

## GRANT OF VARIANCE

THE STATE OF TEXAS                   §  
                                                  §  
COUNTY OF PARKER                 §

This Grant of Variance is made on the date set forth below and is made concerning the real property more particularly described as follows (“Subject Property”):

Lot 14, Taylor Ranch, Phase I, a subdivision out of the E. Harris Survey, Abstract No. 611 and the F.M. Harris Survey, Abstract No. 612, Parker County, Texas, according to the plat thereof recorded in Cabinet F, Slide 343, Plat Records, Parker County, Texas.

### WITNESSETH:

WHEREAS, the Subject Property is located within and part of the Taylor Ranch Subdivision in Parker County, Texas (“Subdivision”); and

WHEREAS, the Subdivision is subject to the covenants, conditions, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions recorded on September 27, 2022 as Document Number 2022355388, Official Public Records, Parker County, Texas (collectively, the “Restrictive Covenants”); and

WHEREAS, the Restrictive Covenants contain certain restrictions regarding the design and construction of a single-family residence on any lot; and

WHEREAS, the Restrictive Covenants also provide that CC Capital Holdings, LLC (the “Developer”) reserved the right to amend, restate, modify the Restrictive Covenants, which includes the right to grant variances or adjustments to the Restrictive Covenants; and

WHEREAS, CC Capital Holdings, LLC is also the owner of the Subject Property (“Owner”) and has sought a variance from Developer to allow for an existing Barndominium style single-family residence that does not fully conform with Section 4.01 of the Restrictive Covenants (“Requested Variance”); and

WHEREAS, Developer has agreed to grant the Requested Variance;

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Developer hereby authorizes and grants to Owner the Requested Variance for the Subject Property to allow for the existing Barndominium style single-family residence located thereon.

This Grant of Variance is made without representation or warranty, express or implied, and is expressly subject to any and all limitations and disclaimers or liability found in the Restrictive Covenants. The grant of the Requested Variance does not operate to waive or amend any of the terms and provisions of the Restrictive Covenants for any purpose except as expressly set forth herein, nor shall the grant of the Requested Variance be considered to establish a precedent for any future waiver, modification, or amendment of the terms and provisions of the Restrictive Covenants. Any and all provisions of the Restrictive Covenants and other governing documents not specifically varied herein shall remain in full force and effect.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 26th day of June, 2023.

**DEVELOPER:**

CC Capital Holdings, LLC

By: \_\_\_\_\_  
Taylor Christian, Manager

STATE OF TEXAS                   §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of June, 2023 by Taylor Christian, Manager of CC Capital Holdings, LLC, a Texas limited liability company, on behalf of said company.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas