

Mary Louise Garcia Mary Louise Garcia

**SECOND SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BOWER RANCH
[PHASE II]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TARRANT §

THIS SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOWER RANCH [PHASE II] (this "Second Supplement") is made this ___ day of December, 2017, by BR3, LLC a Texas limited liability company (hereinafter collectively referred to as "Declarant").

WITNESSETH:

WHEREAS, Mansfield Development, LLC, a Texas limited liability company (the "Original Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Bower Ranch" on July 17, 2014, under Document No. D214152305, of the Real Property Records of Tarrant County, Texas (the "Declaration"); and

WHEREAS, the Original Declarant assigned its duties and obligations as the "Declarant" under the Declaration, to BR3, LLC, by an instrument entitled "Assignment of Declarant's Rights" recorded on June 20, 2017, under Document No. D217138988, of the Real Property Records of Tarrant County, Texas (the "Assignment"); and

WHEREAS, Article X, Section 10.1 of the Declaration authorizes the Declarant to annex Annexable Property (as defined in the Declaration) to the Declaration until fifteen (15) years after the recording of the Declaration without the approval of any person other than the owner of the property being annexed; and

WHEREAS, the time period to annex additional property has not yet terminated and Declarant desires to annex Phase II of Bower Ranch into the Development, which property is described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the undersigned owners of lots within the Property desire to memorialize their respective consent to the annexation of their property to the Declaration, such that each Owner, and any future Owner of the Property, or any portion thereof, will be bound by the provisions of the Declaration and will be Members of the Bower Ranch Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") for so long as they own a Lot in the Property, with all the rights and obligations associated with such membership.

NOW, THEREFORE, pursuant to the powers retained by the Declarant under the Declaration, BR3, LLC, as Declarant under the Declaration, hereby subjects the Property to the

provisions of the Declaration and to the jurisdiction of the Association. Such Property shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged or otherwise encumbered subject to all of the terms, provisions, covenants and restrictions contained in the Declaration, which shall run with the title to the Property and shall be binding upon all persons having any right, title or interest in the Property, their respective legal representatives, successors, successors-in-title, and assigns.

IN WITNESS WHEREOF, this Second Supplement has been executed as of the day and year first above written.

DECLARANT: BR3, LLC, a Texas limited liability company

By: _____,

Printed Name: _____

Title: Manager

By: _____,

Printed Name: Keith Handest,

Title: Manager

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared _____, Manager of **BR3, LLC**, a Texas limited liability company, and acknowledged that he executed the foregoing document on behalf of said company.

SUBSCRIBED AND SWORN TO BEFORE ME on this ____ day of _____, 2017.

Notary Public in and for
the State of Texas
My Commission Expires: _____

EXHIBIT "A"

WHEREAS, Mansfield Development, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of 35.282 acres of land located in the A. N. CURRY SURVEY, ABSTRACT NO. 332 and the SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159, City of Mansfield, Tarrant County, Texas, being part of that tract of land referred to as Bower Ranch ~ Phase II in deed recorded under Instrument No. D213052435, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being a portion of Lot 2, Block 1 of Highlands by the Lake, an addition to the City of Mansfield, according to the plat thereof recorded in Cabinet A, Slide 4592 Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northern most corner of Bower Ranch, Phase I, an addition to the City of Mansfield, Texas, as recorded in Instrument No. D214044964, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said corner being the northwest corner of said Mansfield Development tract, said corner being in the southeast line of a tract of land conveyed by deed to CW-Pemberley, LLC as recorded under Instrument No. D214185769, (D.R.T.C.T.);

THENCE North 59 degrees 31 minutes 09 seconds East, along the northwest line of said Mansfield Development tract, and along the southeast line of said CW-Pemberley tract, a distance of 1110.10 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying" for a corner;

THENCE departing the common line between said Mansfield Development tract and said CW-Pemberley tract, over said Mansfield Development tract for the following two (2) calls:

South 30 degrees 28 minutes 51 seconds East, a distance of 77.97 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying" for a corner;

North 59 degrees 39 minutes 14 seconds East, a distance of 67.27 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying" for a corner, said corner being in the southwest line of Lot 2, Block 1 of MISD High School No. 5 Addition, as recorded under Instrument No. 210202308 P.R.T.C.T., said corner being in the northeast line of said Mansfield Development tract;

THENCE South 30 degrees 20 minutes 46 seconds East, along the northeast line of said Mansfield Development tract, and along the southwest line of said Lot 2, Block 1 of MISD High School No. 5 Addition, a distance of 589.96 feet to a 1/2-inch iron rod found for a corner;

THENCE South 59 degrees 59 minutes 59 seconds West, along the westerly line of said Lot 2, Block 1 of MISD High School No. 5 Addition, passing at a distance of 53.59 feet the common corner between said Lot 2, Block 1 and Lot 1, Block 1 of said MISD High School No. 5 Addition, continuing along the southeast line of said Mansfield Development tract, a total distance of 426.78 feet to a 1/2-inch iron rod found for a corner;

THENCE South 00 degrees 37 minutes 14 seconds East, along the west line of said Lot 1, Block 1 of MISD High School No. 5 Addition and along the east line of said Mansfield Development tract, a distance of 1117.94 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying", for a corner;

THENCE along the south line of said Mansfield development tract referred to as Bower Ranch ~ Phase II, for the following six (6) calls:

South 89 degrees 23 minutes 10 seconds West, departing the west line of said Lot 1, Block 1 of MISD High School No. 5 Addition, a distance of 130.13 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying", for a corner;

North 00 degrees 36 minutes 50 seconds West, a distance of 45.37 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying", for a corner;

South 89 degrees 23 minutes 10 seconds West, a distance of 46.39 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying", for the beginning of a circular curve to the left, having a radius of 635.00 feet, a central angle of 18 degrees 45 minutes 31 seconds, and a chord which bears South 80 degrees 00 minutes 24 seconds West, a distance of 206.97;

Southwesterly, along said circular curve to the left, an arc distance of 207.90 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying", for the point of tangency;

South 70 degrees 37 minutes 38 seconds West, a distance of 233.94 feet to a 1/2-inch iron rod set with cap stamped, "Votex Surveying", for the beginning of a non-tangent curve to the right, having a radius of 390.24 feet, a central angle of 55 degrees 13 minutes 48 seconds, and a chord which bears North 81 degrees 44 minutes 53 seconds West, a distance of 361.77 feet;

Northwesterly, along said non-tangent curve to the right, an arc distance of 376.17 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for a corner, said corner being in the east line of said Bower Ranch, Phase I, said point being in the west line of said Mansfield development tract referred to as Bower Ranch ~ Phase II;

THENCE along the east line of said Bower Ranch, Phase I, same being the west line of said Mansfield development tract referred to as Bower Ranch ~ Phase II, for the following fourteen (14) calls:

North 24 degrees 03 minutes 16 seconds East, a distance of 174.46 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 52 degrees 54 minutes 45 seconds West, a distance of 3.03 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 27 degrees 26 minutes 31 seconds East, a distance of 143.27 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

South 71 degrees 54 minutes 41 seconds East, a distance of 62.42 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 01 degrees 54 minutes 09 seconds East, a distance of 377.24 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner, said corner being in a non-tangent curve to the left having a radius of 575.00 feet, a central angle of 04 degrees 55 minutes 44 seconds, and a chord which bears South 87 degrees 05 minutes 23 seconds East, a distance of 49.45 feet;

Southeasterly, along said curve to the left, an arc distance of 49.47 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 00 degrees 26 minutes 45 seconds East, a distance of 172.57 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner, said corner being in a circular tangent curve to the right having a radius of 400.00 feet, a central angle of 22 degrees 56 minutes 57 seconds, and a chord which bears North 77 degrees 16 minutes 35 seconds West, a distance of 159.15 feet;

Northwesterly, along the said curve to the right, an arc distance of 160.22 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 65 degrees 48 minutes 06 seconds West, a distance of 21.73 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 24 degrees 11 minutes 54 seconds East, a distance of 175.00 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 65 degrees 48 minutes 06 seconds West, a distance of 145.34 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 21 degrees 29 minutes 32 seconds West, a distance of 14.28 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner, said corner being in a circular non-tangent curve to the right having a radius of 225.00 feet, a central angle of 20 degrees 29 minutes 24 seconds, and a chord which bears North 40 degrees 00 minutes 24 seconds East, a distance of 80.04 feet;

Northeasterly, along the said curve, and arc distance of 80.46 feet to a 1/2-inch iron rod found with cap stamped, "Votex RPLS No. 4813", for corner;

North 30 degrees 28 minutes 51 seconds West, a distance of 202.94 feet to the POINT OF BEGINNING, containing 1,536,905 square feet or 35.282 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING LOTS:

[LIST]

Unofficial Copy

OWNER(S) CONSENT TO ANNEXATION

The undersigned, being an Owner(s) of the Lot(s) listed below in Phase II of Bower Ranch, such Phase II being described on **Exhibit "A"** to the Second Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch to be recorded in the Deed Records of Tarrant County, Texas, hereby consents to the submission of his/her/their Lot(s) to the Declaration and to the jurisdiction of the Bower Ranch Homeowners Association, Inc., a Texas nonprofit corporation.

OWNER(S):

[Signature]
Signature

First Texas Homes
Printed Name

Signature

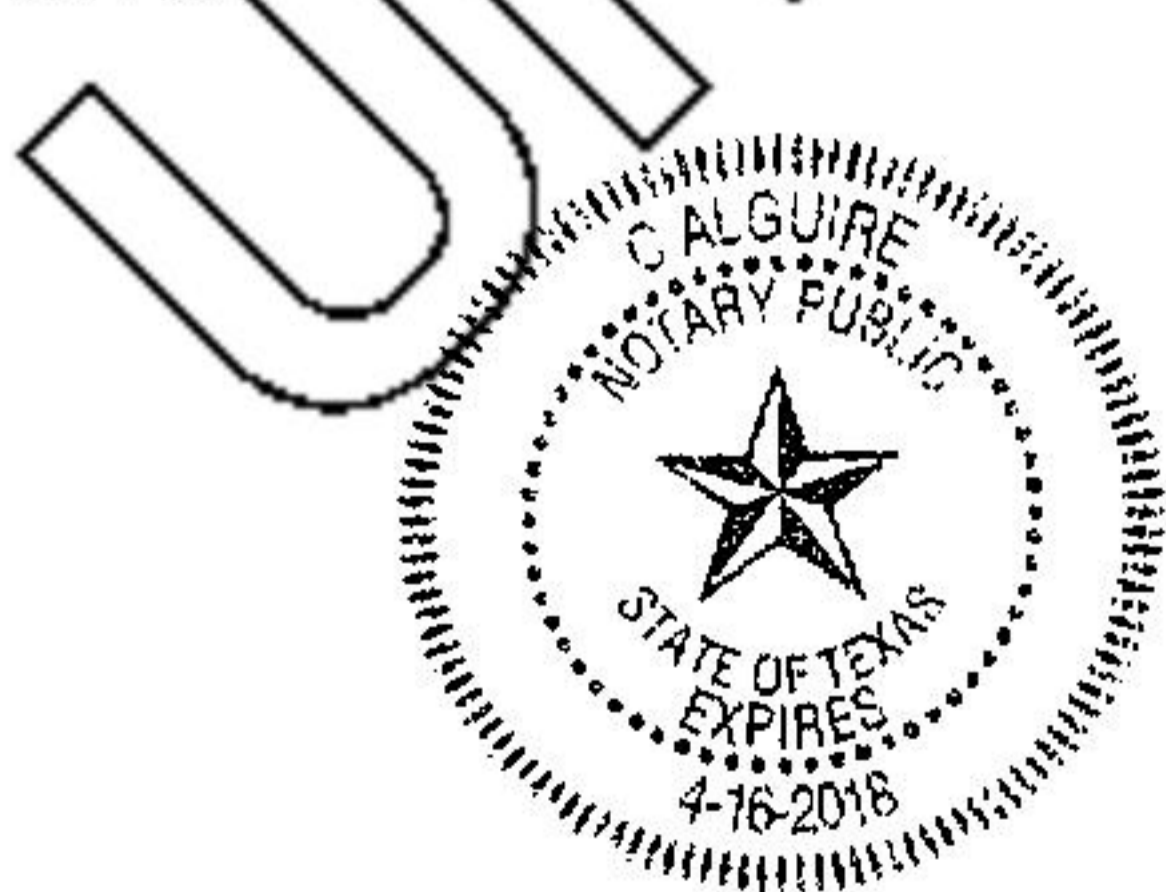
Printed Name

Address(es): See Exhibit "B"

STATE OF TEXAS
Dallas
COUNTY OF ~~TARRANT~~ DALLAS

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Kaita Handisy of ~~and~~ First Texas Homes, and acknowledged that they executed the foregoing document.

SUBSCRIBED AND SWORN TO BEFORE ME on this 1 day of December, 2017.



C. Alguire
Notary Public in and for
the State of Texas
My Commission Expires: 4/16/18

First Texas Homes - Bower Ranch Ph2 open jobs as of 11/29/17

Description	Sold	Start	Block	Lot	Status
4811 ELLSWORTH	10-30-2017	3-10-2017	3	7	In progress
4813 ELLSWORTH	9-11-2017		3	8	Unstarted
4815 ELLSWORTH	9-18-2017	5-31-2017	3	9	In progress
4800 ELLSWORTH	10-16-2017	11-08-2016	4	1	Close Dec
4802 ELLSWORTH	4-03-2017	6-19-2017	4	2	In progress
4804 ELLSWORTH	7-26-2017	9-19-2017	4	3	In progress
4806 ELLSWORTH	7-26-2017	9-19-2017	4	4	In progress
4807 QUANTRILL	11-06-2017		4	14	Unstarted
4805 QUANTRILL			4	15	Unstarted
4803 WATERFORD GLEN			4	16	Unstarted
4801 WATERFORD GLEN			4	17	Unstarted
4808 QUANTRILL	9-11-2017		5	8	Unstarted
4812 QUANTRILL	5-22-2017	8-15-2017	5	10	In progress
4809 WATERFORD GLEN			5	14	Unstarted
4807 WATERFORD GLEN	11-06-2017		5	15	Unstarted
4805 WATERFORD GLEN	9-18-2017	11-03-2017	5	16	In progress
602 CODY			7	33	Unstarted
4819 COMSTOCK WAY	10-09-2017		7	36	Unstarted
4809 COMSTOCK WAY	11-20-2017		7	41	Unstarted
4807 COMSTOCK WAY	9-05-2017		7	42	Unstarted
4805 COMSTOCK WAY	2-13-2017	7-11-2017	7	43	In progress
4803 COMSTOCK WAY			7	44	Unstarted
701 RIVERWOOD	8-28-2017	8-22-2017	7	53	In progress
707 MINECREEK	11-06-2017	7-11-2017	7	59	In progress
705 MINECREEK	7-24-2017	10-23-2017	7	60	In progress
700 MINECREEK		11-08-2016	7	63	In progress
702 MINECREEK	8-31-2017	11-08-2016	7	64	Close Dec
710 MINECREEK			7	68	Unstarted
800 MINECREEK	7-26-2017	9-12-2017	7	69	In progress
802 MINECREEK			7	70	Unstarted
4816 QUANTRILL	10-09-2017	11-28-2017	7	73	In progress
4818 QUANTRILL			7	74	Unstarted
906 ANDALUSIA	4-03-2017	5-18-2017	7	78	In progress
910 ANDALUSIA	4-03-2017	5-17-2017	7	79	In progress
912 ANDALUSIA	12-27-2016	6-02-2017	7	80	In progress
4812 COMSTOCK	4-24-2017	7-18-2017	10	7	In progress
4814 COMSTOCK WAY	7-26-2017	9-12-2017	10	8	In progress
4816 COMSTOCK WAY	7-26-2017	8-28-2017	10	9	In progress
4818 COMSTOCK - TRAILER	9-14-2017	8-19-2017	10	10	In progress

OWNER(S) CONSENT TO ANNEXATION

The undersigned, being an Owner(s) of the Lot(s) listed below in Phase II of Bower Ranch, such Phase II being described on **Exhibit "A"** to the Second Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch to be recorded in the Deed Records of Tarrant County, Texas, hereby consents to the submission of his/her/their Lot(s) to the Declaration and to the jurisdiction of the Bower Ranch Homeowners Association, Inc., a Texas nonprofit corporation.

OWNER(S): Grand Homes 2014, L.P.

By: [Signature]
Signature

Robert Garcia, Vice President
Printed Name

Signature

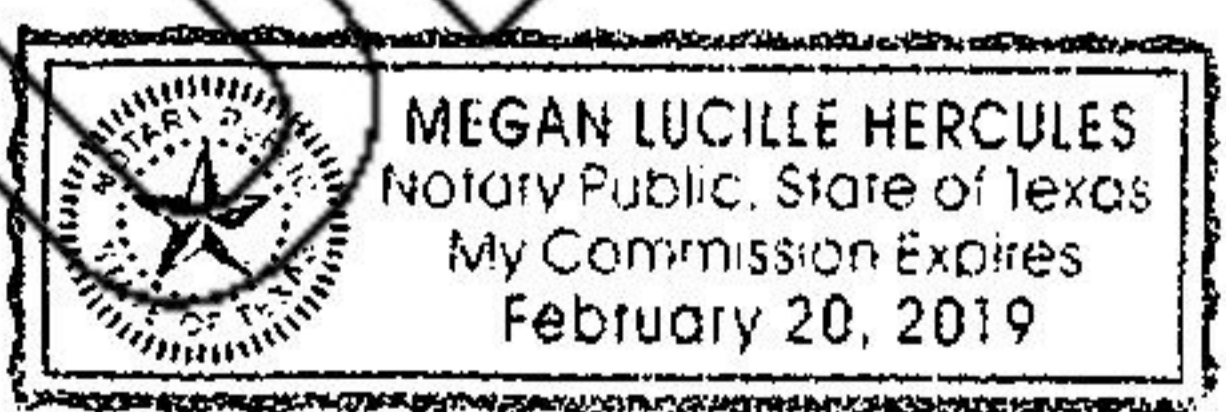
Printed Name

Address(es):

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Robert Garcia, Vice President and _____, and acknowledged that they executed the foregoing document.

SUBSCRIBED AND SWORN TO BEFORE ME on this 1st day of December, 2017.



[Signature]
Notary Public in and for
the State of Texas
My Commission Expires: _____

Exhibit "A"

Legal Description

Lots 3, 4, 5 and 6, Block 3; Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 4; Lots 4, 5, 6, 7, 11, 12 and 13, Block 5; Lots 35, 37, 38, 39, 40, 54, 55, 61, 62, 65, 66, 67, 71, 72, 76 and 77, Block 7; Lots 2, 4 and 5, Block 10, of BOWER RANCH PHASE 2, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Instrument No. D216134339, Plat Records of Tarrant County, Texas.

Unofficial Copy