

STATE OF TEXAS () AMENDMENT TO DECLARATION OF EASEMENTS,
 () COVENANTS AND RESTRICTIONS FOR
 COUNTY OF HAYS () BELL SPRINGS RANCHES
 149104

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, ROBERT E. PEERMAN, Trustee, hereinafter called the Declarant, is the owner of all of that certain real property located in Hays County, Texas, described as follows:

669 acres, more or less, being approximately 559 acres of land out of the C.C. Rogers Survey No. 1, and approximately 110 acres of land out of the James Lynn Survey No. 10, all in Hays County, Texas, and being the same real property conveyed by deed to Robert E. Peerman, Trustee, recorded in Volume 349, Page 710, Deed Records of Hays County, Texas, to which reference is here made for all pertinent and descriptive purposes; and

WHEREAS, Declarant has heretofore established by instrument recorded in Volume 354, Page 613 of the Deed Records of Hays County, Texas, a Declaration Of Easements, Covenants And Restrictions covering BELL SPRINGS RANCHES, being an unrecorded subdivision comprised of the real property described above; and

WHEREAS, certain typographical errors were made in the metes and bounds descriptions for the private roadway easements created therein and attached thereto as Exhibits and styled as follows:

- (a) Bell Springs Cove
- (b) Rocky Creek Road
- (c) Spring Creek Road;

NOW, THEREFORE, it is hereby declared that the ingress and egress easements created by said original Declaration, as aforesaid, are amended hereby for the sole purpose of conforming said easements to the existing location of same as such is found on the ground and to correct said errors; but in all other respects confirming said roadway easements as originally created. Attached hereto as Exhibits and styled "Bell Springs Cove," "Rocky Creek Road," and "Spring Creek Road," respectively, are the corrected centerline metes and bounds descriptions for the fifty foot (50') ingress and egress

easements, such Exhibits being attached hereto shall hereby replace and be substituted for said identically styled Exhibits attached to said original Declaration.

WITNESS MY HAND this 3rd day of June, 1981.

Robert E. Peerman
ROBERT E. PEERMAN, Trustee

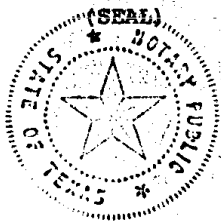
THE STATE OF TEXAS ()
COUNTY OF TRAVIS ()

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT E. PEERMAN, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 3rd day of June, 1981.

Knox Williams III
Notary Public in and for
Travis County, Texas
STATE OF

KNOX Williams III
(Printed or stamped name of notary)



THOMAS J. DODD
Registered Public Surveyor No. 1882

EXHIBIT - BELL SPRINGS COVE

DODD SURVEYING CO., INC. 359 461

2619D JONES ROAD • AUSTIN, TEXAS 78745 • (512) 892-2515

FIELD NOTES

BELL SPRINGS COVE
PRIVATE INGRESS-EGRESS EASEMENT

FIELD NOTES FOR A PRIVATE INGRESS-EGRESS EASEMENT OUT OF AND A PART OF THE JAMES LYNN SURVEY NO. 5 AND THE C.C. ROGERS SURVEY NO. 1, SITUATED IN HAYS COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ROBERT E. PEERMAN, TRUSTEE OF RECORD IN VOLUME 349, PAGE 710 OF THE HAYS COUNTY, TEXAS DEED RECORDS, THE CENTERLINE OF SAID EASEMENT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at point number 20 in the centerline of Roy Creek Road the description of which is attached hereto,

THENCE, with the centerline of said Roy Creek Road, N 43°15'30"E, 47.65 feet, to the centerline intersection of said Bell Springs Cove for the POINT OF BEGINNING,

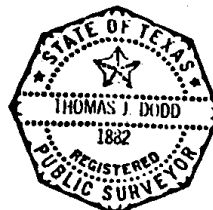
THENCE, with the centerline of Bell Springs Cove, N 19°45'W, 567.34 feet to the POINT OF TERMINATION, said termination point being the radius point of a fifty (50) foot cul-de-sac.

The above notes were prepared from an actual survey made on the ground in the month of February, 1981.


THOMAS J. DODD, R.P.S.

TJD/bf

JOB #80-350



THOMAS J. DODD
Registered Public Surveyor No. 1882

EXHIBIT - ROCKY CREEK ROAD

DODD SURVEYING CO., INC.

2619D JONES ROAD • AUSTIN, TEXAS 78745 • (512) 892-2515

VCL 359 462

FIELD NOTES

ROCKY CREEK ROAD
PRIVATE INGRESS-EGRESS EASEMENT

FIELD NOTES FOR A PRIVATE INGRESS-EGRESS EASEMENT OUT OF AND A PART OF THE JAMES LYNN SURVEY NO. 5 AND THE C.C. ROGERS SURVEY NO. 1, SITUATED IN HAYS COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ROBERT E. PEERMAN, TRUSTEE OF RECORD IN VOLUME 349, PAGE 710 OF THE HAYS COUNTY, TEXAS DEED RECORDS, THE CENTERLINE OF SAID EASEMENT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at point number 17 in the centerline of Roy Creek Road, the description of which is attached hereto,

THENCE, with the centerline of said Roy Creek Road, S 23°17'30"W, 37.81 feet, to the centerline intersection of said Rocky Creek Road for the POINT OF BEGINNING,

THENCE, with the centerline of said Rocky Creek Road, being a fifty (50) foot wide private ingress-egress easement, the following eight (8) courses and distances numbered 1 through 8:

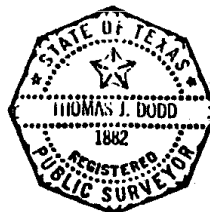
1. N 39°50'W, 277.90 feet,
2. N 46°15'W, 175.59 feet,
3. N 68°23'W, 765.26 feet,
4. N 36°39'W, 458.34 feet,
5. N 44°31'W, 219.54 feet,
6. N 51°51'W, 503.89 feet,
7. N 59°32'30"W, 335.99 feet,
8. N 73°04'30"W, 875.86 feet to the POINT OF TERMINATION, said termination point being the radius point of a fifty (50) foot cul-de-sac.

The above notes were prepared from an actual survey made on the ground in the month of February, 1981.


THOMAS J. DODD, R.P.S.

TJD/bf

JOB #80-350



DODD SURVEYING CO., INC.

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FIELD NOTES

SPRING CREEK ROAD
PRIVATE INGRESS-EGRESS EASEMENT

FIELD NOTES FOR A PRIVATE INGRESS-EGRESS EASEMENT OUT OF AND A PART OF THE JAMES LYNN SURVEY NO. 10 AND THE C.C. ROGERS SURVEY NO. 1, SITUATED IN HAYS COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ROBERT E. PEERMAN, TRUSTEE OF RECORD IN VOLUME 349, PAGE 710 OF THE HAYS COUNTY, TEXAS DEED RECORDS, THE CENTERLINE OF SAID EASEMENT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at point number 14 in the centerline of Roy Creek Road the description of which is attached hereto,

THENCE, with the centerline of said Roy Creek Road, S 16°53'30"E, 30.33 feet to the centerline intersection of said Spring Creek Road for the POINT OF BEGINNING,

THENCE, along the centerline of said Spring Creek Road, being a fifty (50) foot wide private ingress-egress easement, the following eleven (11) courses and distances numbered 1 through 11:

1. S 87°27'30"W, 108.77 feet,
2. N 78°24'30"W, 125.02 feet,
3. S 81°48'30"W, 172.05 feet,
4. N 86°58'W, 296.19 feet,
5. S 68°19'W, 142.22 feet,
6. S 42°26'30"W, 128.57 feet,
7. S 65°05'W, 144.34 feet,
8. S 85°53'W, 155.32 feet,
9. N 71°15'W, 199.62 feet,
10. N 81°44'W, 253.49 feet,
11. N 66°13'30"W, 608.39 feet to the POINT OF TERMINATION, said termination point being the radius point of a fifty (50) foot cul-de-sac.

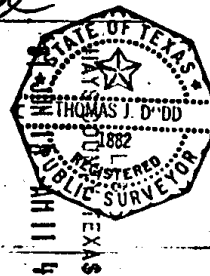
The above notes were prepared from an actual survey made on the ground in the month of February, 1981.

THOMAS J. DODD R.P.S.

TJD/bf

JOB #80-350

COUNTY CLERK



STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the record RECORDS of Hays County, Texas, as stamped hereon by me, on



June 19, 1981
County Clerk
HAYS COUNTY, TEXAS