

**FIRST AMENDMENT TO THE SECOND SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND  
LIENS FOR  
STALLION MEADOWS ESTATES SUBDIVISION  
TO CORRECT DRAFTING ERROR**

<b>STATE OF TEXAS</b>	§	
	§	<b>KNOWN ALL MEN BY THESE PRESENTS</b>
<b>COUNTY OF JACK</b>	§	
<b>COUNTY OF PARKER</b>	§	

THIS First Amendment to the Second Supplemental Declaration Of Covenants, Conditions, Restrictions, Easements, Charges and Liens For Stallion Meadows Estates Subdivision To Correct Drafting Error (the "First Amendment") is made by the Developer to correct a drafting error regarding existing structures.

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, and on August 31, 2023, under Instrument No. 202323071 of the Official Public Records of the Parker County Clerk, Parker 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, and on August 31, 2023, under Instrument No. 202323070 of the Official Public Records of the Parker County Clerk, Parker County, Texas ("Supplemental Declaration"); and

WHEREAS, the Declarant filed a Plat of Stallion Meadows Estates Subdivision – Phase Two on August 28, 2023, under Cabinet A, Page 14 of the Plat Records of Jack County, Texas ("Phase Two Subdivision Plat"); and

WHEREAS, the Declarant filed a Plat of Stallion Meadows Estates Subdivision – Phase Two on August 31, 2023, under Instrument No. 202323069, Plat Cabinet F, Slide #563 of the Plat Records of Parker County, Texas (“Phase Two Subdivision Plat”); and

WHEREAS, on September 21, 2023, Declarant filed of record the Second Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision to Annex Property – Phase Two under Instrument No. 20230002552 of the Official Public Records of the Jack County Clerk, Jack County, Texas, and on September 21, 2023, under Instrument No. 202324907 of the Official Public Records of the Parker County Clerk, Parker County, Texas (“Second Supplemental Declaration”); and

WHEREAS, the Declarant now desires to correct the mistaken identification of a Lot with existing structures in the Second Supplemental Declaration;

NOW THEREFORE, pursuant to the authority contained in the Declarations, the undersigned, hereby amends the Second Supplemental Declarations as follows:

That portion of Article III, Section 4 in the Second Supplemental Declarations that currently reads as follows:

*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.*

**is hereby deleted and replaced with the following:**

Section 4. Existing Structures. As of the date of this Second Supplemental Declaration, there are some existing structures built in Phase Two on Lot 59. Any building restrictions contained herein shall not apply to the tower, tower easement, existing house and out buildings on Lot 59 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, Supplemental Declaration and Second Supplemental Declaration not amended herein shall remain in full force and effect.

This First Amendment To The 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 26<sup>th</sup> day of June 2024.

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

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

By: \_\_\_\_\_

Monte Magness, Authorized Agent

STATE OF TEXAS

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COUNTY OF

Parker

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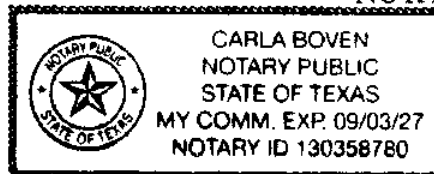
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### CERTIFICATE OF ACKNOWLEDGMENT

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 2 day of July 2024.

Carla M  
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:20240001933**

FILED ON: JULY 8, 2024 AT 1:23pm  
THE INSTRUMENT CONTAINED 4 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 8th day of July 2024 at 1:23 PM and duly recorded on that date, in the Official Public Records of said county.

**Instrument # 20240001933, 4 Pages**

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

Vanessa James, County Clerk