

THE STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

**CORRECTION AMENDMENT
FOR
LOT 15, BLOCK E, CHISHOLM RANCH ESTATES**

OPENING RECITALS

A. **PURPOSE.** The purpose of this Correction Amendment is to clarify and confirm that Lot 15, Block E, Chisholm Ranch Estates (the "**Commercial Corner**") is not subject to the below-defined Declaration or to the jurisdiction of Chisholm Ranch Estates Homeowners Association, Inc. (the "**Association**"), the property owners association for Chisholm Ranch Estates, and to correct inadvertent misstatements in the Declaration.

B. **PLATTED SUBDIVISION.** Chisholm Ranch Estates is a subdivision located in the City of McLendon-Chisholm, Texas, according to the plat thereof recorded on July 11, 2005, as Document No. 2005-00332344, in Cabinet F, Pages 247-250, Plat Records, Rockwall County, Texas, as corrected and replatted from time to time, and as modified by the instrument recorded on August 30, 2013, as Document No. 2013-495672, in Volume 7372, Page 227, Real Property Records, Rockwall County, Texas.

C. **DECLARATION.** Chisholm Ranch Estates is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, Chisholm Ranch Estates, recorded on October 28, 2005, as Document No. 2005-00340281, in Volume 04269, Page 00023, Real Property Records, Rockwall County, Texas, as amended from time to time, such as (without limitation) the instruments recorded as Document Nos. 2008-00395740, 2008-00401700, 2012-00464020, 2013-495579, 2013-495671, 20150000006045, and 20150000019292 (collectively, the "**Declaration**").

D. **COMMERCIAL CORNER.** As a platted subdivision, Chisholm Ranch Estates is entirely residential in use and design, except for the Commercial Corner, located at the corner of FM 548 & SH 205, and platted for commercial use. Due to a scrivener's error on the subdivision plat, the Commercial Corner is characterized as a "common area." That error is recognized by Section 1.9 of the Declaration. However, due to another scrivener's error - in the Declaration - the Commercial Corner is inadvertently included in the real property made subject to the Declaration.

E. **DECLARANT.** D. R. Horton - Texas, Ltd., a Texas limited partnership, is the "**Declarant**" of Chisholm Ranch Estates, having succeeded the original Declarant pursuant to the assignment recorded on March 13, 2012, as Document No. 2012-00464020, in Volume 6725, Page 205, Real Property Records, Rockwall County, Texas.

F. **AUTHORITY.** Declarant is authorized by Section 6.2(a) of the Declaration to unilaterally amend the Declaration.

AMENDMENTS

1. As used in the Declaration, the term "Property" is hereby amended and restated to read as follows:

"Property" means all of the Subdivision, as defined in Section 1.19 of the Declaration, save and except (excluding) LOT 15, BLOCK E, CHISHOLM RANCH ESTATES.
2. Every reference in the Declaration to real property that is subject to the Declaration must be construed to exclude LOT 15, BLOCK E, CHISHOLM RANCH ESTATES.
3. Unless the context is clearly otherwise, any reference in the Declaration to "Chisholm Ranch Estates" must be construed to exclude LOT 15, BLOCK E, CHISHOLM RANCH ESTATES.
4. This Correction Amendment also amends the Declaration to withdraw or remove LOT 15, BLOCK E, CHISHOLM RANCH ESTATES from the effect of the Declaration and the jurisdiction of the Association.

SIGNED AND ACKNOWLEDGED

By signing below, D. R. Horton-Texas, Ltd., certifies that (1) it is the Declarant of Chisholm Ranch Estates, (2) it owns more than one lot in Chisholm Ranch Estates (also described as owning Lots "in the Association"), and (3) it has sufficient authority to make this Amendment.

SIGNED on the date stated in the acknowledgment below.

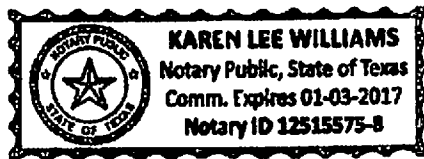
D. R. HORTON - TEXAS, LTD., a Texas limited partnership

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

By: 
David L. Booth, Assistant Vice President

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on this 31st day of August 2016 by David L. Booth, Assistant Vice President 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.




Notary Public, The State of Texas

EXECUTION BY ASSOCIATION

By signing below as required by Section 6.2(a) of the Declaration, the President and Secretary of the Association certify that (1) Declarant owns at least one residential lot in Chisholm Ranch Estates, (2) the Association has never treated the Commercial Corner as part of the real property subject to the Declaration, and (3) the Association has never treated the owner of the Commercial Corner as one of its members.

SIGNED on the date stated in the acknowledgment below.

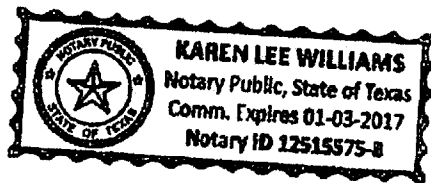
CHISHOLM RANCH ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas property owners association and nonprofit corporation

By: *David L Booth*
David L. Booth, President

By: *Kellie M Smith*
Kellie M. Smith, Secretary

THE STATE OF TEXAS §
 §
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This instrument was acknowledged before me on this 31st day of August ^{kw} 2016 by David L. Booth and Kellie M. Smith, President and Secretary, respectively, of Chisholm Ranch Estates Homeowners Association, Inc., a Texas property owners association and nonprofit corporation, on behalf of the association.



Karen Williams
Notary Public, The State of Texas

EXECUTION BY OWNER

By signing below, Golf Dallas Development, LLC, certifies that (1) it is the sole owner of the Commercial Corner as evidenced by that certain deed recorded on August 3, 2015, as Document No. 20150000011910, Real Property Records, Rockwall County, Texas, (2) to the best of its knowledge and belief, the Commercial Corner has never been treated as if it were subject to the Declaration or the jurisdiction of the Association, and (3) It desires to clarify that the Commercial Corner is not subject to the Declaration or the jurisdiction of the Association.

SIGNED on the date stated in the acknowledgment below.

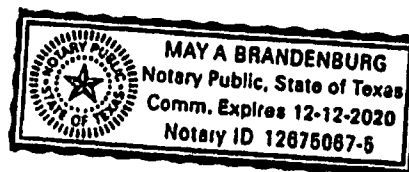
GOLF DALLAS DEVELOPMENT, LLC, a Texas limited liability company

By: 
Andrew E. Kidd, Director

THE STATE OF TEXAS §
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COUNTY OF DENTON §

This Instrument was acknowledged before me on this 19th day of December 2016 by Andrew E. Kidd, Director of Golf Dallas Development, LLC, a Texas limited liability company, on behalf of said company.


Notary Public, The State of Texas



Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/20/2016 08:18:54 AM
Fee: \$38.00
20160000022446



