

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 173472

ERecordings-RP

NOTICE

Recorded On: December 28, 2022 08:32 AM

Number of Pages: 7

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" Examined and Charged as Follows: "

Total Recording: \$50.00

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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: 173472  
Receipt Number: 20221227000426  
Recorded Date/Time: December 28, 2022 08:32 AM  
User: Lisa V  
Station: Station 36

**Record and Return To:**

Corporation Service Company



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

**NOTICE OF ADDITION OF LAND TO THE RESIDENCES AT  
RAYZOR RANCH**

THE STATE OF TEXAS     §  
  §  
COUNTY OF DENTON     §

KNOW ALL PERSONS BY THESE PRESENTS:

**WHEREAS, WB DENTON LAND LP**, a Texas limited partnership (the “Declarant”) executed that certain Declaration of Covenants, Conditions and Restrictions for The Residences at Rayzor Ranch (as may be supplemented and amended, the “Declaration”) dated November 10, 2021, recorded on November 15, 2021, under Clerk’s Document No. 209190, in the office of the County Clerk of Denton County, Texas, which imposed covenants, conditions and restrictions on the community known as The Residences at Rayzor Ranch, Phase 1, an addition in Denton County, Texas, as more fully set forth therein (together with such other sections as have been previously annexed or may be hereafter annexed being herein called “Property”); and

**WHEREAS**, as contemplated by the Declaration, and pursuant to the applicable provisions thereof, Declarant caused the Rayzor Ranch Homeowners Association, Inc., a Texas non-profit corporation (the “Association”) to be formed, the purposes of which are to provide for the maintenance, preservation, and architectural control of the residential lots and common areas located within the Property and any additions thereto which may be subsequently brought within the jurisdiction of the Association; and

**WHEREAS**, Article XV, Section 15.5 of the Declaration provides that the Declarant may, at any time and from time to time, add additional lands to the Property subject to the terms and conditions of the Declaration upon the filing of a notice of addition of land (a “Notice of Addition of Land”), and that such added land will be considered part of the Property subject to

the Declaration and the terms, covenants, conditions, restrictions and obligations set forth in the Declaration and the jurisdiction of the Association for purposes of the Declaration; and

**WHEREAS**, Article XV, Section 15.5 of the Declaration further provides that upon the recordation of a Notice of Addition of Land in the Official Public Records of Denton County, Texas, the rights, privileges, duties, and liabilities of the persons subject to the Declaration will be the same with respect to such added lands as with respect to the real property already encumbered by and subject to the Declaration; and

**WHEREAS**, the Declarant is the current owner of all of the real property located in Denton County, Texas, and described on *Exhibit "A"* attached hereto and incorporated herein for all purposes (the "Declarant Additional Land"), **SAVE AND EXCEPT**, the lots described on *Exhibit "B"* attached hereto and incorporated herein for all purposes (the "WB Denton Phase II LP Additional Land"; the Declarant Additional Land and the WB Denton Phase II LP Additional Land being collectively called the "Additional Land"); and

**WHEREAS**, WB Denton Phase II LP, a Texas limited partnership ("WB Denton Phase II LP") is the current owner of the WB Denton Phase II LP Additional Land; and

**WHEREAS**, the Declarant, with the consent and approval of WB Denton Phase II LP as to the WB Denton Phase II Additional Land, desires to add and annex the Additional Land within the authority and jurisdiction of the Association and to subject the Additional Land to the terms, covenants, and conditions of the Declaration;

**NOW, THEREFORE**, for and in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

The Additional Land shall be added to and annexed into the Property to be under the authority and jurisdiction of the

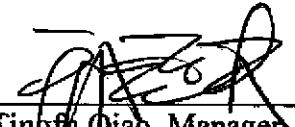
Association and the Additional Land will be considered "Property" for purposes of the Declaration. All of the terms, covenants, conditions, restrictions, easements, liens, and obligations of the Declaration, as it may be heretofore or hereafter be supplemented and amended, will apply to the Additional Land, will run with the Additional Land and be binding on all parties having any right, title, or interest in the Additional Land or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof. As long as the Declarant owns real property encumbered by the Declaration, the Declarant may unilaterally amend this Notice of Addition of Land at any time, in Declarant's sole and absolute discretion. Further, as long as the Declarant owns real property encumbered by the Declaration, Owners (as defined in the Declaration but excluding the Declarant) may not amend this Notice of Addition of Land without the Declarant's prior written consent. The Additional Land shall be included within the definition of "Property" in the Declaration.

EXECUTED this 22nd day of ~~November~~ <sup>December</sup> KAD, 2022.

**DECLARANT:**

**WB DENTON LAND LP**, a Texas limited partnership

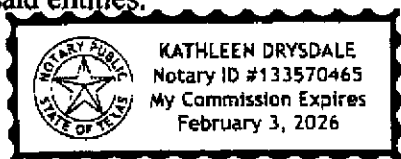
By: Wan Bridge Three Capital Management, LLC, a Texas limited liability company, its General Partner

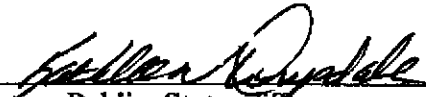
By:   
Tingfu Qiao, Manager

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 22nd day of ~~November~~ <sup>December</sup> KAD, 2022, by Tingfu Qiao, Manager of Wan Bridge Three Capital Management, LLC., a Texas limited liability company, General Partner of WB Denton Land LP, a Texas limited partnership, on behalf of said entities.




  
Notary Public, State of Texas

WB DENTON PHASE II LP HEREBY ACKNOWLEDGES, CONSENTS, AND APPROVES OF THE WB DENTON PHASE II LP ADDITIONAL LAND BEING: (I) INCLUDED WITH THE ADDITIONAL LAND AND PART OF THE PROPERTY ENCUMBERED BY THE DECLARATION; (II) SUBJECT TO ALL OF THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS, AND OBLIGATIONS OF THE DECLARATION; AND (III) WITHIN THE JURISDICTION OF THE ASSOCIATION.

WB DENTON PHASE II LP:

WB DENTON PHASE II LP, a Texas limited partnership

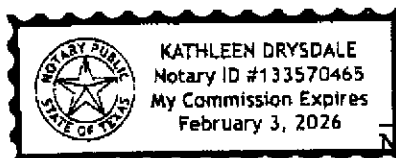
By: Wan Pacific Real Estate Development LLC, a Texas limited liability company, its General Partner

By:   
Tingfu Qiao, Manager

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 22<sup>nd</sup> day of ~~November~~ <sup>December</sup>, 2022, by Tingfu Qiao, Manager of Wan Pacific Real Estate Development LLC, a Texas limited liability company, General Partner of WB Denton Phase II LP, a Texas limited partnership, on behalf of said entities.



  
Notary Public, State of Texas

**WHEN RECORDED, RETURN TO:**

Nina Tran  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer, Suite 1200  
Houston, TX 77056

**EXHIBIT "A"**

**Additional Land Subject to Declaration**

Final Plat of Lots Twenty-eight (28) to Forty-eight (48), Block A, Lots One (1) to Twenty-one (21), Block I, Lots One (1) to Twenty (20), Block J, Lots One (1) to Sixteen (16), Block K, Lots One (1) to Sixteen (16), Block L, HOA Twenty-eight (28), Block A, HOA Eighteen (18), Block I, HOA Nineteen (19) to Twenty-five (25), Block J, HOA Twenty-six (26) Block K, HOA Twenty-seven (27), Block L, **THE RESIDENCES AT RAYZOR RANCH, PHASE 2**, an addition to the City of Denton, Denton County, Texas, according to the Plat recorded under Clerk's Document No. 2021-141, Plat Records of Denton County, Texas.

**EXHIBIT "B"**  
**WB Denton Phase II Additional Land**

1. Lots 1-16, Block K, Final Plat Lots 28-48, Block A, Lots 1-21, Block I, Lots 1-20, Block J, Lots 1-16, Block K, Lots 1-16, Block L, HOA 28, Block A, HOA 18, Block I, HOA 19-25, Block J, HOA Block K, HOA 27, Block L, The Residences at Rayzor Ranch, Phase 2, according to the Plat recorded in Document No. 2021-141 of the Official Public Records of Denton County.
2. Lots 1-16, Block L, Final Plat Lots 28-48, Block A, Lots 1-21, Block I, Lots 1-20, Block J, Lots 1-16, Block K, Lots 1-16, Block L, HOA 28, Block A, HOA 18, Block I, HOA 19-25, Block J, HOA Block K, HOA 27, Block L, The Residences at Rayzor Ranch, Phase 2, according to the Plat recorded in Document No. 2021-141 of the Official Public Records of Denton County.
3. Lots 1-21, Block I, Final Plat Lots 28-48, Block A, Lots 1-21, Block I, Lots 1-20, Block J, Lots 1-16, Block K, Lots 1-16, Block L, HOA 28, Block A, HOA 18, Block I, HOA 19-25, Block J, HOA Block K, HOA 27, Block L, The Residences at Rayzor Ranch, Phase 2, according to the Plat recorded in Document No. 2021-141 of the Official Public Records of Denton County.
4. Lots 1-20, Block J, Final Plat Lots 28-48, Block A, Lots 1-21, Block I, Lots 1-20, Block J, Lots 1-16, Block K, Lots 1-16, Block L, HOA 28, Block A, HOA 18, Block I, HOA 19-25, Block J, HOA Block K, HOA 27, Block L, The Residences at Rayzor Ranch, Phase 2, according to the Plat recorded in Document No. 2021-141 of the Official Public Records of Denton County.