

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2023 - 6863

ERecordings-RP

Recorded On: March 21, 2023 12:13 PM

Number of Pages: 4

Parties: FRASER 72 GUNTER LLC

" Examined and Charged as Follows: "

Total Recording: \$24.00

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

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 6863
Receipt Number: 20230321000049
Recorded Date/Time: March 21, 2023 12:13 PM
User: Linda D
Station: CC18

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



NOTICE OF PLAT RECORDATION

THE MEADOWS

Grayson County, Texas

Declarant: FRASER 72 GUNTER, LLC, a Texas limited liability company

Cross-reference to that certain Declaration of Covenants, Conditions and Restrictions for The Meadows, recorded under Document No. 2023-4535 in the Official Public Records of Grayson County, Texas, as amended.

4810-6554-5982v.1 66710-1

THE MEADOWS
NOTICE OF PLAT RECORDATION

This Notice of Plat Recordation ("Notice") is made and executed by **FRASER 72 GUNTER, LLC**, a Texas limited liability company ("**Declarant**") pursuant to the Declaration of Covenants, Conditions and Restrictions for The Meadows, and is as follows:

1. **Purpose.** This Notice is filed with respect to: Lots 1 through 29, Block A; Lots 1 through 12, Block B; and Lots 1 through 13, Block C, The Meadows, a subdivision in the City of Gunter, Grayson County, Texas, according to the plat recorded under Document No. 2023-40, Plat Records of Grayson County, Texas (collectively, the "**Platted Lots**"). The Recorded plat referenced in this *Paragraph 1* is referred to herein as "**The Meadows Plat**".

2. **Authority.** *Section 11.5* of that certain Declaration of Covenants, Conditions and Restrictions for The Meadows, recorded under Document No. 2023-4535 in the Official Public Records of Grayson County, Texas, as same may be amended from time to time (the "**Declaration**"), permits Declarant to identify specific Lots subject to the terms and provisions of the Declaration after portions of the Property are made subject to a Plat.

3. **Addition and Withdrawal.** The Platted Lots are subject to the terms and provisions of the Declaration. The portions of the Property included in The Meadows Plat, excluding the Platted Lots, are withdrawn from the terms and provisions of the Declaration.

4. **Interpretation.** Any capitalized terms used and not otherwise defined in this Notice shall have the meanings set forth in the Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

DECLARANT:

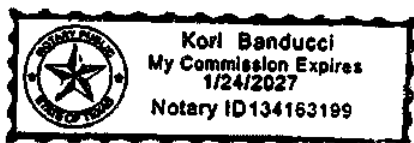
FRASER 72 GUNTER, LLC, a Texas limited liability company

By: [Signature]
 Printed Name: Steve Smith
 Title: Manager

STATE OF TEXAS §
 COUNTY OF Collin §

This instrument was acknowledged before me this 21st day of February, 2023
 by _____, the _____
 of Fraser 72 Gunter, LLC, a Texas limited liability company, on behalf of said company.

(SEAL)



[Signature]
 Notary Public Signature