

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 29, 2021 04:38 PM Fee: \$34.00

2021021409

Electronically Recorded

After Recording Return To:

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



MCKINNEY CROSSING

NOTICE OF APPLICABILITY

[RESIDENTIAL]

PHASE 1

Travis County, Texas

DECLARANT: KB HOME LONE STAR INC., a Texas corporation



WINSTEAD
ATTORNEYS

Cross reference to McKinney Crossing Master Covenant [Residential], recorded as Document No. 2020027954 in the Official Public Records of Travis County, Texas; and the McKinney Crossing Development Area Declaration [Residential], recorded as Document No. 2021020353, in the Official Public Records of Travis County, Texas.

MCKINNEY CROSSING
NOTICE OF APPLICABILITY
[RESIDENTIAL]

This Notice of Applicability of McKinney Crossing Master Covenant [*Residential*] and McKinney Crossing Development Area Declaration [*Residential*] (this “**Notice**”) is made and executed by **KB HOME LONE STAR INC.**, a Texas corporation (“**Declarant**”), and is as follows:

1. **Applicability of Master Covenant.** This Notice of Applicability is Recorded with respect to Lots 2 through 35, Block B; Lots 1 through 14, Block E; Lots 1 through 5 and Lot 19, Block F; Lots 1 through 8, Block G; Lots 14 and 15, Block H; Lots 14 through 28, Block I; Lot 1 and Lots 14 through 31, Block J; Lots 9 through 16, Block L; Lot 13, Block O; Lots 14 through 24, Block P; Lots 2 through 50, Block Q; and Lots 14 and 15, Block R; of Colton Bluff, Phase 1, a small lot subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas (collectively, the “**Development Area**”). Pursuant to that certain McKinney Crossing Master Covenant [*Residential*], recorded as Document No. 2020027954 in the Official Public Records of Travis County, Texas (the “**Covenant**”), Declarant served notice that portions of the property described on Exhibit “A” to the Covenant, upon the Recording of appropriate notices of applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant.

2. **Applicability of Development Area Declaration.** Pursuant to the Covenant and the McKinney Crossing Development Area Declaration [*Residential*], recorded as Document No. 2021020353, in the Official Public Records of Travis County, Texas (the “**Development Area Declaration**”), Declarant served notice that portions of the property described on Exhibit “A” to the Covenant, upon the Recording of appropriate notices of applicability from time to time, may be subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Development Area Declaration. Pursuant to this Notice of Applicability, the Development Area is subject to the terms and provisions of the Development Area Declaration.

3. **Development Area.** The Development Area described and identified in *Paragraph 1* hereinabove will constitute one of the Development Areas which is permitted, contemplated and defined under the Covenant.

4. **Property Incorporated Into Development.** The provisions of the Covenant and the Development Area Declaration shall apply to the Development Area. The Development Area is hereby included within and made a part of the Development, and is hereby subjected to

the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant and the Development Area Declaration.

5. **Miscellaneous.** This notice constitutes a Notice of Applicability under Section 9.5 of the Covenant. Capitalized terms used and not defined in this Notice shall have the meanings ascribed such terms in the Covenant.

EXECUTED to be effective as of the 27th day of January, 2021.

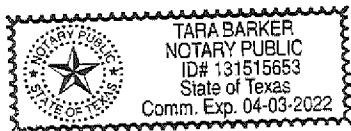
DECLARANT:

KB HOME LONE STAR INC., a Texas corporation

By: Shawn A. Kirkpatrick
Printed Name: Shawn A. Kirkpatrick
Title: Director of Public Affairs

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me this 27th day of January, 2021 by Shawn A. Kirkpatrick, Director of Public Affairs of KB Home Lone Star Inc., a Texas corporation, on behalf of said corporation.



Tara Barker
Notary Public Signature