



After recording return to:

Robert D. Burton, Esq.
Kristi E. Stotts, Esq.
Winstead, PC
401 Congress Ave., Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com
kstotts@winstead.com

NON-MATERIAL CORRECTION INSTRUMENT
(Pursuant to Section 5.028, Texas Property Code)
DEED WITHOUT WARRANTY

ABBAY MOOR OF TROPHY CLUB

TO THE COUNTY CLERK:

“Original Instrument”

Document Type: Deed Without Warranty
Recording Date: December 2, 2016
Recording Information: Document No. 20161202000227

Grantor: The “Grantor” of the Original Instrument is LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership.

Grantee: The “Grantee” of the Original Instrument is ABBAY MOOR OF TROPHY CLUB HOMEOWNERS’ ASSOCIATION, INC., a Texas non-profit corporation.

Property: The Highlands at Trophy Club Neighborhood 8- Phase 1, Lot 1X, Block J, a subdivision located in Denton County, Texas, according to the map or plat recorded in Document No. 2010-183 in the Official Public Records of Denton County, Texas;

The Highlands at Trophy Club Neighborhood 8- Phase 2A, Lot 2X, Block J, a subdivision located in Denton County, Texas, according to the map or plat recorded in Document No. 2012-183, in the Official Public Records of Denton County, Texas; and

The Highlands at Trophy Club Neighborhood 8- Phase 2B , Lot 24, Block E, Lot 30, Block G and Lots 1X and 19, Block H, a subdivision located in Denton County, Texas, according to the map or plat recorded in Document No. 2013-229, in the Official Public Records of Denton County, Texas.

1. Grantor is the developer of Abbey Moor of Trophy Club, a Residential Community in Denton County, Texas.

2. Grantor caused to be filed that certain Deed Without Warranty recorded under Document No. 20161202000227, in the Official Public Records of Denton County, Texas (the "**Deed**").

3. Kristi E. Stotts, as evidenced by her signature below, is an attorney retained to represent Grantor, has reviewed the Deed, and has personal knowledge of the relevant facts. She has determined that the legal description in the Deed is incorrect, and such error can be corrected by the recordation of this instrument.

4. Grantor purported to convey the Property; however the Deed stated Neighborhood 8 and it should have referred to The Highlands at Trophy Club Neighborhood 8. The correct legal description of the Property is as follows:

The Highlands at Trophy Club Neighborhood 8- Phase 1, Lot 1X, Block J, a subdivision located in Denton County, Texas, according to the map or plat recorded in Document No. 2010-183 in the Official Public Records of Denton County, Texas;

The Highlands at Trophy Club Neighborhood 8- Phase 2A, Lot 2X, Block J, a subdivision located in Denton County, Texas, according to the map or plat recorded in Document No. 2012-183, in the Official Public Records of Denton County, Texas; and

The Highlands at Trophy Club Neighborhood 8- Phase 2B , Lot 24, Block E, Lot 30, Block G and Lots 1X and 19, Block H, a subdivision located in Denton County, Texas,

according to the map or plat recorded in Document No. 2013-229, in the Official Public Records of Denton County, Texas.

5. I have given notice of this correction of the Original Instrument by sending a copy of this Non-Material Correction Instrument by mail and/or email to each party in the Original Instrument in accordance with Section 5.028 (d)(2), Texas Property Code.

Executed to be effective on the recording date of the Original Instrument.

[SIGNATURE PAGE FOLLOWS]

Kristi E. Stotts
Kristi E. Stotts

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO before me December 20, 2016, by Kristi E. Stotts.

[SEAL]

Karen Stone
NOTARY PUBLIC, State of Texas
My Commission Expires: 7-12-2017
Print Name: KAREN STONE



Denton County
Juli Luke
County Clerk

Instrument Number: 159778

ERecordings-RP

CORRECTION

Recorded On: December 20, 2016 09:44 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

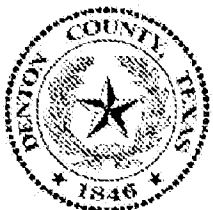
******* THIS PAGE IS PART OF THE INSTRUMENT *******

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: 159778
Receipt Number: 20161220000168
Recorded Date/Time: December 20, 2016 09:44 AM
User: Samantha C
Station: Station 2

Record and Return To:



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.

Juli Luke
County Clerk
Denton County, TX