTRIP;

THENCE SOUTHEASTERLY WITH SAID LINE 151.5 FEET TO A STEEL PIN AT THE NORTHEAST CORNER OF TRACT 1;

THENCE NORTH 86° 39' WEST, 460.0 FEET TO THE PLACE OF BEGINNING,

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Kathleen M. Schlobohm, (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Kathleen M. Schlobohm, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Kathleen M. Schlobohm, (Property Owner) do hereby acknowledge and does hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

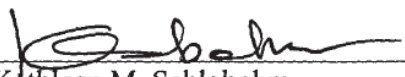
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Kathleen M. Schlobohm (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 11 day of May, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Kathleen M. Schlobohm

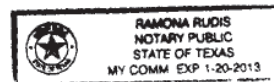
STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Kathleen M. Schlobohm, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of MAY, 2009.

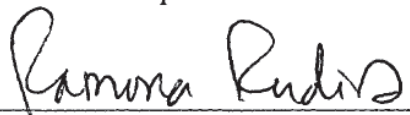
  
Notary Public, State of Texas

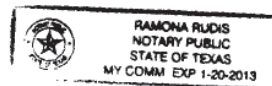


THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 11 day of MAY, 2009, by JP MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

LOT 67W OF HIDDEN VALLEY ESTATES PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, PAGE 377, PLAT RECORDS, DENTON COUNTY, TEXAS; TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1598, PAGE 176 AND UNDER COUNTY CLERK'S DOCUMENT NO. 2005-148906, OFFICIAL RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, George Bown and Nancy Bown, (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, George Bown and Nancy Bown, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and George Bown and Nancy Bown, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and George Bown and Nancy Bown (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 11th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: JR [signature]  
ITS: President

PROPERTY OWNERS:

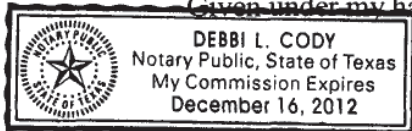
George Bown  
George Bown  
Nancy Bown  
Nancy Bown

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared George Bown, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of April, 2009.



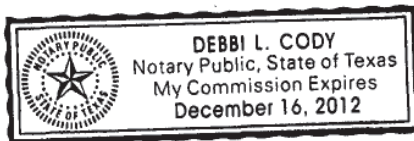
Debbi L. Cody  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Denton §

Before me, the undersigned authority, on this day personally appeared Nancy Bown, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of April, 2009.



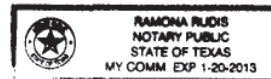
Debbi L. Cody  
Notary Public, State of Texas

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

This Instrument was acknowledged before me on this 11th day of MAY,  
2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK  
ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 116S IN BLOCK A OF THE HIDDEN VALLEY AIRPARK, PHASE III,  
A SUBDIVISION TO THE COUNTY OF DENTON, STATE OF TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET V,  
SLIDE 650, PLAT RECORDS DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted,

adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Roger J. Strantz and wife, Mary K. Strantz, (Property Owners) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desire to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Roger J. Strantz and wife, Mary K. Strantz, (Property Owners) hereby declare that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Roger J. Strantz and wife, Mary K. Strantz, (Property Owners) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

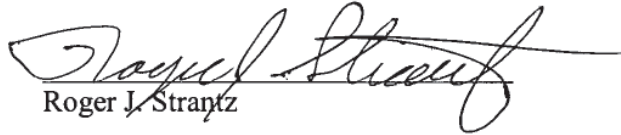
Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Roger J. Strantz and wife, Mary K. Strantz (Property Owners) do hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

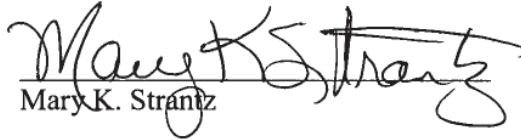
EXECUTED this 11<sup>th</sup> day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY:   
ITS: President

PROPERTY OWNER:

  
Roger J. Strantz

  
Mary K. Strantz

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Roger J. Strantz, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of MAY, 2009.

  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §



Before me, the undersigned authority, on this day personally appeared Mary K. Strantz, known to me (or proved to me on the oath of \_\_\_\_\_ or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of MAY, 2009.

  
Notary Public, State of Texas



THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 11 day of MAY, 2009, by JK Mosier, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

BEING LOT 68W IN HIDDEN VALLEY ESTATES PHASE II, AN ADDITION TO THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME D, SLIDE 377, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**

**ACKNOWLEDGMENT OF BY-LAWS  
AND RESTRICTIVE COVENANTS OF  
HIDDEN VALLEY AIRPARK ASSOCIATION INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

WHEREAS, HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas corporation, established the Bylaws and Declaration of Covenants and Restrictions as a general plan for the improvement and development of the following described property:

ALL THAT CERTAIN TRACT OF LAND SITUATION IN THE W. DURHAM SURVEY ABSTRACT NUMBER 330 AND THE M.E.P&P.P.R. CO. SURVEY ABSTRACT NUMBER 911, DENTON COUNTY, TEXAS AND BEING: ALL OF THE CALLED 71.930 ACRE TRACT DESCRIBED IN THE DEED FROM HIDDEN VALLEY REAL ESTATE CORPORATION TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 1453, PAGE 13 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; A REMAINDER OF THE CALLED 162.509 ACRE TRACT DESCRIBED IN THE DEED FROM SQUIRE HASKINS TO HIDDEN VALLEY AIRPARK ASSOCIATION INC. RECORDED IN VOLUME 556, PAGE 660 OF THE SAID DEED RECORDS; ALL OF THE CALLED 24.358 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONALD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED UNDER COUNTY CLERK FILE NUMBER 97-R0033570 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY TEXAS; AND ALL OF THE CALLED 40.88 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM DONLAD L. ANDERSON ET UX TO HIDDEN VALLEY AIRPARK ASSOCIATION RECORDED IN VOLUME 4689, PAGE 1737 OF THE SAID REAL PROPERTY RECORDS; ALL OF THE CALLED 28.900 ACRE TRACT IN THE DEED FROM ADKISSON RANCH, LP TO HIDDEN VALLEY AIRPARK ASSOCIATION, INC. RECORDED IN DOCUMENT NUMBER 2008-14747 OF SAID REAL PROPERTY RECORDS; AND ALL OF THE CALLED 5.548 ACRE TRACT DESCRIBED IN THE DEED FROM MICHAEL J. WEAVER, TR. TO RANDY DEAN BULLARD ET UX RECORDED IN VOLUME 4623, PAGE 1588 OF THE SAID REAL PROPERTY RECORDS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

WHEREAS, said plan is titled *Hidden Valley Airpark Association, Inc. Declaration of Covenants and Restrictions* and said plan was filed of record on March 3, 2008 under document number 2008-21747 in Deed Records, Denton County, Texas; and said by-laws are titled *By-laws Of Hidden Valley Airpark Association, Inc.* filed of record on March 22, 2006 under document number 2006-32955 in Deed Records, Denton County, Texas. And as amended and modified, and thereafter approved, accepted, adopted and ratified by the Board of Directors of HIDDEN VALLEY AIRPARK ASSOCIATION INC. on March 28, 2009.

WHEREAS, Barbara Wells (Property Owner) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, desires to acknowledge, accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., as described above, and as they pertain to the following described Property:

MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"

NOW THEREFORE, Barbara Wells, (Property Owner) hereby declares that the Property as described in Exhibit B shall be held, sold, and conveyed subject to the by-laws, restrictions, covenants, and conditions acknowledged, accepted, affirmed and ratified above, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned residential subdivision and community of high standards. Such covenants shall be binding on and inure to the benefit of all parties having any right, title, or interest in the Property as described in Exhibit B, or any part thereof including but not limited to, each Property Owner, and their respective heirs, personal representative, successors, and assigns.

NOW, THEREFORE, HIDDEN VALLEY AIRPARK ASSOCIATION INC. and Barbara Wells (Property Owner) do hereby acknowledge and do hereby accept, affirm, ratify and be bound by the Bylaws and Declaration of Covenants and Restrictions of HIDDEN VALLEY AIRPARK ASSOCIATION, INC., and forever bind the above-described premises (Property) to the terms therein.

Bylaws and Declaration of Covenants and Restrictions for HIDDEN VALLEY AIRPARK ASSOCIATION, INC. are therefore fully acknowledged, accepted, affirmed and ratified and Barbara Wells (Property Owner) does hereby forever burden the subject Property to these Bylaws and Declaration of Covenants and Restrictions.

EXECUTED this 11th day of MAY, 2009.

HIDDEN VALLEY AIRPARK ASSOCIATION INC.

BY: J.R. m  
ITS: President

PROPERTY OWNERS:

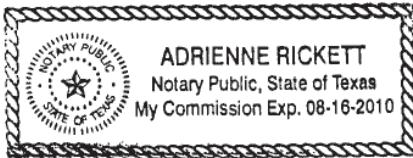
Barbara Wells  
Barbara Wells

STATE OF TEXAS §

COUNTY OF Dallas §

Before me, the undersigned authority, on this day personally appeared Barbara Wells, known to me (or proved to me on the oath of Barbara Wells or through driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6 day of May, 2009.



Adrienne Rickett  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF DENTON §

This Instrument was acknowledged before me on this 11th day of MAY, 2009, by J.R. MOSIER, its President of HIDDEN VALLEY AIRPARK ASSOCIATION INC., a Texas Corporation, on behalf of said corporation.

Ramona Rudis  
Notary Public, State of Texas



# EXHIBIT A

PROPERTY DESCRIPTION

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

THIS STAMP IS FOR SCANNING  
PURPOSE ONLY.

# EXHIBIT A



## Coleman & Assoc. Land Surveying

P.O. Box 686

Denton, Texas 76202

Phone (940)565-8215 Fax (940)565-9800

### HIDDEN VALLEY AIRPARK ASSOCIATION OVERALL BOUNDARY

Compiled: March 2009

BEING all that certain tract of land situated in the W. Durham Survey Abstract Number 330 and the M.E.P.&P.R.R. Co. Survey Abstract Number 911, Denton County, Texas and being: all of the called 71.930 acre tract described in the deed from Hidden Valley Real Estate Corporation to Hidden Valley Airpark Association Inc recorded in Volume 1453, Page 13 of the Deed Records of Denton County, Texas; a remainder of the called 162.509 acre tract described in the deed from Squire Haskins to Hidden Valley Airpark Association Inc. recorded in Volume 556, Page 660 of the said Deed Records; all of the called 24.358 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded under County Clerk file number 97-R0033570 of the Real Property Records of Denton County Texas; and all of the called 40.88 acre tract of land described in the deed from Donald L. Anderson et ux to Hidden Valley Airpark Association recorded in Volume 4689, Page 1737 of the said Real Property Records; all of the called 28.900 acre tract described in the deed from Adkisson Ranch, LP to Hidden Valley Airpark Association, Inc. recorded in Document Number 2008-14747 of the said Real Property Records; and all of the called 5.548 acre tract described in the deed from Michael J. Weaver, Tr. to Randy Dean Bullard et ux recorded in Volume 4623, Page 1588 of the said Real Property Records; the subject tract being more particularly described from record information as follows:

BEGINNING for the Southerly Southeast corner of the tract being described herein at the Southeast corner of the said 71.930 acre tract in Shady Shores Road from which an iron rod at the Southwest corner of Open Space No. 1, Hidden Valley Airpark, Phase IV as shown by the plat thereof recorded in Cabinet X, Pages 62 & 63 of the Plat Records of Denton County, Texas bears North 04 Degrees 42 Minutes East a distance of 35.9 feet;

THENCE North 87 Degrees 42 Minutes West with the South line of the said 71.930 acre tract in Shady Shores Road a distance of 1,014.0 feet to the Southwest corner thereof;

THENCE North 04 Degrees 41 Minutes East with the West line of the 71.930 acre tract a distance of 1,497.6 feet to an angle point therein;

THENCE North 04 Degrees 53 Minutes East continuing with the said West line, passing the North line of the said M.E.P.&P.R.R.Co. Survey and the South line of the said W. Durham Survey and continuing along the same course, in all, a total distance of 634.6 feet to an angle point in the said West line;

THENCE North 04 Degrees 39 Minutes East continuing with the said West line a distance of 451.3 feet to an angle point therein;

THENCE North 04 Degrees 47 Minutes East continuing with the West line of the 71.930 acre tract a distance of 244.4 feet to the Southeast corner of the said 5.548 acre tract;

# EXHIBIT A

THENCE North 85 Degrees 13 Minutes West with the South line of the 5.548 acre tract a distance of 950.3 feet, more or less, to the Southerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with a West line of the 5.548 acre tract a distance of 96.5 feet to a reentrant corner thereof;

THENCE North 85 Degrees 12 Minutes West with a South line of the 5.548 acre tract a distance of 15.0 feet to the Westerly Southwest corner thereof;

THENCE North 03 Degrees 37 Minutes East with the West line of the 5.548 acre tract a distance of 151.7 feet, more or less, to the Northwest corner thereof and the Southwest corner of the said 162.509 acre tract;

THENCE North 02 Degrees 10 Minutes East with the West line of the 162.509 acre tract and the West line of Hidden Valley Estates, Phase II, Page 1, passing at a distance of 772.4 feet the Northwest corner thereof and continuing with the West line of the 162.509 acre tract, in all, a total distance of 965.1 feet to an angle point therein;

THENCE North 03 Degrees 08 Minutes Seconds East continuing with the West line of the 162.509 acre tract a distance of 837.1 feet to the Southwest corner of the called 4.622 acre tract described in the deed from Hidden Valley Airpark Association, Inc. to Dan Hopkins Commercial Real Estate, Inc. recorded in Volume 4604, Page 382 of the said Real Property Records from which the Northwest corner of the 162.509 acre tract bears North 02 Degrees 48 Minutes a distance of 450.5 feet;

THENCE South 87 Degrees 22 Minutes 39 Seconds East with the South line of the said 4.622 acre tract a distance of 37.7 feet to a concrete monument in the property line of Garza-Little Elm Reservoir (now called Lewisville Lake) and an angle point in the West line of the 162.509 acre tract;

THENCE Southerly and Easterly with the common line between the said Reservoir and the 162.509 acre tract the following eight calls:

- (1) South 02 Degrees 45 Minutes West a distance of 957.71 feet,
- (2) North 53 Degrees 39 Minutes East a distance of 828.0 feet,
- (3) North 31 Degrees 19 Minutes East a distance of 666.1 feet,
- (4) North 60 Degrees 38 Minutes East a distance of 554.3 feet;
- (5) South 82 Degrees 11 Minutes East a distance of 502.6 feet;
- (6) South 39 Degrees 04 Minutes East a distance of 253.7 feet;
- (7) North 81 Degrees 05 Minutes East a distance of 94.5 feet;
- (8) North 04 Degrees 30 Minutes East a distance of 238.1 feet to a concrete monument on the North line of the 162.509 acre tract;

THENCE South 87 Degrees 19 Minutes East with the North line of the 162.509 acre tract passing the Northwest corner of Hidden Valley Estates, Phase II, Page 2 as shown by the Plat thereof recorded in Cabinet D, Page 378 of the Plat Records of Denton County and continuing along the same course, in all, a total distance of 1,823.20 feet to the Northeast corner thereof and the Northeast corner of the 162.509 acre tract;

THENCE South 03 Degrees 07 Minutes West with the East line of Hidden Valley Estates, Phase II, Page 2 passing an iron rod at the Southeast Corner thereof and continuing along the said course, in all, a total distance of 1,142.2 feet to the Eastern Southeast corner of the 162.509 acre tract;

THENCE North 84 Degrees 10 Minutes West with the South line of the said 162.509 acre tract a distance of 200.5 feet to a corner on the East line of a cemetery;

THENCE North 03 Degrees 08 Minutes East with the East line of the cemetery a distance of 62.0 feet to the Northeast corner thereof;

# EXHIBIT A

THENCE North 82 Degrees 40 Minutes West with the North line of the said cemetery a distance of 210.6 feet to the Northwest corner thereof;

THENCE South 02 Degrees 59 Minutes West with the West line of the said cemetery part of the way, in all, a total distance of 196.0 feet to the Southeast corner of Tract 54, Hidden Valley Estates on the North line of the Chester L. Brown Property;

THENCE North 87 Degrees 01 Minutes West with the North line of the said Brown Property and a South line of the said 162.509 acre tract a distance of 906.8 feet to a reentrant corner thereof and the Southwest corner of Tract 52 on the East side of a 100 foot right-of-way;

THENCE South 02 Degrees 10 Minutes West with an East line of the 162.509 acre tract a distance of 1,054.4 feet, more or less, to a fence corner at the Southern Southeast corner thereof and Northeast corner of the said 24.358 acre tract, same being the Northeast corner Hidden Valley Airpark, Phase III as shown by the Second Amending Plat thereof recorded in Cabinet V, Page 650 of the Plat Records of Denton County;

THENCE South 03 Degrees 53 Minutes West generally along a fence with the East line of the said 24.358 acre tract and Hidden Valley Airpark, Phase III a distance of 167.6 feet to the Northwest corner of the said 28.900 acre tract and Hidden Valley Airpark, Phase V as shown by the Plat thereof recorded in Cabinet Y, Page 673 and Page 674 of the Plat Records of Denton County;

THENCE South 85 Degrees 47 Minutes East with the North line of said 28.900 acre tract a distance of 708.2 feet to the Northeast corner thereof;

THENCE South 03 Degrees 53 Minutes West with the East line of said 28.900 acre tract a distance of 1,783.1 feet to the Southeast corner thereof;

THENCE North 84 Degrees 56 Minutes West with the South line of said 28.900 acre tract a distance of 553.5 feet to the Easterly Northeast corner of the said called 40.88 acre tract and Hidden Valley Airpark, Phase IV as shown by the Amending Plat thereof recorded in Cabinet X, Page 62 and 63 of the Plat Records of Denton County;

THENCE South 04 Degrees 25 Minutes West with the East line of Hidden Valley Airpark, Phase IV a distance of 1,123.3 feet to the Southeast corner of Open Space Number 1 as shown on the said plat of Hidden Valley Airpark, Phase IV in the dedicated North right-of-way line of Shady Shores Road;

THENCE North 85 Degrees 10 Minutes West with the said North right-of-way and the South line of the Open Space Number 1 a distance of 1,025.1 feet to the Southwest corner thereof on the East line of the said 71.930 acre tract;

THENCE South 04 Degrees 42 Minutes West with the East line of the 71.930 acre tract a distance of 35.9 feet to the PLACE OF BEGINNING and enclosing 328.6 acres of land more or less.

# **EXHIBIT B**

## **PROPERTY DESCRIPTION**

### **WELLS PROPERTY DESCRIPTION**

BEING LOT 107S IN BLOCK A OF HIDDEN VALLEY AIRPARK, PHASE III, AN ADDITION TO SHADY SHORES, DENTON COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDING PLAT RECORDED IN CABINET V, PAGE 650, PLAT RECORDS, DENTON COUNTY, TEXAS.

**THIS STAMP IS FOR SCANNING  
PURPOSES ONLY.**