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Mary Louise Garcia

Submitter: XEROX COMMERCIAL SOLUTIONS

THE STATE OF TEXAS §
COUNTY OF TARRANT §

DEED & RESTRICTION

D. R. Horton - Texas, Ltd. ("Grantor"), is owner of the property described on Exhibit A and is also the "Declarant" of Alexandra Meadows, a phased planned development that is subject to the Declaration of Covenants, Conditions & Restrictions for Alexandra Meadows, recorded on August 22, 2003, as Instrument No. D203311340, in Volume 17099, Page 0220, Real Property Records, Tarrant County, Texas, as amended and supplemented from time to time (the "Declaration").

In its capacity as Declarant, Grantor has the unilateral right to subject the property described on Exhibit A to the Declaration and to dedicate its use as a common area of Alexandra Meadows, pursuant to Sections C.3.2 and C.3.7 of Appendix C of the Declaration, for the duration of the Development Period, which is in effect until August 21, 2023. Accordingly, Grantor hereby **DECLARES** that the Property is hereby made subject to the Declaration, and further **DECLARES** that the Property is restricted to use as a "Common Area" of Alexandra Meadows.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor does **GRANT, SELL, AND CONVEY** unto Alexandra Meadows Owners Association ("Grantee") the real property described on Exhibit A, and all improvements located on it, together with all of Grantor's right, title, and interest in and to any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, the "Property").

This instrument and the conveyance above are executed by Grantor subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property, and subject to the above-stated declarations and restriction (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, subject to the Permitted Exceptions and the matters stated herein, and without warranty. This conveyance is not intended to be a quitclaim and is intended to be a conveyance of the Property rather than merely a conveyance of Grantor's interest therein.

Grantor specifically disclaims any representation, warranty, or guaranty, past, present, or future, of any kind or character, either express or implied, or arising by operation of law, with respect to the Property. This conveyance is on an "AS IS, WHERE IS" BASIS, WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR.

D. R. HORTON - TEXAS, LTD., a Texas limited partnership

By: D. R. HORTON, INC., a Delaware corporation, its authorized agent

By: *Don E. Allen*
Don E. Allen, Assistant Secretary

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 16th day of January 2014 by Don E. Allen, Assistant Secretary of D. R. Horton, Inc., a Delaware corporation, on behalf of said corporation in its capacity as authorized agent for D. R. Horton - Texas, Ltd., a Texas limited partnership, on behalf of the limited partnership.



Sandy Trenton
Notary Public, The State of Texas

EXHIBIT A

PROPERTY DESCRIPTION

Being an irregularly-shaped unplatted parcel of undeveloped land, approximately 7.980 acres in size, adjoining the west boundaries of certain subdivisions of Alexandra Meadows, as shown on the plats recorded on May 12, 2006, as Document No. D206143558, in Cabinet A, Slide 11113, and as Document No. D206143559, in Cabinet A, Slide 11114, Plat Records, Tarrant County, Texas, which identify the land herein described as owned by D. R. Horton-Texas, Ltd. per the instrument recorded in Volume 16014, Page 243, and also described as:

The approximate 7.980-acre parcel of land identified for tax purposes by the Tarrant Central Appraisal District as Account No. 03830578, Georeference A 345-1T, David Cook Survey, TAD Map Reference 2048 428, and also described as all of the approximate 7.980-acre parcel of land out of that certain portion of the 154.259 acre tract described in Exhibit "A" of the General Warranty Deed, recorded on October 1, 2002, as Instrument No. D202276613, in Volume 16014, Page 243, Real Property Records, Tarrant County, Texas, that is located entirely in the City of Blue Mound, Texas, and which is a remainder of the 154.259-acre tract that was not previously subjected to the Declaration of Covenants, Conditions & Restrictions for Alexandra Meadows recorded in the Real Property Records of Tarrant County, Texas.

(End of Exhibit A)

Grantee's Address:

Alexandra Meadows Owners Association
c/o Principal Management Group
12700 Park Central Drive, Suite 600
Dallas, Tx 75251