



Suzanne Henderson

PGS 3 \$24.00

Submitter: ACS

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

COMMON AREA DEED
TEHAMA RIDGE - PHASE 1B

DATE: August 6, 2010

GRANTOR: D. R. Horton - Texas, Ltd.

GRANTOR'S MAILING ADDRESS: 6751 North Freeway, Fort Worth, Texas 76131

GRANTEE: Tehama Ridge Owners Association

GRANTEE'S MAILING ADDRESS: c/o PCMC, Inc., 3102 Oak Lawn Ave., Suite 202, Dallas, Texas 75219

PROPERTY (including any improvements):

The following Common Areas of "Phase 1B" of **TEHAMA RIDGE**, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded on September 12, 2008, as Document No. D208356176, in Cabinet A, Slide 12942, Plat Records, Tarrant County:

- **LOT 1X, BLOCK 1**
- **LOT 10X, BLOCK 1**
- **LOT 2X, BLOCK 30**

This conveyance is made in connection with Grantor's development of Tehama Ridge, a phased planned development in the City of Fort Worth, Texas, pursuant to the Declaration of Covenants, Conditions & Restrictions for Tehama Ridge, recorded on February 18, 2005, as Instrument No. D205047820, Real Property Records, Tarrant County, Texas, as supplemented and amended (the "**Declaration**"), and pursuant to the plat of Tehama Ridge Phase 1B which makes the "land owners association" responsible for the "construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities," which includes the Property.

By this instrument, Grantor conveys the above-described common areas of Tehama Ridge Phase 1B to the Tehama Ridge Owners Association, the "Association" as defined in the Declaration, being the association of owners of property in Tehama Ridge. This conveyance is subject to all recorded instruments affecting the Property, including the Declaration and the rights, reservations, and easements contained in Appendix C of the Declaration for the benefit of Grantor as Declarant. This conveyance is a ministerial task that fulfills a duty of Grantor under the Declaration and an expectation of the City of Fort Worth under the plat.

For good and valuable consideration, Grantor does **GRANT, SELL, AND CONVEY** unto Grantee all the Property, **TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, subject to the matters herein stated.

This Common Area Deed is not intended to be a quitclaim deed and is intended to be a conveyance of the Property rather than merely a conveyance of Grantor's interest therein. **NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE WITHOUT WARRANTY OF TITLE OF ANY KIND, WHETHER STATUTORY, EXPRESS, OR IMPLIED.**

SIGNED to be effective on the date shown above.

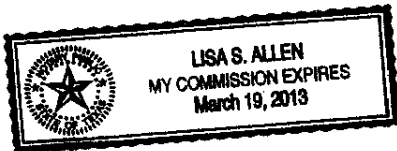
D. R. HORTON - TEXAS, LTD., a Texas limited partnership

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

By: 
Don E. Allen, Assistant Secretary

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This instrument was acknowledged before me on this 16th day of August 2010 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.



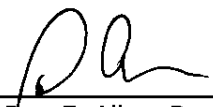

Notary Public, The State of Texas

ACCEPTED BY GRANTEE

By signing this Common Area Deed, Grantee accepts and acknowledges (1) the conveyance of the Property "AS IS" with any and all latent and patent defects; (2) that Grantor does not warrant that the Property has a particular financial value or is fit for a particular purpose, other than the obvious purpose and use on the date of this conveyance; (3) that Grantee is and has been responsible for the maintenance, repair, replacement, and insurance of the Property since the Declaration was recorded, although the Declaration reserves certain use privileges to Grantor; (4) that Grantee is and has been responsible for property taxes on the Property since the Declaration was recorded, for the current year, and for subsequent years; and (5) that Grantee is not relying on any representation, statement, or other assertion by Grantor with respect to the Property.

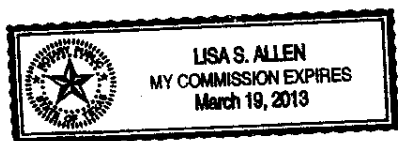
Signed on the 16th day of August 2010.

TEHAMA RIDGE OWNERS ASSOCIATION, a Texas property owners association

By: 
Don E. Allen, President

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This instrument was acknowledged before me on the 16th day of August 2010 by Don E. Allen, President of Tehama Ridge Owners Association, a Texas property owners association, on behalf of the association.




Notary Public, The State of Texas

AFTER RECORDING, PLEASE RETURN TO:
Sharon Reuler, P.C.
5400 LBJ Freeway, Suite 1200
Dallas, Texas 75240