

**First Designation of Lots Pursuant to
Declaration of Covenants, Conditions, and
Restrictions of Section 10 of Santa Fe**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 10, 2021.

Declarant: Colony Ridge Development, LLC, a Texas limited liability company
P.O. Box 279
Fresno, Texas 77545

Association: Houston El Norte Property Owners Association, Inc.,
a Texas nonprofit corporation
P.O. Box 1920
Conroe, Texas 77305

The Restrictive Covenants to be amended are described in the following documents:

1. a Declaration of Covenants, Conditions and Restrictions of Section 10 of Santa Fe Subdivision, filed for record under Clerk's File No. 2021012056 of the Official Public Records of Liberty County, Texas (documents referenced in paragraph 1 together hereafter referred as the "Prior Declarations").

Property: Santa Fe, Section 10, according to the map or plat thereof, recorded under Clerk's File No. 2021012054, of the Official Public Records of Liberty County, Texas, SAVE AND EXCEPT: Reserve I, Block 15, being a 42.66 acre tract of land; and Reserve J, Block 15, being a 59.79 acre tract of land, as both Reserves belong to Cleveland Independent School District and are not subject to this Declaration.

Said subdivision being of 216.077 acres of land, and being located in the Samuel Alloway Survey, Abstract No. 128, the Hiram Emerson Survey, Abstract No. 188, and the John H. Kirby Survey, Abstract No. 943, being a portion of a called 5,793.857 acre tract as recorded under Clerk's File No. 2018-010778, Official Public Records of Liberty County, Texas, and a portion of a called 145.321 acre tract as recorded under Clerk's File No. 2020-032811, Official Public Records of Liberty County, Texas.

Recitals

WHEREAS, this First Designation of Lots Pursuant to Declaration of Covenants, Conditions and Restrictions of Section 10 of Santa Fe Subdivision is made on the date

hereinafter set forth by the Declarant in compliance with all voting requirements of Prior Declaration and Texas law;

WHEREAS, Pursuant to Section D (4) of the Prior Declarations, Declarant may unilaterally designate certain lots as Non Mobile Home Lots. The Declarant desires to amend the Prior Declarations as more particularly set forth below.

WHEREAS, this Designation is executed pursuant to and in compliance with the requirements of the Prior Declaration;

WHEREAS, the Declarant desires to designate lots pursuant to the Prior Declaration as Non Mobile Home Lots.

Amendment

The following lots are designated as follows:

1. The following lots are hereby designated as Non Mobile Home Lots:

- a. Lots 1-16, Block 1,
- b. Lots 72-110, Block 2,
- c. Lots 114-131, Block 3,
- d. Lots 148 and 149, Block 3,
- e. Lots 150 and 151, Block 4,
- f. Lots 189 and 190, Block 4,
- g. Lots 191 and 192, Block 5,
- h. Lots 234 and 235, Block 5,
- i. Lots 236 and 237, Block 6,
- j. Lots 280-282, Block 6,
- k. Lots 283 and 284, Block 7,
- l. Lots 320 and 321, Block 7,
- m. Lots 373 and 374, Block 8,
- n. Lots 376-379, Block 9,
- o. Lots 403-405, Block 10, and
- p. Lots 427-429, Block 10

all of Santa Fe, Section 10, according to the map or plat thereof, recorded under Clerk's File No. 2021012054, of the Official Public Records of Liberty County, Texas (being "Non Mobile Home Lots"); and

2. The Non Mobile Home Lots will be restricted as shown in the Prior Declaration.

Except as written in this Designation, the Prior Declaration is in all respects ratified and confirmed, and the Prior Declaration and this Designation shall be read and construed as one and the same instrument. All terms and conditions in the Prior Declaration which is not modified by this Designation shall remain in full force and effect and shall be interpreted to coincide with the terms and provisions of this Designation. In the event any terms or conditions in this Designation conflict with the terms and conditions of the Prior Declaration, the terms and conditions of this Designation shall prevail.

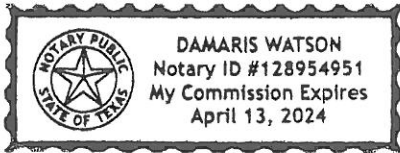
DECLARANT:

COLONY RIDGE DEVELOPMENT, LLC, a Texas limited liability company, by its Manager T-REX MANAGEMENT, INC., a Texas corporation

By: [Signature]
John Harris, President

THE STATE OF TEXAS)
)
COUNTY OF Montgomery)

This instrument was acknowledged before me on the 10th day of May, 2021, by John Harris, President of T-REX MANAGEMENT, INC., a Texas corporation, as Manager of COLONY RIDGE DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Law Office of Beard & Lane, P.C.
12841 Jones Road, Suite 100
Houston, Texas 77070
Tel: (281) 897-8848
Email: brent@beardlane.com

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2021018518 DESIG
05/11/2021 01:18:44 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas