

**FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS**

THE STATE OF TEXAS                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WASHINGTON           §

This FIRST AMENDMENT TO THE DECLARATION OF EASEMENTS AND RESTRICTIONS (hereinafter the "First Amendment") is made on the date hereinafter set forth by all owners of the Property ("Declarants").

**PROPERTY:**

Tract 1: The real property described on Exhibit A, attached hereto, containing 5.663 acres, more or less, as described in warranty deed dated May 21, 2019 and recorded in Volume 1678, Page 457 of the Official Records of Washington County.

Tract 2: The real property described on Exhibit B, attached hereto, containing 21.373 acres, more or less, said 21.373 acre tract comprising a 14.700 acre tract of land as described in warranty deed dated November 30, 2020 and recorded in Volume 1751, page 449 of the Official Records of Washington County, described in more detail in Exhibit C, attached hereto, and referred to as "Tract 2A", said 21.373 acre tract further comprising a 6.673 acre tract of land as described in warranty deed dated March 5, 2018 and recorded in Volume 1620, page 201 of the Official Records of Washington County, described in more detail in Exhibit D, attached hereto, and referred to as "Tract 2B."

Collectively, the real property described on Exhibit A and Exhibit B is referred to herein as the "Property."

**WHEREAS**, that certain Declaration of Easements and Restrictions is dated December 30, 2013 and was filed for record on December 30, 2013, as Instrument No. 6803, Volume 1457, Page 1032 of the Official Records of Washington County, Texas (hereinafter the "Declaration"), which describes Tract 1 and Tract 2, listed above; and

**WHEREAS**, the Declaration provides that it may be amended at any time by the owners of every Tract that comprise the Property;

**WHEREAS**, Declarants own all of the tracts in the Property and unanimously approves the adoption of this First Amendment;

**NOW THEREFORE**, Declarants amend the Declaration as follows:

**AMENDMENTS:**

**Article 2, entitled Easements, is hereby deleted in its entirety as to Tracts 1 and 2A, but is still applies and is in force between Tracts 1 and 2B.**

**Article 3, entitled Special Use, remains in effect as to all Tracts.**

NOW THEREFORE, in consideration of the mutual agreements herein contained, it is agreed as follows:

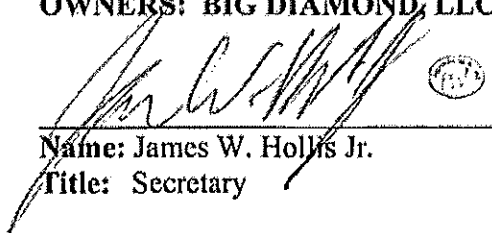
1. The undersigned herein acknowledge that they are the sole owners of the tracts as described in Exhibits "A", "B", "C," and "D".
2. The undersigned agree and consent to the changes to the Declaration of Easements and Restrictions, as described above.
3. This consent shall be binding on and inure to the benefit of heirs, personal representatives, successors, and assigns of the undersigned.
4. Except as expressly set forth herein, the original Declaration is reaffirmed and realleged herein and this First Amendment does not modify, change, extend, delete, extinguish, or revoke the Declaration unless otherwise provided herein. All of the terms used in this First Amendment, unless otherwise defined herein, shall have the same meaning as assigned to such terms in the Declaration.

IN WITNESS WHEREOF, this instrument is executed on the 10<sup>th</sup> day of October, 2022.

**[REST OF PAGE IS INTENTIONALLY BLANK.]**

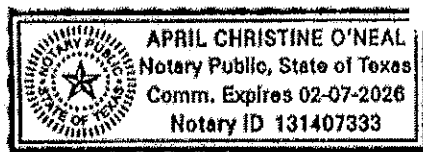
TRACT 1:


OWNERS: BIG DIAMOND, LLC

  
Name: James W. Hollis Jr.  
Title: Secretary

THE STATE OF Texas §  
COUNTY OF Bexar §

This instrument was acknowledged before me on this the 10<sup>th</sup> day of October, 2022, by  
James W. Hollis Jr., Secretary of and for Big Diamond, LLC.



  
NOTARY PUBLIC, in and for  
The State of Texas

**TRACT 2A**

**OWNERS:**

\_\_\_\_\_  
**Stephanie Martin**

\_\_\_\_\_  
**Stephen Byington**

\_\_\_\_\_  
**Monica Villa**

THE STATE OF TEXAS           §

COUNTY OF WASHINGTON       §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by Stephanie Martin.

\_\_\_\_\_  
NOTARY PUBLIC, in and for  
The State of Texas

THE STATE OF TEXAS           §

COUNTY OF WASHINGTON       §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by  
Stephen Byington and Monica Villa.

\_\_\_\_\_  
NOTARY PUBLIC, in and for  
The State of Texas

TRACT 2B

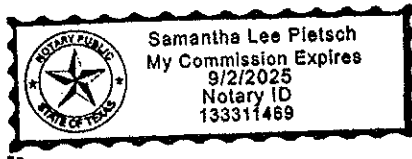
OWNERS:


  
Jose Salazar

THE STATE OF TEXAS §

COUNTY OF WASHINGTON §

This instrument was acknowledged before me on this the 24 day of Oct., 2022,  
by Jose Salazar.



  
NOTARY PUBLIC, in and for  
The State of Texas

AFTER RECORDING, PLEASE RETURN TO:  
Bluebonnet Abstract & Title  
301 E. Main St.  
Brenham, Texas 77833  
(22-255-WASH)