

**SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR
STALLION MEADOWS ESTATES SUBDIVISION
TO ANNEX PROPERTY – PHASE TWO**

STATE OF TEXAS	§	
	§	KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF JACK	§	
COUNTY OF PARKER	§	

THIS Second Supplemental Declaration is made by Stallion Meadows Estates, LLC, a Delaware Limited Liability Company, hereinafter referred to as the "Declarant":

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of the real property referred to as Stallion Meadows Estates Subdivision, which is more particularly described below, and desires to develop thereon a residential subdivision; and

WHEREAS, the Declarant filed a Plat of Stallion Meadows Estates Subdivision – Phase One on May 8, 2023, under Cabinet A, Pages 8-9 of the Plat Records of Jack County, Texas ("Original Subdivision Plat"); and

WHEREAS, on May 12, 2023, Declarant filed of record the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas ("Original Declaration"); and

WHEREAS, the Declarant filed an Amended Plat of Stallion Meadows Estates Subdivision – Phase One on June 27, 2023, under Cabinet A, Page 12 of the Plat Records of Jack County, Texas ("Amended Subdivision Plat"); and

WHEREAS, on June 28, 2023, Declarant filed of record the Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision to Amend Plat under Instrument No. 20230001922 of the Official Public Records of the Jack County Clerk, Jack County, Texas ("Supplemental Declaration"); and

WHEREAS, the Declarant now desires to bring an additional phase of the Subdivision under the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens filed on May 12, 2023;

NOW THEREFORE, the Declarant declares that the real property known as Stallion Meadows Estates – Phase Two, which is further described below, is and shall be held, transferred, sold, conveyed and occupied subject to the Texas Property Code and subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision filed of record under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas, the Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision to Amend Plat filed of record under Instrument No. 20230001922 of the Official Public Records of the Jack County Clerk, Jack County, Texas and this Second Supplemental Declaration.

ARTICLE I

Definitions

Section 1. Any words not defined in this Second Supplemental Declaration shall have the same meaning assigned in the Original Declaration filed of record under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas. The following words when used in this Second Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) **Additional Property.** “Additional Property” shall mean and refer to the additional 228.84 acres that the Declarant is developing known as Stallion Meadows Estates Subdivision – Phase Two which includes 43 lots and is described on the Plat filed of record under Cabinet A, Page 14 in the Plat Records of Jack County, Texas and filed of record under Clerk’s Instrument No. 202323069, Cabinet F, Slide 563, in the Plat Records of Parker County, Texas.

(b) **Original Declaration.** “Original Declaration” shall mean and refer to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision filed of record under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas.

(c) **Supplemental Declaration.** “Supplemental Declaration” shall mean and refer to the Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision to Amend Plat filed of record under Instrument No. 20230001922 of the Official Public Records of the Jack County Clerk, Jack County, Texas.

(d) **Second Supplemental Declaration.** “Second Supplemental Declaration” shall mean and refer to this Second Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision.

ARTICLE II
Incorporation of Additional Property

Section 1. Additional Property. The 43 lots comprised of 228.84 acres of real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Second Supplemental Declaration, the Supplemental Declaration and the Original Declaration located in Jack County, Texas and in Parker County, Texas, and is described on the Plat filed of record under Cabinet A, Page 14 in the Plat Records of Jack County, Texas and filed of record under Clerk's Instrument No. 202323069, Cabinet F, Slide 563, in the Plat Records of Parker County, Texas..

Section 2. Additional Phase. Declarant elects that the Additional Property that is the subject of this Second Supplemental Declaration be incorporated into the Subdivision to be fully covered under the Original Declaration and the Supplemental Declaration, as if it was part of the original Subdivision. This property so incorporated shall be subject to all the declarations, covenants, easements, liens, restrictions, and duties as set forth in the Original Declaration, Supplemental Declaration and Second Supplemental Declaration as referenced herein, and said documents will also be filed with the Parker County Clerk, Parker County, Texas.

ARTICLE III
General Provisions

Section 1. Binding Effect. All covenants, conditions, limitations, restrictions, easements, and affirmative obligations set forth in this Second Supplemental Declaration, the Original Declaration, and the Supplemental Declaration shall be binding on the Owners of the Lot(s) and each and every Owner of the properties and their respective heirs, successors, and assigns, and shall run with the land. All rights, easements and agreements reserved by or granted to Declarant in the Original Declaration shall inure to the benefit of Declarant, its successors and assigns including, without limitation, the right to develop and submit additional phases. Declarant reserves the right in addition to all other rights of Declarant, to assign its rights of consent and approval as set out in this Second Supplemental Declaration and any amendment hereto or supplement thereof, to the Association, or any assignee of Declarant's development rights.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Plat. Reference to "Plat", "Map", or other term synonymous therewith shall mean and include any Plats of Stallion Meadows Estates Subdivision, all phases, filed of record in the Official Public Records of Jack County, Texas and Parker County, Texas, and all subsequent revisions thereof as and when recorded with the Jack

County Clerk's Office, Jack County, Texas and the Parker County Clerk's Office, Parker County, Texas.

Section 4. Existing Structures. As of the date of this Second Supplemental Declaration, there are some existing structures built in Phase Two on Lot 39. Any building restrictions contained herein shall not apply to the tower, tower easement, existing house and out buildings on Lot 39 and any variance that exists from the restrictions set forth herein, shall have been deemed accepted by the Architectural Control Committee.

Any other terms and conditions of the Original Declaration and Supplemental Declaration not amended herein shall remain in full force and effect.

This Second Supplemental Declaration shall become effective upon its recordation in the Official Public Records of the Jack County Clerk's Office, Jack County, Texas and the Parker County Clerk's Office, Parker County, Texas.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 21 day of September 2023.

[signature follows on next page]

**Stallion Meadows Estates, LLC, a Delaware
limited liability company**

**By: American Land Partners, LLC, a
Delaware limited liability company, Manager**

By: [Signature]
Monte Magness, Authorized Agent

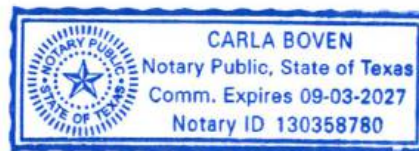
STATE OF TEXAS §
 §
COUNTY OF Parker §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 21 day of September 2023.

[Signature]
NOTARY PUBLIC, State of Texas



PREPARED IN THE OFFICE OF:

Roberts, Odefey, Witte & Wall, LLP
P. O. Box 9
Port Lavaca, Texas 77979

AFTER RECORDING, RETURN TO:

Stallion Meadows Estates, LLC
110 W. Interstate 20, Frontage Road, Ste. 120
Weatherford, Texas 76086

FILED FOR RECORD
VANESSA JAMES - COUNTY CLERK
JACK COUNTY, TEXAS

INST NO:20230002552

FILED ON: SEPTEMBER 21, 2023 AT 2:48pm
THE INSTRUMENT CONTAINED 6 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF JACK



I, Vanessa James, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 21st day of September 2023 at 2:48 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 20230002552, 6 Pages

A handwritten signature in cursive script that reads "Vanessa James".

Vanessa James, County Clerk