

**NOTICE OF CORRECTION  
TO  
APPENDIX "A" OF THE  
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
FOR  
REATA RIDGE**

STATE OF TEXAS           §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON       §

This Notice is made this 9<sup>TH</sup> day of SEPTEMBER, 2017, by REATA RIDGE OWNERS ASSOCIATION, a Texas nonprofit corporation, ("Association") acting by and through its Board of Directors, regarding the real property identified below:

Being **Lot 17, in Block P, of Reatta Ridge Estates**, an Addition to the City of Justin, Denton County, Texas, according to the replat thereof recorded in Cabinet T, Slide 260 of the Map Records of Denton County, Texas.

Reatta Ridge is a single-family planned residential development located in the City of Justin, Denton County, Texas. The Association is the property owners' association for the development.

The Association records this instrument as notice that Lot 17, in Block P, of Reatta Ridge Estates (referred to herein as "Lot 17") is *not* a common area lot owned by the Association as was contemplated by that certain "Declaration of Covenants, Conditions & Restrictions for Reatta Ridge," recorded June 13, 2001 as Document No. 2001-R0057505 and at Volume 4857, Page 01605 of the Real Property Records of Denton County, Texas, as amended and/or supplemented from time to time (collectively, the "Declaration"). As outlined below, Lot 17 is a privately owned lot located within the Reatta Ridge single-family residential development and is subject to the covenants, conditions and restrictions set forth in the Declaration and is subject to the jurisdiction of the Association.

The following history of Lot 17 is provided for the benefit of abstractors, title examiners, and taxing authorities:

The Plat for Lot 17 is the Final Plat for Reatta Ridge Addition encompassing Phase 1 of Reatta Ridge, recorded May 21, 2001 at Cabinet T Page 260 of the Denton County Plat Records. The Plat does not identify Lot 17 as a common area lot of the Reatta Ridge Owners Association.

Lot 17 is identified at Appendix "A" of the Declaration as a common area lot subject to conveyance to the Association by the Declarant, Reatta Ridge, Ltd., at a future date as further addressed at Section C.2.9 of Appendix "C" of the Declaration. Declarant Reatta Ridge Ltd. did not convey Lot 17 to the Association by deed or other instrument.

By Substitute Trustee's Deed dated August 4, 2009 and recorded November 3, 2009 as Document No. 2009-128676 of the Real Property Records of Denton County, Texas, Premier Bank, Jefferson City, Missouri, acquired Lot 17, with Declarant Reatta Ridge, Ltd being the owner of record of Lot 17 prior to execution of the Substitute Trustee's Deed.

Pursuant to Recitals in the Special Warranty Deed executed by the Federal Deposit Insurance Corporation ("FDIC") on November 29, 2011, as cited below, Premier Bank was closed by the FDIC on October 15, 2010, and the FDIC was appointed Receiver for Premier Bank.

By Special Warranty Deed dated November 29, 2011 and recorded December 2, 2011 as Document No. 2011-115477 of the Real Property Records of Denton County, Texas, the FDIC conveyed Lot 17 to Mark W. Spates.

By Special Warranty Deed dated February 6, 2012 and recorded February 28, 2012 as Document No. 2012-19765 of the Real Property Records of Denton County, Texas, Mark W. Spates conveyed Lot 17 to LaToya Mallette, a single person.

As of the date of this Notice:

LaToya Mallette is the owner of record of Lot 17 and is an owner of record of adjoining Lot 16 (113 Reatta Drive).

The Denton County Appraisal District appraises and assesses applicable property taxes for Lot 17 as a privately owned lot, not as a common area lot of the property owners' association.

IN WITNESS WHEREOF, the Reatta Ridge Owners Association, acting by and through its Board of Directors, has caused this Notice to be executed by its duly authorized agent as of the date first above written.

**REATA RIDGE OWNERS ASSOCIATION,**  
a Texas nonprofit corporation

By:

Scott H. [Signature]

Its:

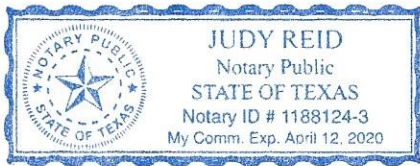
PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

BEFORE ME, the undersigned authority, on this day personally appeared Garrett DeLong  
  Pres.   of the Reatta Ridge Owners Association, known to me  
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he  
executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 12<sup>th</sup> day of Sept., 2017.



Judy Reid  
Notary Public  
State of Texas  
4-12-20  
My Commission Expires