

Mary Louise Nicholson
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**SECOND AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CHISHOLM SPRINGS**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTIES OF WISE §
AND TARRANT §

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHISHOLM SPRINGS (this "Second Amendment") is made this 14 day of July, 2020, by the Chisholm Springs Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Jackson-Shaw/Chisholm Springs Limited Partnership, a Texas limited partnership ("**Declarant**"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Chisholm Springs" on November 14, 2006, in Volume 1751, Page 41 and as Instrument No. 397566 of the Real Property Records of Wise County, Texas, as amended pursuant to that certain Amendment to Declaration of Covenants, Conditions & Restrictions for Chisholm Springs recorded on March 29, 2010 as Instrument No. 2010-54618 of the Real Property Records of Wise County, Texas, which were collectively further recorded at the direction of the Association as Instrument No. D220179927 of the Real Property Records of Tarrant County, Texas (collectively, the "**Declaration**"); and

WHEREAS, Article 11, Section 11.1 of the Declaration provides for amendments to that instrument by Owners of at least a majority of the Lots; and

WHEREAS, Owners of a least a majority of the total number of Lots in the Association approved the following amendment to the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article 2, Section 2.2 of the Declaration is hereby amended by deleting this Section in its entirety and replacing it with the following:

2.2 **ADDITIONAL PROPERTY.** The Association may annex and subject the property described on "EXHIBIT A-1" attached hereto to the Property and this Declaration and to the jurisdiction of the Association. Annexation of this additional property is accomplished by recording a declaration of annexation in the real property records of Wise County and Tarrant County, Texas. Upon annexation, this additional property shall become a portion of the Property and thereafter be subject to the terms, provisions and conditions of these Covenants, excluding any lots owned by LGI HOMES-TEXAS, LLC within the additional property from any

Special Assessments or Individual Assessments that may be levied under this Declaration. Upon annexation and platting of this additional property, each lot described therein shall become a "Lot" for all purposes hereunder. Some portions of the Common Area may be platted as a "lot" on the plat; however, these lots shall be excluded from the definition of a Lot as used herein.

2. Except as modified by this Second Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Second Amendment to be executed to be effective as of the date first set forth above.

CHISHOLM SPRINGS HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Marcus Pickel
Name: Marcus Pickel
Title: President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WISE

This instrument was acknowledged before me on by Marcus Pickel,
President of **CHISHOLM SPRINGS HOMEOWNERS ASSOCIATION, INC.**, a
Texas non-profit corporation, on behalf of said corporation, on the 14th day of
July, 2020

[Signature]
Notary Public, State of Texas

My Commission Expires: 11/10/2023

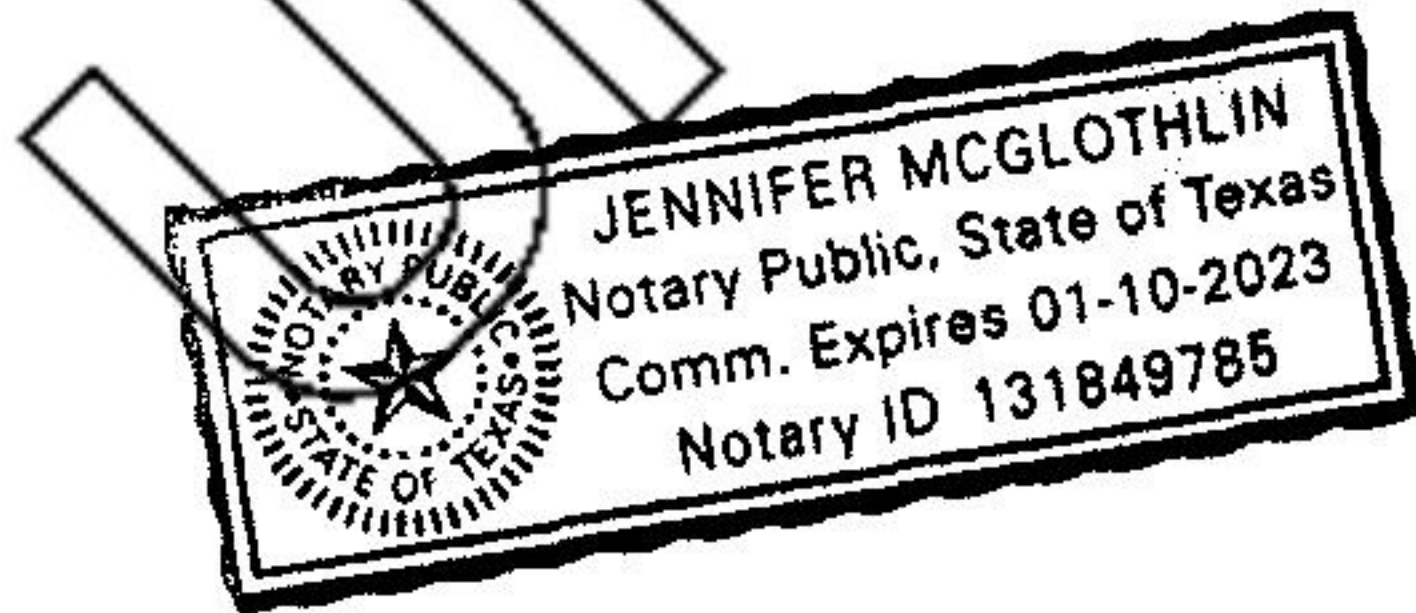


EXHIBIT A-1**ADDITIONAL PROPERTY**

BEING A 162.841-ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. COMPANY SURVEY ABSTRACT 613, W. W. CARNEY SURVEY ABSTRACT 1120, T. & P. R.R. CO SURVEY ABSTRACT 1035, T. & P. R.R. CO SURVEY ABSTRACT 1575 & THE M. DOBBS SURVEY ABSTRACT 1225, TARRANT AND WISE COUNTIES, TEXAS AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED TO SUSAN R. WELBORN, TRUSTEE TRACT, CALLED TRACT ONE A 252.60 ACRE BY INSTRUMENT RECORDED IN VOLUME 1016, PAGE 66 OF THE DEED RECORDS, WISE COUNTY, TEXAS AND VOLUME 14763, PAGE 428 OF THE DEED RECORDS TARRANT COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (CONTROL MONUMENT (CM)) ON THE SOUTHERLY LINE OF SAID WELBORN, TRUSTEE TRACT BEING THE SOUTHWESTERLY CORNER OF THE FINAL PLAT OF CHISHOLM SPRINGS, AN ADDITION IN WISE COUNTY, AS SHOWN ON MAP RECORDED IN CABINET C, SLEEVE 185 OF THE PLAT RECORDS, WISE COUNTY, TEXAS FROM WHICH A FOUND 1-INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID MAP BEARS NORTH 88°37'01" EAST 604.64 FEET;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING 3 COURSES AND DISTANCES:

SOUTH 88° 33' 00" WEST, 403.75 FEET TO A FOUND 1/2-INCH IRON ROD (CM);

NORTH 55° 50' 05" WEST, 146.56 FEET TO A FOUND 1/2-INCH IRON ROD (CM);

SOUTH 89° 12' 21" WEST, 1,481.64 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "METROPLE 1849" FOUND (CM) FOR THE SOUTHWESTERLY CORNER OF SAID WELBORN, TRUSTEE TRACT ON THE EASTERLY LINE OF NEWARK RANCH, AN ADDITION TO TARRANT AND WISE COUNTIES, AS SHOWN ON MAP RECORDED IN CABINET A, PAGE 10543 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS FROM WHICH A FOUND 1/2-INCH IRON ROD FOUND (CM) BEARS SOUTH 00° 10' 46" EAST, 732.29 FEET FOR THE NORTHERLY MOST SOUTHEAST CORNER OF SAID ADDITION;

THENCE ALONG THE WESTERLY LINE OF SAID WELBORN, TRUSTEE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

NORTH 00° 10' 46" WEST PASSING THE NORTHEASTERLY CORNER OF SAID MAP AND CONTINUING FOR A TOTAL DISTANCE OF 1,944.59 FEET TO A FOUND 1-INCH IRON ROD FOUND (CM) FOR THE WESTERLY MOST NORTHWEST CORNER OF SAID WELBORN, TRUSTEE TRACT;

NORTH 89° 36' 50" EAST, 633.65 FEET TO A 1/2-INCH IRON ROD FOUND (CM) FOR AN INTERIOR ELL CORNER OF SAID TRACT;

NORTH 00° 11' 11" WEST, 3,533.34 FEET TO A 1/2-INCH IRON ROD FOUND (CM) FOR THE NORTHWESTERLY CORNER OF SAID TRACT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO ANN L. WATKINS IN VOLUME 629, PAGE 821 OF THE DEED RECORDS OF WISE COUNTY TEXAS;

THENCE NORTH 89° 46' 11" EAST ALONG THE SOUTHERLY LINE OF SAID WATKINS TRACT, 752.18 FEET TO A 1/2-INCH IRON ROD FOUND (CM) FOR THE NORTHWESTERLY CORNER OF THE AFORE SAID CHISHOLM SPRINGS ADDITION FROM WHICH A FOUND 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID ADDITION BEARS NORTH 89° 46' 11" EAST, 464.33 (CM);

THENCE ALONG THE WESTERLY LINE OF SAID CHISHOLM SPRINGS ADDITIONS THE FOLLOWING TWELVE COURSES AND DISTANCES:

SOUTH 00° 25' 43" EAST, 605.24 FEET TO A 5/8-INCH IRON ROD FOUND (CM);

SOUTH 13° 40' 29" WEST, 676.19 FEET TO A 5/8-INCH IRON ROD WITH UNREADABLE CAP FOUND (CM);

SOUTH 16° 44' 25" EAST, 777.60 FEET TO A 5/8-INCH IRON ROD FOUND (CM);

SOUTH 22° 56' 45" EAST, 353.08 FEET TO A 1/2-INCH IRON ROD FOUND (CM);

NORTH 87° 19' 59" EAST, 239.72 FEET;

SOUTH 11° 42' 33" EAST, 599.72 FEET;

SOUTH 01° 43' 10" WEST, 512.42 FEET TO A 1/2-INCH IRON ROD FOUND (CM);

SOUTH 41° 45' 56" WEST, 76.61 FEET TO A 5/8-INCH IRON ROD FOUND (CM);

SOUTH 12° 27' 08" WEST, 269.07 FEET TO A 5/8-INCH IRON ROD FOUND (CM);

SOUTH 88° 11' 09" EAST, 203.45 FEET;

SOUTH 13° 33' 14" WEST, 222.20 FEET TO A 1/2-INCH IRON ROD FOUND (CM);

SOUTH 01° 35' 42" EAST, 1,574.72 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 162.841-ACRES OF LAND;