

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 99967

ERecordings-RP

MISCELLANEOUS

Recorded On: August 23, 2018 08:42 AM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$42.00

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\*\*\*\*\* 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: 99967  
Receipt Number: 20180823000028  
Recorded Date/Time: August 23, 2018 08:42 AM  
User: Chris P  
Station: Station 42

**Record and Return To:**

eRx



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

WITHDRAWAL OF REAL PROPERTY FROM MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
1978/5224 FOR  
THE VILLAGES OF CARMEL

THIS WITHDRAWAL OF REAL PROPERTY FROM MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGES OF CARMEL (this "Withdrawal") is made effective as of the 6th day of July, 2018, by ASTRA CARMEL, LLC, a Texas limited liability company (herein referred to as "Declarant"). Capitalized terms not otherwise defined herein shall have their same meaning in the Declaration (defined below).

WITNESSETH:

WHEREAS, Holigan Land Development, Ltd., a Texas limited partnership ("Original Declarant") executed that certain Master Declaration of Covenants, Conditions and Restrictions for The Villages of Carmel dated effective as of August 10, 2006 which is recorded under Clerk's File No. 2006-101525 of the real property records of Denton County, Texas (the "Original Declaration") covering approximately 24.861 acres of land in Denton County, Texas being more particularly described in the Original Declaration;

WHEREAS, Subsequently, the following documents amending, supplementing or otherwise affecting the Original Declaration were recorded in the real property records of Denton County, Texas under Clerk's File Numbers: 2006-150332, 2007-54404, 2007-95154; 2014-56338; 2014-64321, and 2014-62784;

WHEREAS, Original Declarant assigned its rights as declarant under the Original Declaration to Declarant pursuant to that certain Assignment of Declarant Rights dated June 30, 2014 entered into by Original Declarant, as assignor, and Declarant, as assignee, recorded under Clerk's File No. 2014-64321 in the real property records of Denton County, Texas;

WHEREAS, Declarant executed that certain Fifth Supplemental Master Declaration of Covenants, Conditions and Restrictions for The Villages of Carmel dated effective as of November 26, 2014 which is recorded under Clerk's File No. 2014-120547 in the real property records of Denton County, Texas (the "Fifth Amendment;" and the Original Declaration, together with the Fifth Amendment and all other documents recorded in the real property records of Denton County, Texas amending, supplementing or otherwise affecting the Original Declaration are referred to collectively herein as the "Declaration";

WHEREAS, portions of the real property more particularly described on Exhibit "A" attached hereto (the "Released Property") are both (i) currently covered by, and subject to, the Declaration, and also (ii) owned by Declarant; and

WHEREAS, Declarant desires to withdraw and remove the Released Property from the definition of "Property" (as defined in the Declaration) and from the coverage of the Declaration so that the Released Property shall no longer be governed by, or subject to, the Declaration and Declarant has the right to do so without the need for the consent or action of any other party or person per Section 11.5 of the Original Declaration.

NOW, THEREFORE, the Declaration is hereby affected as follows:

1. Pursuant to Section 11.5 of the Original Declaration Declarant, hereby withdraws and removes the Released Property from the definition of the "Property" (as defined in the Declaration) and from the coverage of the Declaration so that the Released Property is no longer governed by, or subject to, the terms, provisions and conditions of the Declaration.


[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.  
SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, Declarant has caused this Supplement to be executed by its duly authorized representative, as of the day and year first above written.

**DECLARANT:**

ASTRA CARMEL, LLC,  
a Texas limited liability company

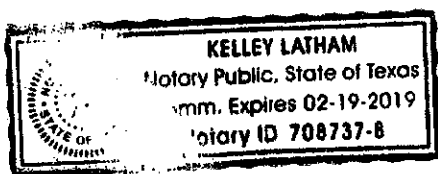
By: ASTRA INVESTMENTS I, LLC,  
a Texas limited liability company  
its Manager

By:   
Justin Bono, Manager

STATE OF TEXAS       §  
                                 §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on July 6, 2018, by Justin Bono, Manager of Astra Investments I, LLC, a Texas limited liability company, Manager of Astra Carmel, LLC, a Texas limited liability company, on behalf of said companies.

[Personalized Seal]



  
Notary Public, State of Texas

**EXHIBIT "A"**

LOTS 1-3, BLOCK H, AND LOTS 11-12, BLOCK JJ, VILLAGES OF CARMEL PHASE 5B, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 2018-39, MAP/PLAT RECORDS, DENTON COUNTY, TEXAS.