

LAYERS TITLE CO.

849541

**DECLARATION OF COVENANTS, CONDITIONS,
RESERVATIONS AND RESTRICTIONS
FOR
HUNTERS CROSSING ESTATES - PHASE II**

STATE OF TEXAS

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COUNTY OF BRAZOS

WHEREAS, OCC Construction Corporation, a Texas corporation, is the owner of all that certain tract of land in Brazos County, Texas, which tract is described as Hunters Crossing Estates-Phase II, Lots 1-40, containing 52.03 acres of land located in the G.H. Coleman Survey A-10 and Frances Henderson Survey A-20, Brazos County, Texas and described in a final plat recorded in Volume 20051, Page 266, Official Records of Brazos County, Texas and also described on Exhibit "A" attached hereto and incorporated herein ("Phase II Property");

WHEREAS, the Declaration of Covenants, Conditions, Reservations and Restrictions of Hunters Crossing Phase I are recorded in Volume 17324, Page 186 et seq, of the Official Records of Brazos County, Texas ("Original Covenants and Restrictions");

WHEREAS, the Original Covenants and Restrictions Grant OCC Construction Corporation the authority, right and power to bring within the scheme of the Original Covenants and Restrictions, additional properties, and to extend the Original Covenants and Restrictions to additional properties;

NOW, THEREFORE, OCC Construction Corporation does hereby bring the Property described in Exhibit "A" and referred to as Phase II Property within the scheme of the Original Covenants and Restrictions recorded in Volume 17324, Page 186, Official Records of Brazos County, Texas and the Property described as Phase II Property and described on the Plat recorded in Volume 20051, Page 266, Official Records of Brazos County, Texas shall be bound by the

terms, provisions, and conditions of the Original Covenants and Restrictions Recorded in Volume 17324, Page 186 Official Records of Brazos County, Texas.

WITNESS this 4 day of September, 2025.

OCC CONSTRUCTION CORPORATION,
a Texas corporation

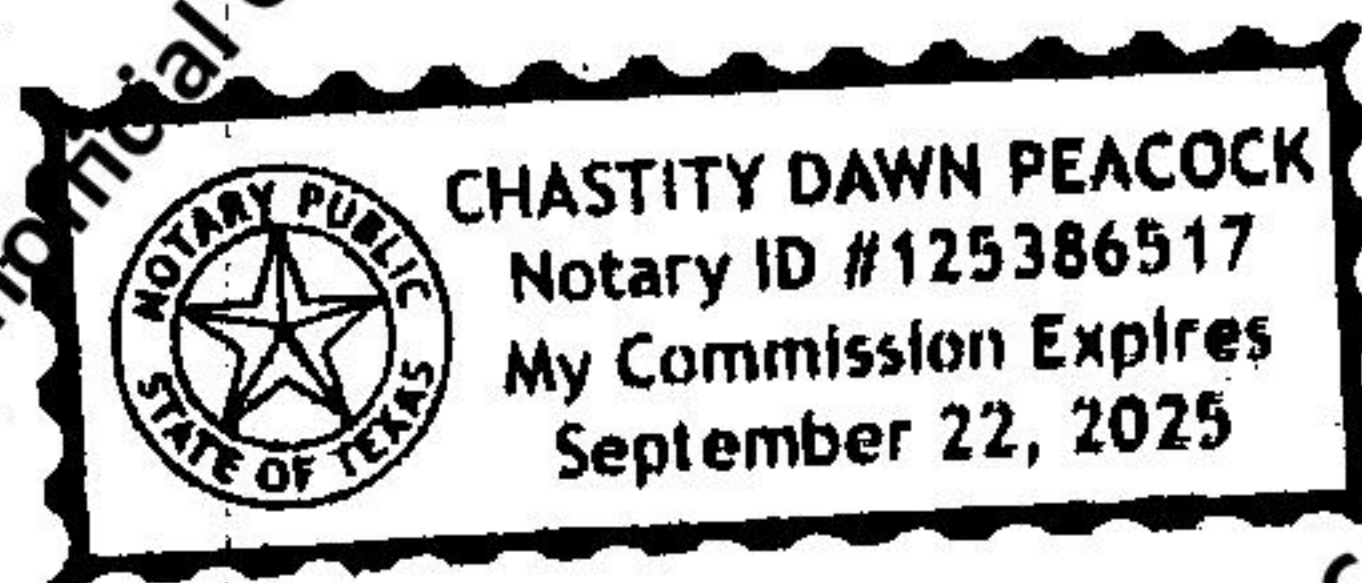
By:

Alton E. Ofczarzak, II
Alton E. Ofczarzak, II, President

THE STATE OF TEXAS
COUNTY OF BRAZOS

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This instrument was acknowledged before me on this the 4 day of September, 2025, by Alton E. Ofczarzak, II, President of OCC CONSTRUCTION CORPORATION, a Texas corporation, on behalf of said corporation.



Chastity Dawn Peacock
Notary Public, State of Texas

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1566529
Volume: 20083
ERecordings: Real Property

Recorded On: September 05, 2025 09:46 AM

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" Examined and Charged as Follows: "

Total Recording: \$41.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

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CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX