

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2011 00011582

Instrument Number: 2011-11582

Recorded On: February 07, 2011

As
DeclarationParties: SHELTON ROBERT B
ToBillable Pages: 5
Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Declaration	27.00
Total Recording:	27.00

******* DO NOT REMOVE. 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: 2011-11582
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Record and Return To:

TITLE RESOURCES
WILL CALL
DENTON TX 76202

User / Station: D Kitzmiller - Cash Station 2



THE 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.

C Mitchell

County Clerk
Denton County, Texas

GF# 102464

TERMINATION OF DECLARATION OF COVENANT

STATE OF TEXAS §
§
COUNTY OF DENTON §

THIS TERMINATION OF DECLARATION OF COVENANT (this "Termination") is made and entered into this 21 day of January, 2011, by **ROBERT B. SHELTON and JOANN SHELTON** (collectively "Declarant").

WITNESSETH:

WHEREAS, Declarant executed that certain Declaration of Covenant recorded August 7, 2009, as Document No. 2009-96161 in the Real Property Records of Denton County, Texas (the "Declaration"), which Declaration affects certain real property located in Denton County, Texas, described on Exhibit A attached hereto (the "Property"); and

WHEREAS, pursuant to Section 25 of the Declaration, Declarant has the right to terminate the Declaration as to all or a portion of the Property by executing and recording in the Real Property Records a written document describing the portions of the Property as to which the Declaration is to be terminated; and

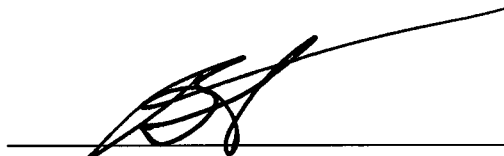
WHEREAS, Declarant desires to release and terminate the Declaration as to all of the Property.

NOW, THEREFORE, for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby agrees as follows:

1. All capitalized terms used in this Termination, unless otherwise expressly defined herein, shall have the meanings ascribed to such terms in the Declaration.
2. Pursuant to Section 25 of the Declaration, Declarant elects to and does hereby release and terminate the Declaration as to all of the Property. By this action, Declarant intends that the Declaration shall be rendered null, void and of no force or effect.
3. This Termination shall be binding upon and inure to the benefit of Declarant, Beneficiaries, Trustee, and their respective successors and assigns. This Termination shall be governed by and construed and enforced in accordance with the laws of the State of Texas. This Termination supersedes all prior and contemporaneous understandings and agreements with respect to and under the Declaration.

EXECUTED on the date set forth above.

DECLARANT:



ROBERT B. SHELTON



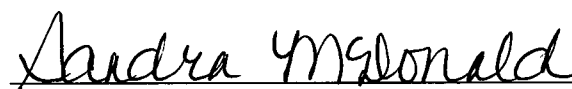
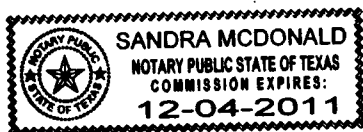
JOANN SHELTON

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on this 21 day of January, 2011, by Robert B. Shelton and JoAnn Shelton.


Notary Public, State of Texas

AFTER RECORDING:

Kevin Flynn
Gsheet & Stone LLP
500 North Akard St, Suite 2700
Dallas, TX 75201

Exhibit A

**LEGAL DESCRIPTION
30.442 ACRES**

BEING A 30.442 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN LEWIS SURVEY, ABSTRACT NO. 769, AND THE JEREMIAH FISHER SURVEY, ABSTRACT NO. 421, CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A 32.116 ACRE TRACT OF LAND CONVEYED TO BOB B. SHELTON JR. AND WIFE JOANN SHELTON BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2005-41955, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 30.442 ACRE TRACT, WITH REFERENCE BEARING BEING THE MONUMENTED NORTH LINE OF SAID 32.116 ACRE TRACT. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF SAID 32.116 ACRE TRACT, SAID POINT BEING THE COMMON NORTHEAST CORNER OF LOT 14, BLOCK A OF SUNDOWN RANCH, PHASE 2, AN ADDITION TO THE CITY OF DENTON, AS RECORDED IN CABINET R, PAGE 269-271, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT ALSO BEING ON THE SOUTH LINE OF WIND RIVER ESTATES, PHASE VII, AN ADDITION TO THE CITY OF DENTON, AS RECORDED IN CABINET P, PAGE 151-152, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 07 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID 32.116 ACRE TRACT, AND THE COMMON SOUTH LINE OF SAID WIND RIVER ESTATES, PHASE VII, A DISTANCE OF 1881.70 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID 32.116 ACRE TRACT, AND THE COMMON SOUTHEAST CORNER OF LOT 11, BLOCK L OF SAID WIND RIVER ESTATES, PHASE VII, SAID POINT BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MAC LEGACY INVESTMENTS, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2007-123669, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 27 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID 32.116 ACRE TRACT, AND THE COMMON WEST LINE OF SAID MAC LEGACY INVESTMENTS, INC. TRACT, PASSING AT A DISTANCE OF 32.66 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID MAC LEGACY INVESTMENTS INC. TRACT, AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WINDJAMMER, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 98-0093401, AND CONTINUING ALONG THE WEST LINE OF SAID WINDJAMMER TRACT, FOR A TOTAL DISTANCE OF 568.76 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF SAID 32.116 ACRE TRACT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 10, BLOCK D, OF SUNDOWN RANCH, PHASE 3B, AN ADDITION TO THE CITY OF DENTON, AS RECORDED IN CABINET V, PAGE 854, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE NORTH AND WEST LINES OF SAID LOT 10, BLOCK D, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 37 MINUTES 50 SECONDS WEST, A DISTANCE OF 271.48 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AN INTERIOR ELL CORNER OF SAID 32.116 ACRE TRACT, AND THE COMMON NORTHWEST CORNER OF SAID LOT 10, BLOCK D;

SOUTH 06 DEGREES 47 MINUTES 12 SECONDS WEST, A DISTANCE OF 153.44 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF LOT 9, BLOCK D OF SUNDOWN RANCH, PHASE 3, AS RECORDED IN CABINET U, PAGE 768-769, PLAT RECORDS, DENTON COUNTY, TEXAS;

Exhibit A
(continued)

THENCE, SOUTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 32.116 ACRE TRACT, AND THE COMMON NORTH LINE OF SAID SUNDOWN RANCH, PHASE 3, A DISTANCE OF 1812.97 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER, OF SAID 32.116 ACRE TRACT, AND THE MOST NORTHERN NORTHWEST CORNER OF SAID SUNDOWN RANCH, PHASE 3, SAID POINT BEING ON THE EAST LINE OF AFORESAID SUNDOWN RANCH, PHASE 2;

THENCE, ALONG THE WEST LINE OF SAID 32.116 ACRE TRACT, AND THE COMMON EAST LINE OF SAID SUNDOWN RANCH, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 52 MINUTES 50 SECONDS EAST, A DISTANCE OF 231.20 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF LOT 1, BLOCK C OF SAID SUNDOWN RANCH, PHASE 2, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RANCH HOUSE DRIVE, (A 50 FOOT RIGHT-OF-WAY) AS RECORDED IN CABINET R, PAGE 269-271, PLAT RECORDS, DENTON COUNTY, TEXAS;

SOUTH 88 DEGREES 07 MINUTES 10 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RANCH HOUSE DRIVE, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 01 DEGREES 52 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF SAID RANCH HOUSE DRIVE;

NORTH 88 DEGREES 07 MINUTES 10 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RANCH HOUSE DRIVE, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF LOT 22, BLOCK A OF SAID SUNDOWN RANCH, PHASE 2;

NORTH 01 DEGREES 52 MINUTES 50 SECONDS EAST, A DISTANCE OF 472.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.442 ACRES OF LAND, MORE OR LESS.