

Denton County
Juli Luke
County Clerk

Instrument Number: 26024

ERecordings-RP

DEED

Recorded On: March 17, 2023 11:29 AM

Number of Pages: 20

" Examined and Charged as Follows: "

Total Recording: \$102.00

***** 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: 26024
Receipt Number: 20230317000261
Recorded Date/Time: March 17, 2023 11:29 AM
User: Diana P
Station: Station 37

Record and Return To:

eRecording Partners



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

DEED WITHOUT WARRANTY

STATE OF TEXAS)
)
COUNTY OF DENTON) KNOW ALL MEN BY THESE PRESENT THAT:

BECK PROPERTIES TROPHY CLUB, L.P., a Texas limited partnership, **BECK PROPERTIES TROPHY CLUB DEVELOPMENT 1, L.P.**, a Texas corporation, **BECK PROPERTIES DEVELOPMENT-I, L.P.**, a Texas limited partnership, and **BECK PROPERTIES, INC.**, a Texas corporation (whether one or more, collectively referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid by **HOMEOWNERS ASSOCIATION OF HOGAN'S GLEN, INC.** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, and other terms and provisions hereinafter set forth and described, has conveyed and by these presents does hereby convey unto Grantee all of Grantor's right, title and interest in and to those certain lots, tracts or parcels of land situated in Denton County, Texas, including all improvements thereon, that are more fully described on Exhibit A attached and incorporated herein (the "Property").

By this instrument, Grantor conveys Grantor's right, title and interest in and to the Property to Grantee as common area(s), subject to all recorded instruments affecting the Property, including, without limitation, the drainage easements, access easements, water easements, and including any rights, reservations, and easements contained in the Declaration of Covenants, Conditions and Restrictions for The Villas of Hogan's Glen, filed under Volume 4297, Page 01941, *et. seq.*, in the Official Public Records of Denton County, Texas.

This conveyance is further subject to the continuing obligation of Grantee, in Grantee's reasonable and good faith discretion, to maintain in good condition and repair the following improvements and Grantor's right, at least once per calendar year and at Grantor's cost, to clean and otherwise take steps to maintain said improvements in addition to the steps taken by Grantee to do so:

- (a) that certain retaining wall and the plaque thereon, if any, to be provided and installed by Grantor to replace the prior plaque honoring Myron S. Beck located along a portion of the private street known as Hogan's Drive, which is a portion of Tract 1 of the Property (the "Hogan's Glen Wall and Plaque"), pictures of which prior plaque are attached to this Deed as Exhibit B-1; and
- (b) those certain pillars and the plaques thereon honoring Scott Neil Beck, Jarrod Stuart Beck and Michelle Elaine Beck located on the bridge on a portion of the private street

known as Spyglass Court, which is a portion of Tract 2 of the Property (the "Spyglass Court Pillars and Plaques"), pictures of which are attached to this Deed as Exhibit B-2, such Spyglass Court Pillars and Plaques to be maintained as much as reasonably possible in the condition depicted in Exhibit B-2, normal wear, tear, and weathering excepted.

As a point of clarity, Grantee may not remove or replace (or cause the removal or replacement of) the Hogan's Glen Wall and Plaque or the Spyglass Court Pillars and Plaques without the prior written approval of Grantor, unless required for structural integrity or safety as reasonably determined by Grantee (in which latter event Grantee shall keep Grantor reasonably apprised thereof and relocate same in a manner reasonably acceptable to the parties, acting in good faith, unless another arrangement is agreed to by the parties).

Grantee hereby executes this Deed to evidence Grantee's acceptance of such obligations with respect to the Hogan's Glen Wall and Plaque and the Spyglass Court Pillars and Plaques as set forth above. Further, Grantee acknowledges and agrees that Grantor has the right, in its reasonable and good faith discretion, to access the Property as reasonably necessary (and in a manner designed to minimize interference with Grantee) to ensure that Grantee complies with such obligations. Grantee's obligations set forth above shall run with title to the portions of Tract 1 and Tract 2 of the Property containing the Hogan's Glen Wall and Plaque and the Spyglass Court Pillars and Plaques (respectively) and shall be binding upon Grantee and Grantee's successors and assigns of such portions of the Property. The foregoing shall benefit Grantor and Grantor's beneficiaries, principals, owner and heirs (and their respective successors and assigns).

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS CONVEYANCE IS MADE WITH A SPECIAL WARRANTY OF TITLE ONLY SUCH THAT EACH GRANTOR WARRANTS AND SHALL DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS AGAINST EVERY PERSON WHO LAWFULLY CLAIMS THE SAME OR ANY PART THEREOF BY, THROUGH, OR UNDER SUCH GRANTOR BUT NOT OTHERWISE.

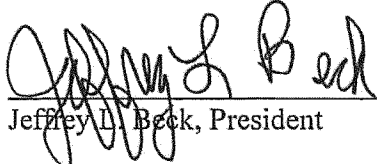
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED and EFFECTIVE as of October 14, 2022.

GRANTOR:

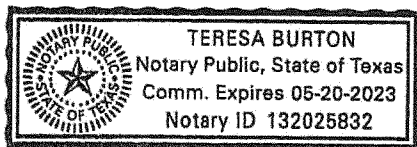
BECK PROPERTIES TROPHY CLUB, L.P.,
a Texas limited partnership

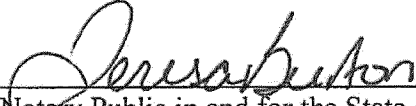
By: Midtown Displays Manager, Inc.,
a Texas corporation,
Its: General Partner

By: 
Jeffrey L. Beck, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of February, 2023, by Jeffrey L. Beck, President of Midtown Displays Manager, Inc., a Texas corporation, in its capacity as the general partner of Beck Properties Trophy Club, L.P., a Texas limited partnership, on behalf of said limited partnership.

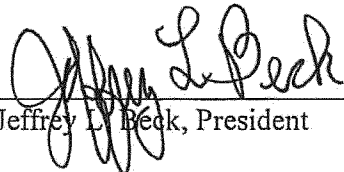



Notary Public in and for the State of Texas

GRANTOR:

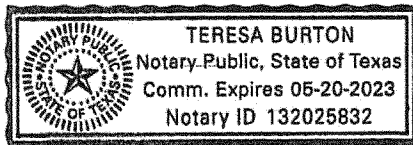
**BECK PROPERTIES TROPHY CLUB
DEVELOPMENT 1, L.P.,**
a Texas corporation

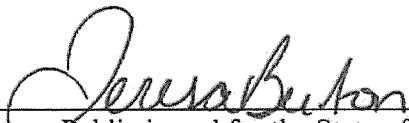
By: Midtown Displays Manager, Inc.,
a Texas corporation,
Its: General Partner

By: 
Jeffrey L. Beck, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of February, 2023, by Jeffrey L. Beck, President of Midtown Displays Manager, Inc., a Texas corporation, in its capacity as the general partner of Beck Properties Trophy Club Development 1, L.P., a Texas limited partnership, on behalf of said limited partnership.




Notary Public in and for the State of Texas

GRANTOR:

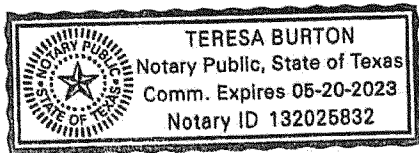
BECK PROPERTIES DEVELOPMENT-I, L.P.,
a Texas limited partnership

By: Beck Management, Inc.,
a Texas corporation,
Its: General Partner

By: Jeffrey L. Beck
Jeffrey L. Beck, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of February, 2023, by Jeffrey L. Beck, President of Beck Management, Inc., a Texas corporation, in its capacity as the general partner of Beck Properties Development-I, L.P., a Texas limited partnership, on behalf of said limited partnership.



Teresa Burton
Notary Public in and for the State of Texas

GRANTOR:

BECK PROPERTIES, INC.,
a Texas corporation

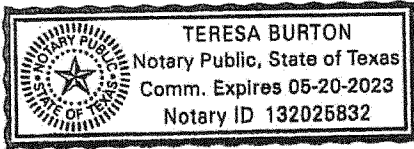
By: 

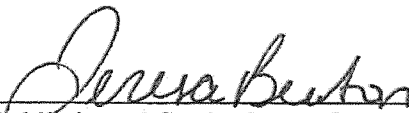
Name: Scott Beck

Title: President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of February, 2023, by Scott Beck, President of Beck Properties, Inc., a Texas corporation, on behalf of said limited partnership.




Notary Public in and for the State of Texas

ACKNOWLEDGED and AGREED to by Grantee effective as of October 14, 2022.

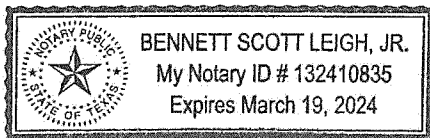
GRANTEE:

**HOMEOWNERS ASSOCIATION OF HOGAN'S
GLEN, INC., a Texas non-profit corporation**

By: Pat Currie
Name: PAT CURRIE
Title: PRESIDENT, HOGAN'S GLEN HOA

STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on the 21 day of February
2023, by Pat Currie, President of HOMEOWNER'S ASSOCIATION OF
HOGAN'S GLEN, INC., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public in and for the State of Texas

Grantee's Mailing Address and Address for Tax Notices:

Property Management Group
10340 Alta Vista Road #C
Fort Worth, Texas 76244

Exhibit A

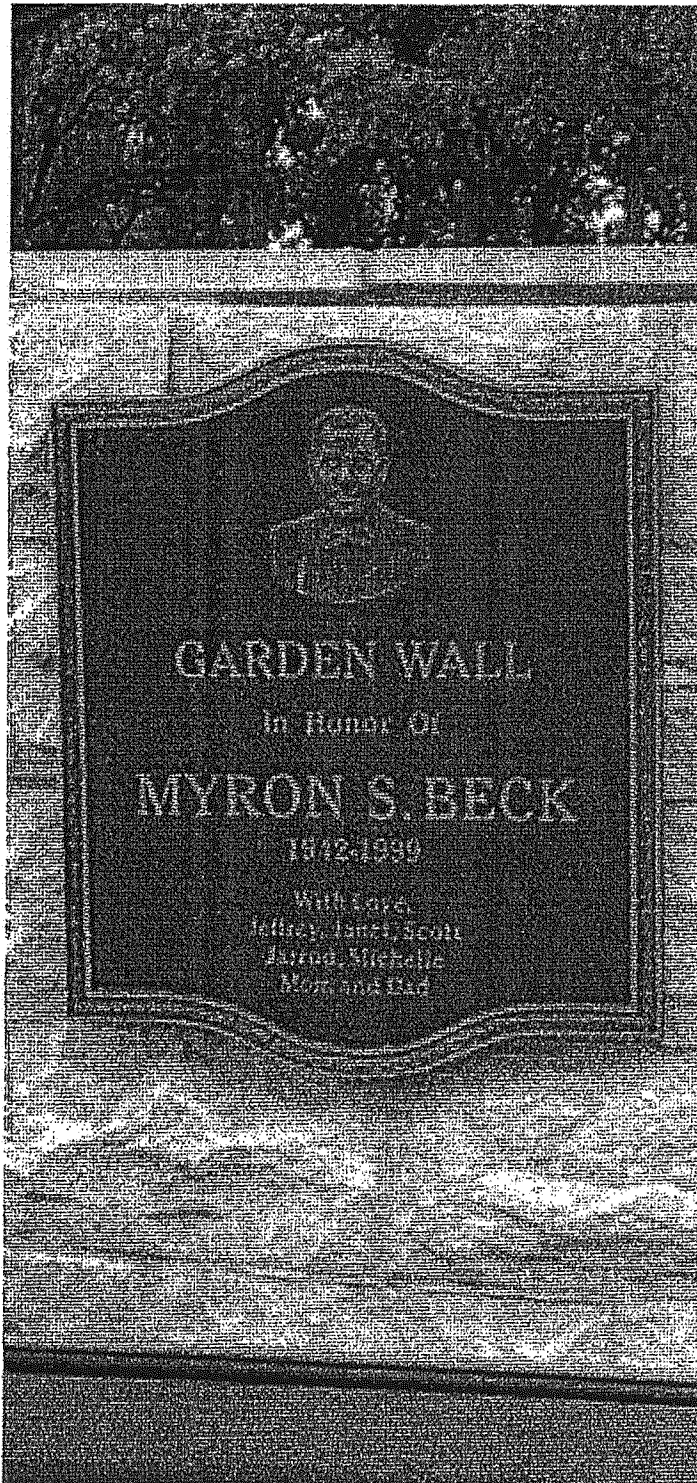
The Property

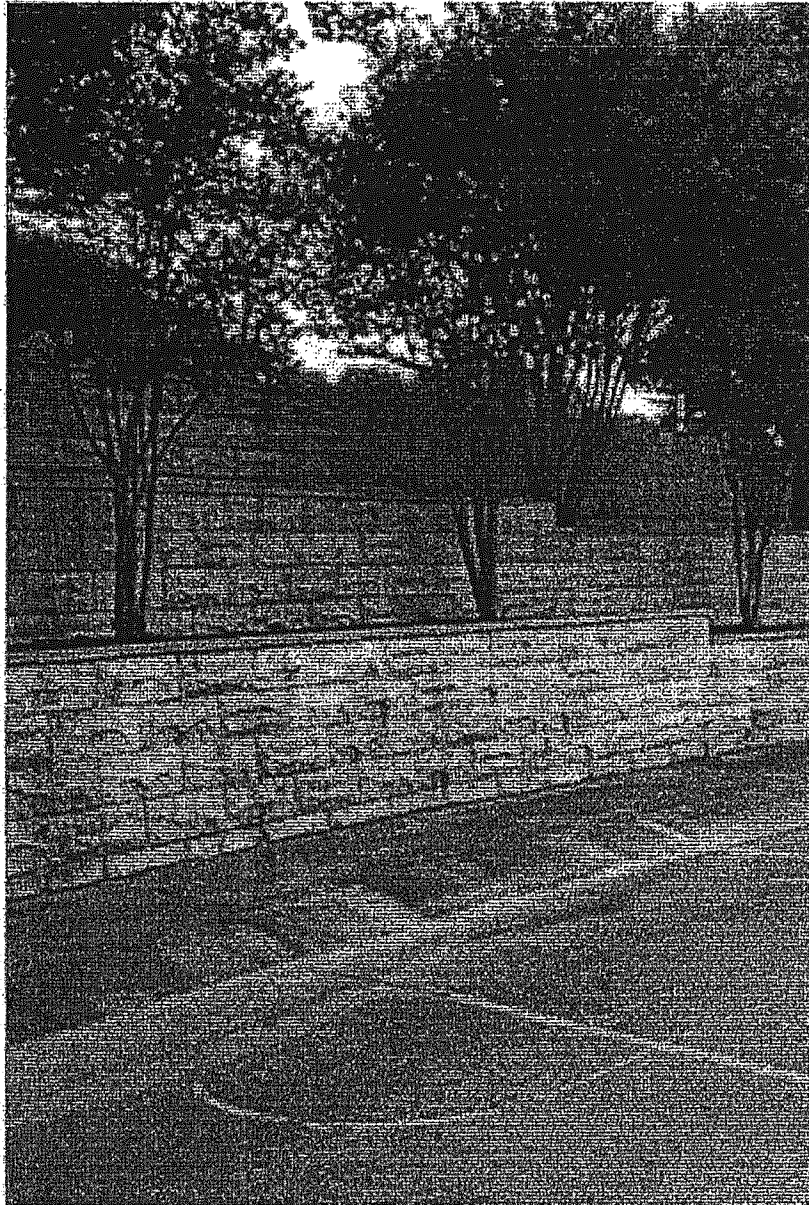
1. Denton County Central Appraisal District Property ID 209665, Geographic ID SJ0204A-000000-0000-0000-0002, described as THE ESTATES OF HOGANS GLEN PH II LOT STREETS and identified in the Warranty Deed recorded as Document No. 1999-25072, Volume 4297, Page 1967, Deed Records, Denton County, Texas (owned by Beck Properties Trophy Club Development 1, L.P.)
2. Denton County Central Appraisal District Property ID 209666, Geographic ID SJ0204A-000000-0000-0000-0001, described as THE ESTATES OF HOGANS GLEN PH II LOT STREETS(MUD#2) and identified in the Warranty Deed recorded as Document No. 1999-25072, Volume 4297, Page 1967, Deed Records, Denton County, Texas (owned by Beck Properties Trophy Club Development 1, L.P.)
3. Denton County Central Appraisal District Property ID 209683, Geographic ID SJ0204A-000001-0000-0000-0001, described as THE ESTATES OF HOGANS GLEN PH II BLK 1 LOT OPEN SPACE A and identified in the Warranty Deed recorded as Document No. 1999-25072, Volume 4297, Page 1967, Deed Records, Denton County, Texas (owned by Beck Properties Trophy Club Development 1, L.P.)
4. Denton County Central Appraisal District Property ID 209684, Geographic ID SJ0204A-000001-0000-0000-0002, described as THE ESTATES OF HOGANS GLEN PH II BLK 1 LOT OPEN SPACE B and identified in the Warranty Deed recorded as Document No. 1999-25072, Volume 4297, Page 1967, Deed Records, Denton County, Texas (owned by Beck Properties Trophy Club Development 1, L.P.)
5. Denton County Central Appraisal District Property ID 528022, Geographic ID SJ1123A-0000000-0000-0000-000, described as WATERS EDGE AT HOGANS GLEN PH 1 BLK 1 (OPEN SPACE) (owned by Beck Properties Trophy Club Development 1, L.P.)
6. Denton County Central Appraisal District Property ID 206483, Geographic ID SJ0202A-000000-0000-0000-0003, described as THE VILLAS OF HOGANS GLEN LOT PRIVATE STREETS and identified in the Warranty Deed recorded as Document No. 1994-91662, Deed Records, Denton County, Texas (owned by Beck Properties Development-I, L.P.)
7. Denton County Central Appraisal District Property ID 206484, Geographic ID SJ0202A-000000-0000-0000-0001, described as THE VILLAS OF HOGANS GLEN LOT OPEN SPACE A and identified in the Warranty Deed recorded as Document No. 1994-91662, Deed Records, Denton County, Texas (owned by Beck Properties Development-I, L.P.)
8. Denton County Central Appraisal District Property ID 206485, Geographic ID SJ0202A-000000-0000-0000-0002, described as THE VILLAS OF HOGANS GLEN LOT OPEN SPACE B and identified in the Warranty Deed recorded as Document No. 1994-91662, Deed Records, Denton County, Texas (owned by Beck Properties Development-I, L.P.)

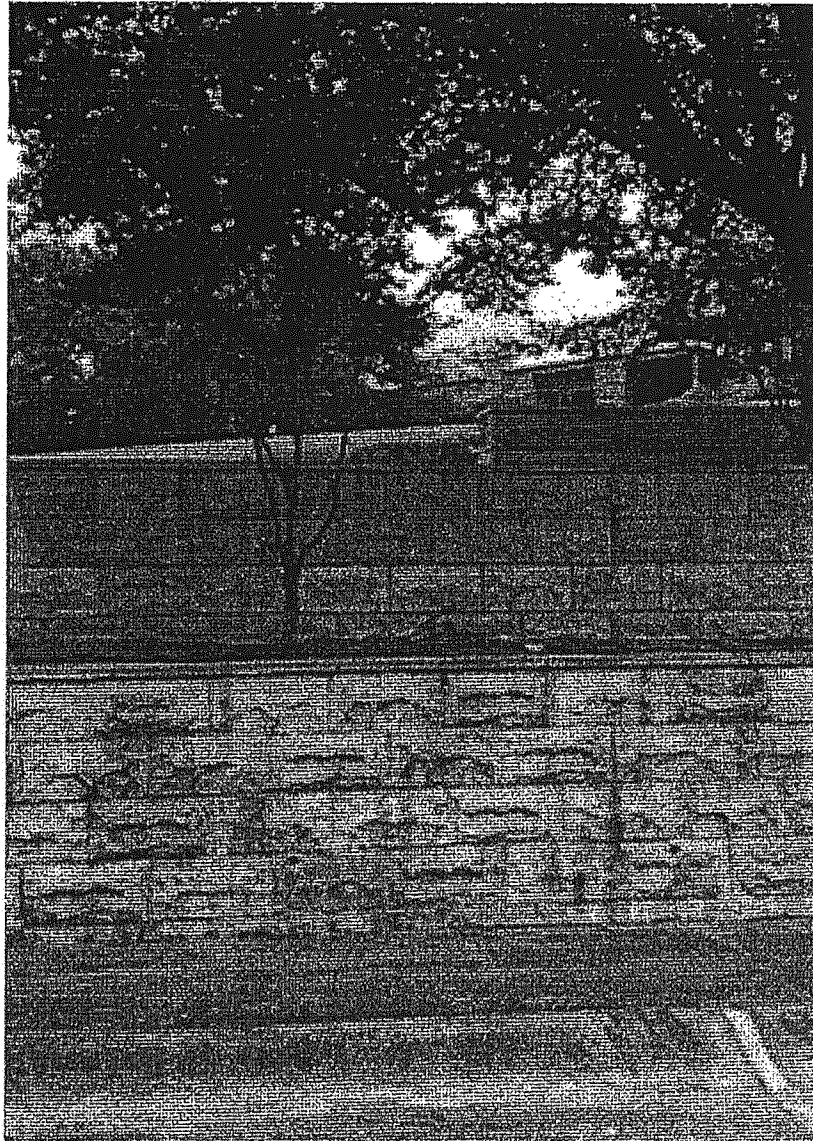
9. Denton County Central Appraisal District Property ID 207938, Geographic ID SJ0201A-000000-0000-0000-0001, described as THE ESTATES OF HOGANS GLEN LOT OPEN SPACE A and identified in the Warranty Deed recorded as Document No. 1998-95873, Deed Records, Denton County, Texas (owned by Beck Properties Trophy Club, L.P.)
10. Denton County Central Appraisal District Property ID 207940, Geographic ID SJ0201A-000000-0000-0000-0002, described as THE ESTATES OF HOGANS GLEN LOT HOGAN'S DR and identified in the Warranty Deed recorded as Document No. 1998-95873, Deed Records, Denton County, Texas (owned by Beck Properties Trophy Club, L.P.)
11. Denton County Central Appraisal District Property ID 209692, Geographic ID SJ0205A-000001-0000-0000-0001, described as THE ENCLAVE BLK 1 LOT OPEN SPACE and identified in the Warranty Deed recorded as Document No. 1993-87516, Deed Records, Denton County, Texas (owned by Beck Properties, Inc.)
12. Denton County Central Appraisal District Property ID 209693, Geographic ID SJ0205A-000001-0000-0000-0002, described as THE ENCLAVE BLK 1 LOT STREETS and identified in the Warranty Deed recorded as Document No. 1993-87516, Deed Records, Denton County, Texas (owned by Beck Properties, Inc.)

Exhibit B-1

Hogan's Glen Wall and Plaque







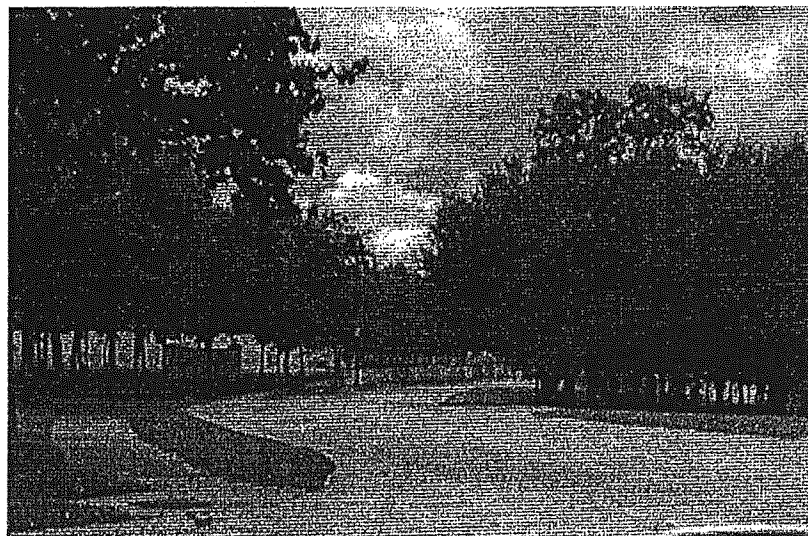
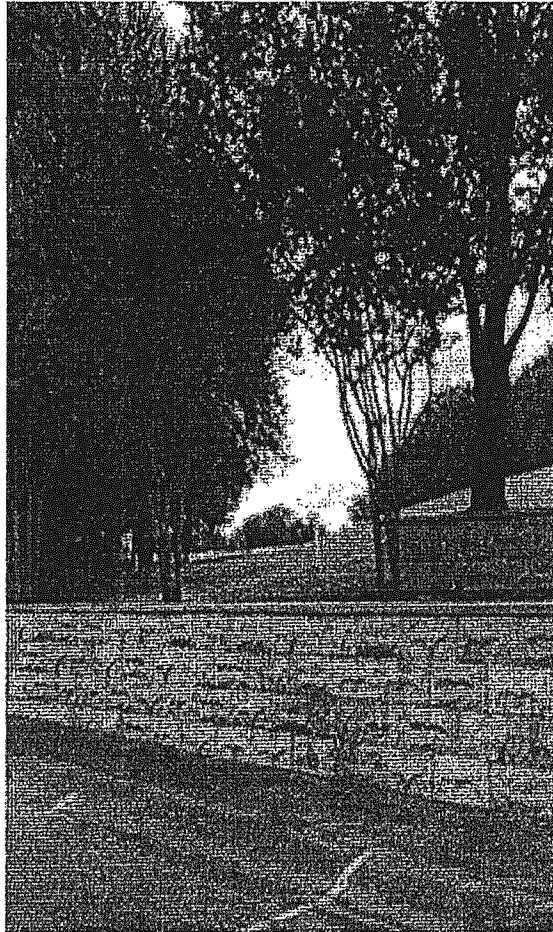
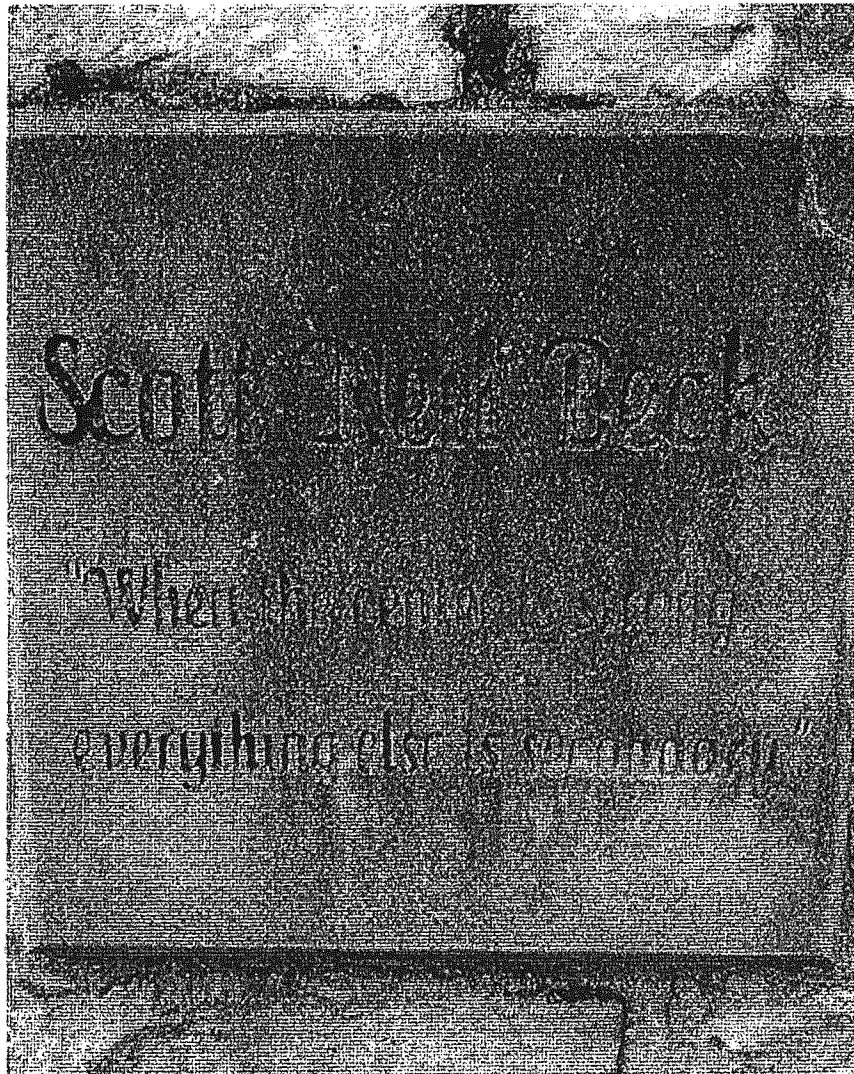
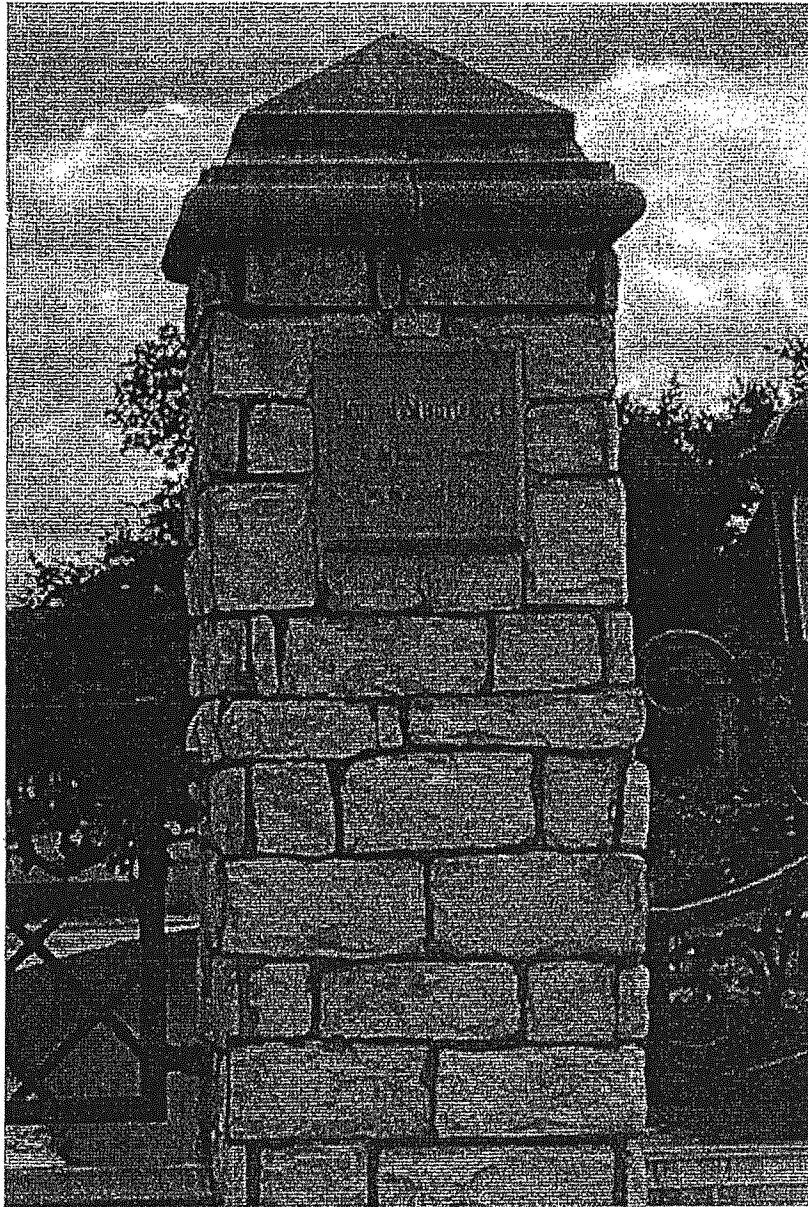


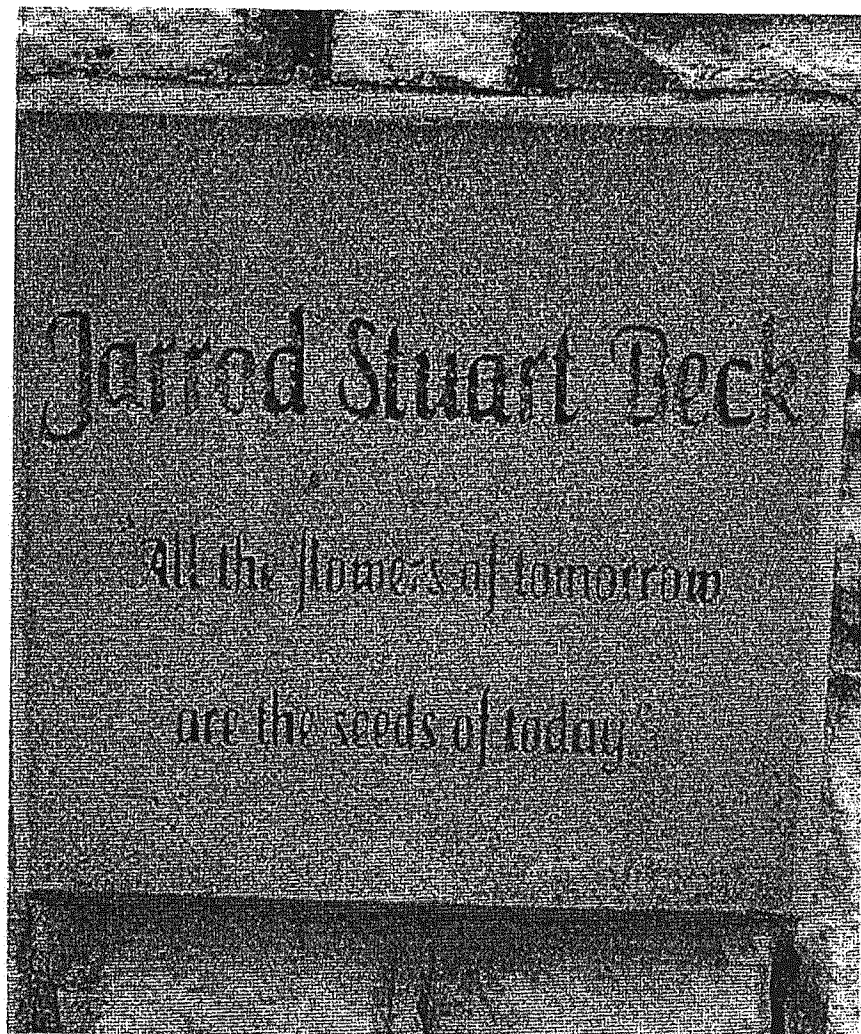
Exhibit B-2

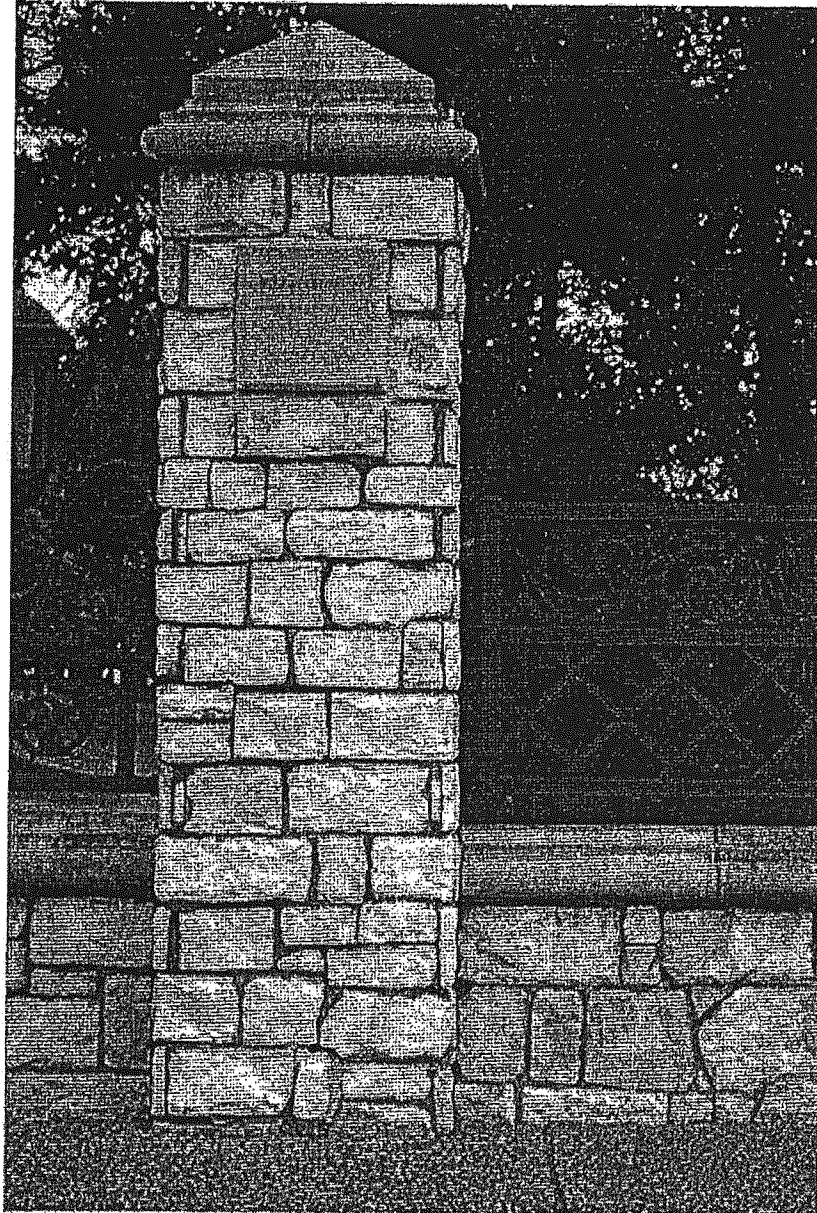
Spyglass Court Pillars and Plaques

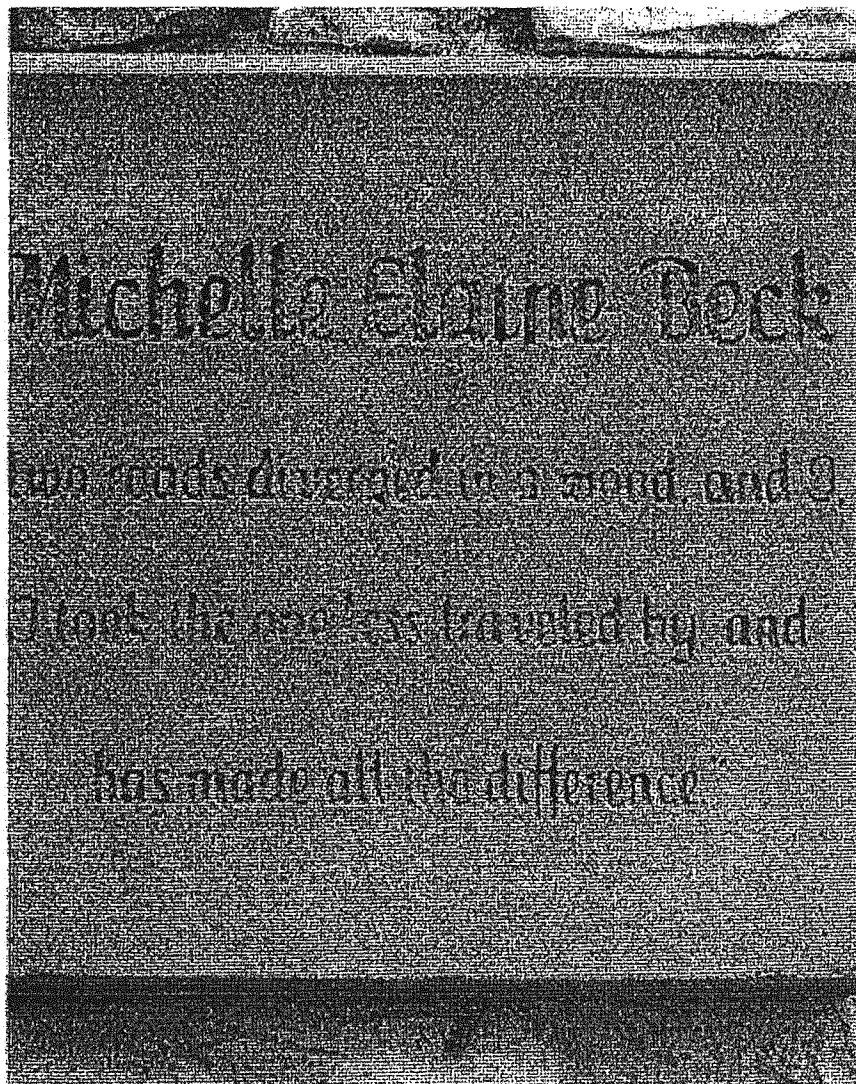












L:\Hogan's Glen HOA\Water Issues\Settlement\Drafts\Deed Without Warranty to Homeowners Association of Hogan_s Glen Inc. v8-redline to Beck's counsel 1-10-23.docx