

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**SECOND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF RAINBOW RIDGE ADDITION**

STATE OF TEXAS  
COUNTY OF TARRANT

**WHEREAS**, on the 29<sup>th</sup> day of May, 2018 there was recorded as Document Number D2181149067 of the Real Property Records of Tarrant County, Texas the Restrictive Covenants (“Declaration of Covenants, Conditions and Restriction”) applicable to the Lots in Section 1-C of the Rainbow Ridge Addition (the “Addition”), according to the plat recorded as Document Number 219215429 in the Plat Records of Tarrant County, Texas on September 15, 2017.

**WHEREAS**, Article X, Paragraphs 10.1-10.5 provide that the Declarant, as defined in Article I Paragraph 1.15, reserves the right to annex additional property into the Association and subject such property to the terms of the Declaration of Covenants, Conditions and Restrictions and to such other terms, covenants, conditions, easements and restrictions as may be imposed thereon by Declarant; and

**WHEREAS**, the Declarant recorded the First Supplement to the Declaration regarding annexation of certain additional lots.

**NOW, THEREFORE**, the Declarant seeks to annex additional land, pursuant to the Declaration of Covenants, Conditions and Restrictions and Article I Definitions 1.24 shall be supplemented as follows:

“Property” shall mean and refer to the property described in Exhibit A of the original Declaration of Covenants, Conditions and Restrictions, the property described in the First Supplement to the Declaration and the property described in Exhibit A attached hereto and such additional property as is subsequently brought within the jurisdiction of the Association and made subject to the Declaration and any subsequent amendments to the Declaration.

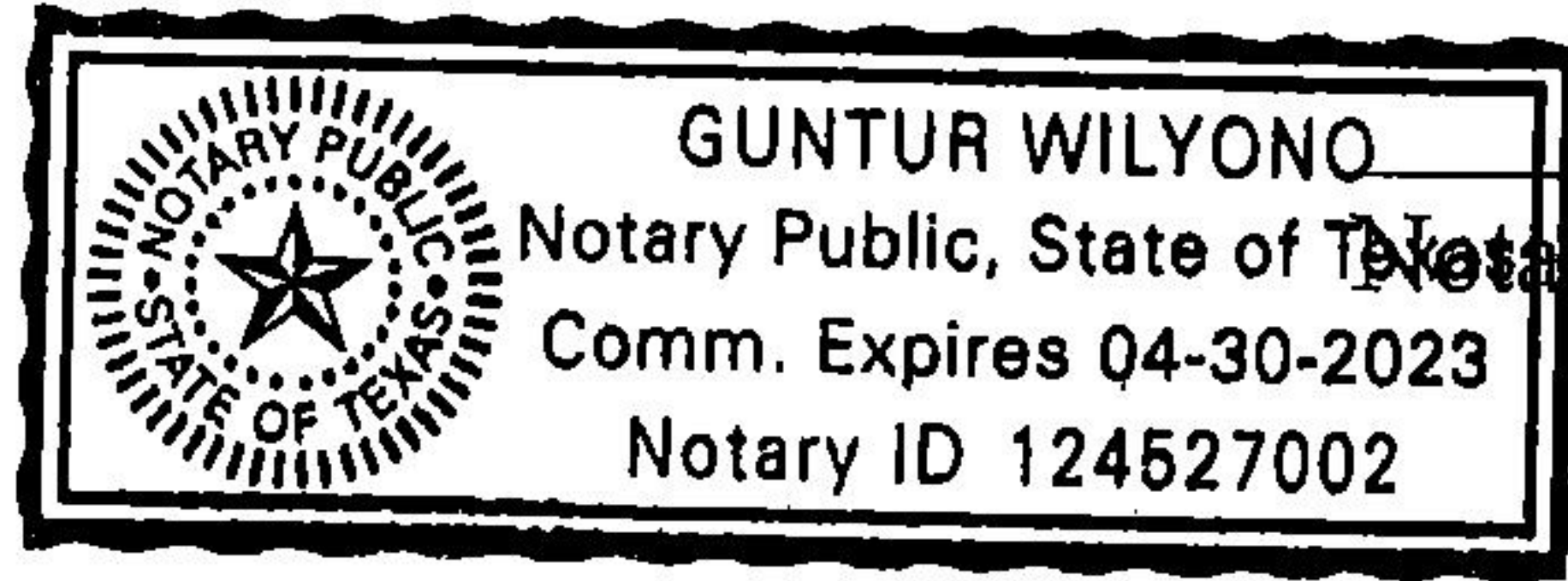
IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on this 19<sup>th</sup> day of September, 2022.

DECLARANT  
RAINBOW RIDGE, LLC  
A Texas Limited Partnership

By: *SG*  
Name: Steve Garza  
Title: Authorized Signer

STATE OF TEXAS  
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on the 19<sup>th</sup> day of September, 2022  
by Steve Garza, Chief Financial Officer, a Texas Corporation on  
behalf of Rainbow Ridge, LLC.



Notary Public, State of Texas

Unofficial Copy

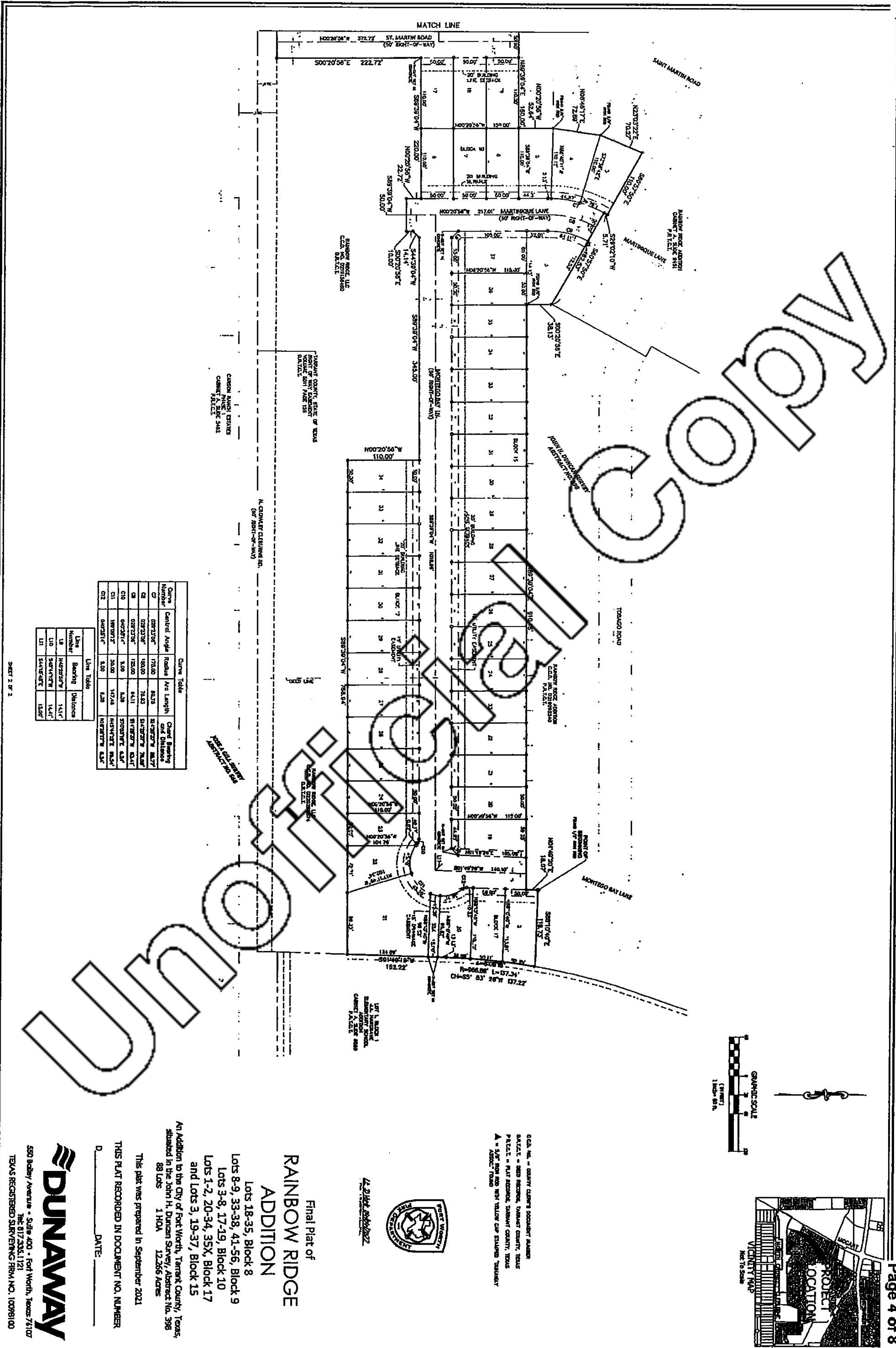
Exhibit A

Lots 18-35, Block 8; Lots 8-9 33-38 41-56, Block 9; Lots 3-8, 17-19, Block 10, Lots 3, 19-37, Block 15; Lot 1-2; Lots 20-34, Lot 35X, Block 17 Phase 2A, as referenced in the plot attached hereto as Exhibit A and incorporated herein by reference.

Unofficial Copy



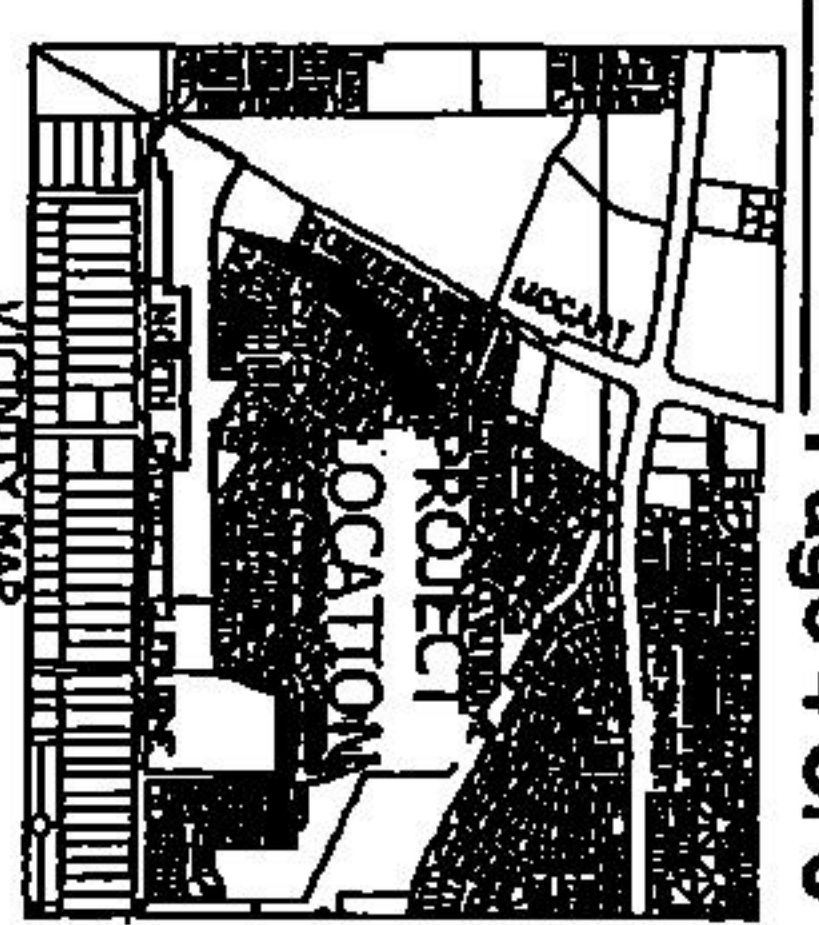
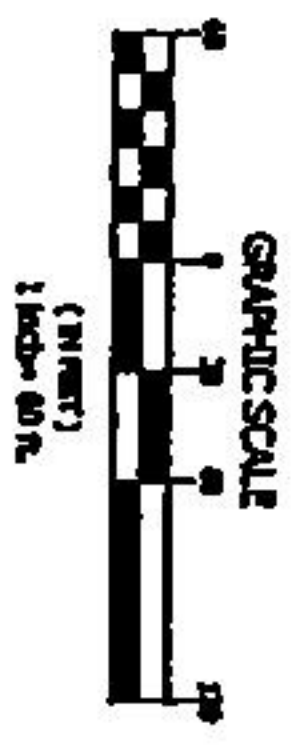
D222087504



Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	092°23'00"	750.00	80.78	S47°57'27" E 80.78'
C2	028°23'00"	100.00	18.43	S47°57'27" E 18.43'
C3	028°23'00"	100.00	18.41	S17°57'27" E 18.41'
C4	040°28'14"	3.00	5.28	S200°07'52" E 5.28'
C5	180°00'00"	30.00	187.48	N180°00'00" E 187.48'
C6	040°28'14"	3.00	5.28	N179°57'52" E 5.28'

Line Number	Bearing	Distance
L1	N42°52'30" E	14.47'
L2	S47°57'27" E	14.47'
L3	S47°57'27" E	15.00'

SHEET 2 OF 2



Page 4 of 8

C.S. No. - COUNTY CLERK'S OFFICE, TARRANT COUNTY, TEXAS  
 DATE: - 08/28/2021  
 PLAT: - PLAT RECORD, TARRANT COUNTY, TEXAS  
 A - 5/8" PER 1" WITH YELLOW CAP STAMPED 'TARRANT COUNTY, TEXAS'



Final Plat of  
**RAINBOW RIDGE**  
 ADDITION

- Lots 18-35, Block 8
- Lots 8-9, 33-38, 41-56, Block 9
- Lots 3-8, 17-19, Block 10
- Lots 1-2, 20-34, 35X, Block 17
- and Lots 3, 19-37, Block 15

An Addition to the City of Fort Worth, Tarrant County, Texas, situated in the John H. Duncan Survey, Abstract No. 398 88 Lots 1 HOA 12.266 Acres

This plat was prepared in September 2021  
 THIS PLAT RECORDED IN DOCUMENT NO. NUMBER  
 DATE: \_\_\_\_\_



580 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DEDICATION OF PLAT

STATE OF TEXAS )(

COUNTY OF TARRANT )(

WHEREAS, RAINBOW RIDGE, LLC. IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTIES TO WIT:

BEING a tract of land situated in the John H. Duncan Survey, Abstract No. 398, City of Fort Worth Tarrant County, Texas and being a part of those certain tracts of land described by deeds to Rainbow Ridge, LLC, recorded in County Clerk's Document Numbers D219156460 and D220265574, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Montego Bay Lane (a 50' width public right-of-way), as shown on the plat for Rainbow Ridge Addition, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D219095540, Plat Records, Tarrant County, Texas, for the southwest corner of Lot 3, Block 17, said Rainbow Ridge Addition;

THENCE South 88°10'40" East, with the south line of said Lot 3, a distance of 119.73 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) found in the west line of Lot 1, Block 1, J.A. Hargrave Elementary School Addition, according to the plat recorded in Cabinet A, Slide 8569, Plat Records, Tarrant County, Texas for the beginning of a non-tangent curve to the left having a central angle of 08°08'18", a radius of 966.88 feet and a chord bearing and distance of South 05°53'26" West - 137.22 feet;

THENCE with said Lot 1, Block 1, J.A. Hargrave Elementary School Addition and with said non-tangent curve to the left in a southwesterly direction, an arc length of 137.34 feet to a 5/8" YCIR set;

THENCE South 01°49'19" West, continuing with the west line of said Lot 1, Block 1, J.A. Hargrave Elementary School Addition, a distance of 152.22 feet to a 5/8" YCIR set;

THENCE departing the west line of said Lot 1, Block 1, J.A. Hargrave Elementary School Addition, crossing into said Rainbow Ridge tract recorded in County Clerk's Document Numbers D220265574 and D219156460 the following courses and distances:

South 89°39'04" West, a passing distance of 429.89 feet, the west line of said Rainbow Ridge tract recorded in County Clerk's Document Number D220265574 and continuing into said Rainbow Ridge Tract recorded in County Clerk's Document Number D219156460 for a total distance of 768.94 feet to a 5/8" YCIR set;

North 00°20'56" West, a distance of 110.00 feet to a 5/8" YCIR set;

South 89°39'04" West, a distance of 345.00 feet to a 5/8" YCIR set;

South 44°39'04" West, a distance of 14.14 feet to a 5/8" YCIR set;

South 00°20'56" East, a distance of 10.00 feet to a 5/8" YCIR set;

South 89°39'04" West, a distance of 50.00 feet to a 5/8" YCIR set;

North 00°20'56" West, a distance of 22.72 feet to a 5/8" YCIR set;

South 89°39'04" West, a distance of 220.00 feet to a X-cut set in concrete;

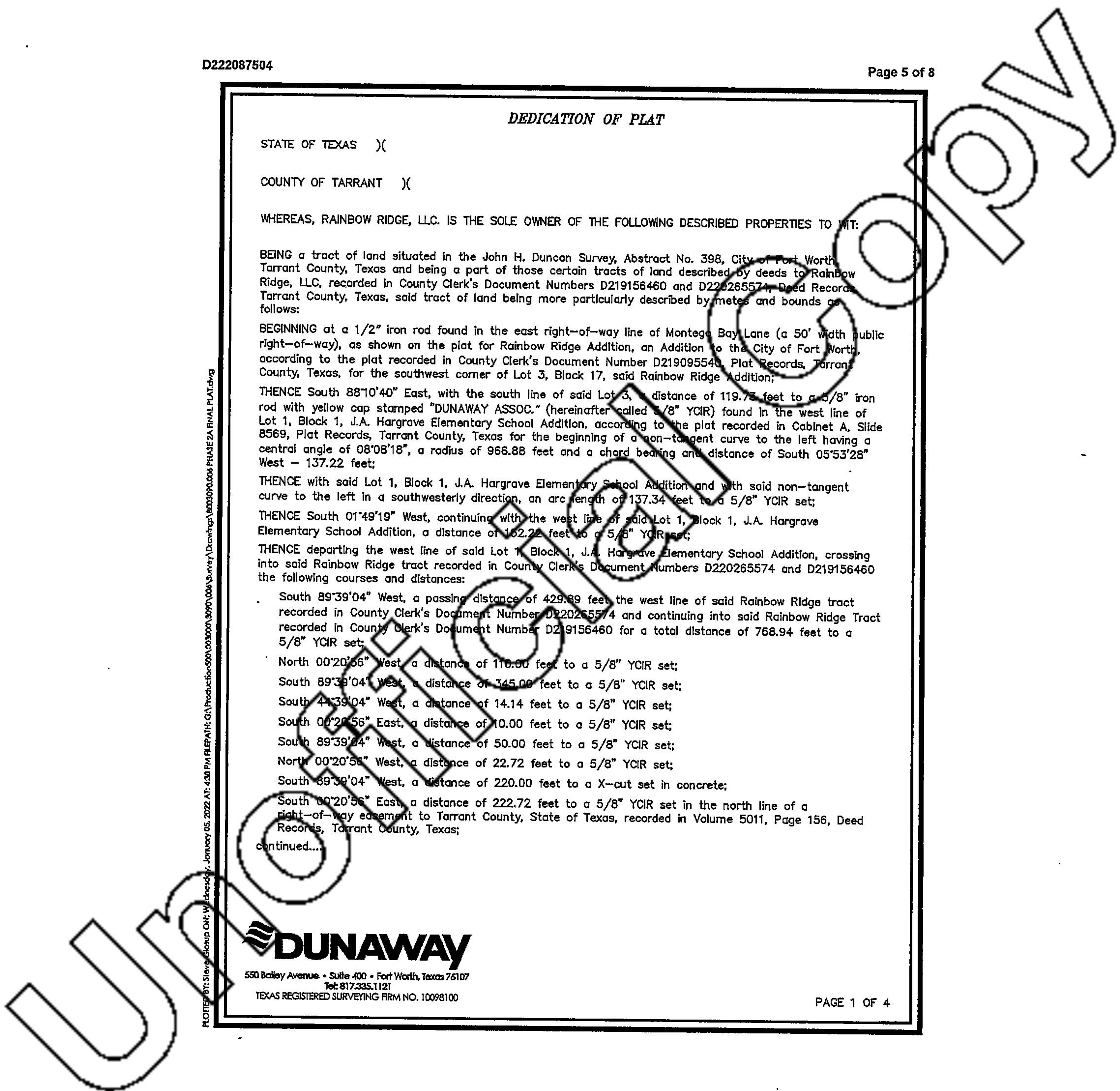
South 00°20'56" East, a distance of 222.72 feet to a 5/8" YCIR set in the north line of a right-of-way easement to Tarrant County, State of Texas, recorded in Volume 5011, Page 156, Deed Records, Tarrant County, Texas;

continued....



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817-335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTER: Steve Sloup On: Wednesday, January 05, 2022 AT: 4:38 PM FILEPATH: G:\Production\500\000000\3070\00A\Survey\Drawings\8003090.006 PHASE 2A FINAL PLAT.dwg



DEDICATION OF PLAT

Continued ..

THENCE South 89°39'04" West, with the north line of said right-of-way easement to Tarrant County, State of Texas, recorded in Volume 5011, Page 156, a distance of 50.00 feet to a 5/8" YCIR set in the east line of a City of Fort Worth Drainage Easement, recorded in County Clerk's Document Number D221044216, Deed Records, Tarrant County, Texas;

THENCE North 00°20'56" West, departing the north line of said right-of-way easement to Tarrant County, State of Texas, recorded in Volume 5011, Page 156, with the east line of said City of Fort Worth Drainage Easement, a distance of 215.00 feet to a 5/8" YCIR set;

THENCE North 45°20'56" West, continuing with the east line of said City of Fort Worth Drainage Easement, a distance of 14.14 feet to a X-cut set in concrete;

THENCE South 89°39'04" West, departing the east line of said City of Fort Worth Drainage Easement with the north line of said City of Fort Worth Drainage Easement, a distance of 300.00 feet to a 5/8" YCIR set;

THENCE South 00°20'56" East, departing the north line of said City of Fort Worth Drainage Easement, with the west line of said City of Fort Worth Drainage Easement, a distance of 110.00 feet to a 5/8" YCIR set;

THENCE departing the west line of said City of Fort Worth Drainage Easement, continuing across said Rainbow Ridge Tract recorded in County Clerk's Document Number D219150460, the following courses and distances:

South 89°39'04" West, a distance of 655.62 feet to a 5/8" YCIR set;

South 00°20'56" East, a distance of 38.26 feet to a 5/8" YCIR set;

South 89°39'04" West, a distance of 123.40 feet to a 5/8" YCIR set for the beginning of a non-tangent curve to the right having a central angle of 190°13'33", a radius of 51.00 feet, a chord bearing and distance of South 75°35'51" West - 101.59 feet and the center bears South 70°29'04" West, a distance of 51.00 feet;

With said non-tangent curve to the right in a southwesterly direction, an arc length of 169.32 feet to a 5/8" YCIR set;

North 60°57'50" West, a distance of 119.99 feet to a 5/8" YCIR set;

North 29°02'10" East, a distance of 502.02 feet to a 5/8" YCIR found in the south line of Rainbow Ridge Addition, an Addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 9451, Plat Records, Tarrant County, Texas;

THENCE with the south line of said Rainbow Ridge Addition the following courses and distances:

South 60°57'50" East, a distance of 160.00 feet to a 5/8" YCIR found;

South 63°15'38" East, a distance of 74.40 feet to a 5/8" YCIR found;

South 69°26'08" East, a distance of 58.71 feet to a Mag nail found;

South 74°59'54" East, a distance of 58.71 feet to a 5/8" YCIR set;

South 88°33'40" East, a distance of 58.71 feet to a 5/8" iron rod found;

South 85°56'11" East, a distance of 58.72 feet to a 5/8" YCIR found;

North 89°39'04" East, a distance of 612.27 feet to a 5/8" YCIR found on the west right-of-way line of St. Martin Road (a 50' width right-of-way) as shown on the plat for Rainbow Ridge Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 9451, Plat Records, Tarrant County, Texas;

South 00°20'56" East, with the west right-of-way line of said St. Martin Road, a distance of 12.28 feet to a 5/8" YCIR set;

North 89°39'04" East, departing the west right-of-way line of said St. Martin Road, a distance of 160.00 feet to a 5/8" YCIR set for the southeast corner of Lot 20, Block 10, said Rainbow Ridge Addition, recorded in Cabinet A, Slide 9451;

continued....

PLOTTED BY: Steve Phipps ON: 1/11/2022 AT: 4:38 PM FILE PATH: G:\Production\600\000000\3070\006\Survey\Drawings\8003070\006 PHASE 2A FINAL PLAT.dwg

UNAPPROVED



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

D222087504

Page 7 of 8

**DEDICATION OF PLAT**

continued.....

North 00°20'56" West, a distance of 52.64 feet to a 5/8" iron rod found;

North 08°46'17" East, a distance of 72.89 feet to a 5/8" iron rod found;

North 23°03'22" East, a distance of 70.27 feet to a 5/8" YCIR found;

South 60°57'50" East, a distance of 110.00 feet to a 5/8" YCIR set on the west right-of-way line of Martinique Lane, (a 50' width right-of-way) as shown on said plat for Rainbow Ridge Addition recorded in Cabinet A, Slide 9451, Plat Records, Tarrant County, Texas;

South 29°02'10" West, with the west right-of-way line of said Martinique Lane, a distance of 5.71 feet to a 5/8" YCIR set;

South 60°57'50" East, departing the west right-of-way line of said Martinique Lane, a distance of 162.53 feet to a 5/8" YCIR found for the southeast corner of Lot 2, Block 10, said Rainbow Ridge Addition, recorded in Cabinet A, Slide 9451, the most northerly southwest corner of Lot 4, Block 15, Rainbow Ridge Addition, an Addition to the City of Fort Worth According to the plat recorded in County Clerk's Document Number D219095540, Plat Records, Tarrant County, Texas;

THENCE South 00°20'56" East, with the west line of said Rainbow Ridge Addition, recorded in County Clerk's Document Number D219095540, a distance of 38.13 feet to a 5/8" iron rod found for the southwest corner of said Lot 4, Block 15, Rainbow Ridge Addition;

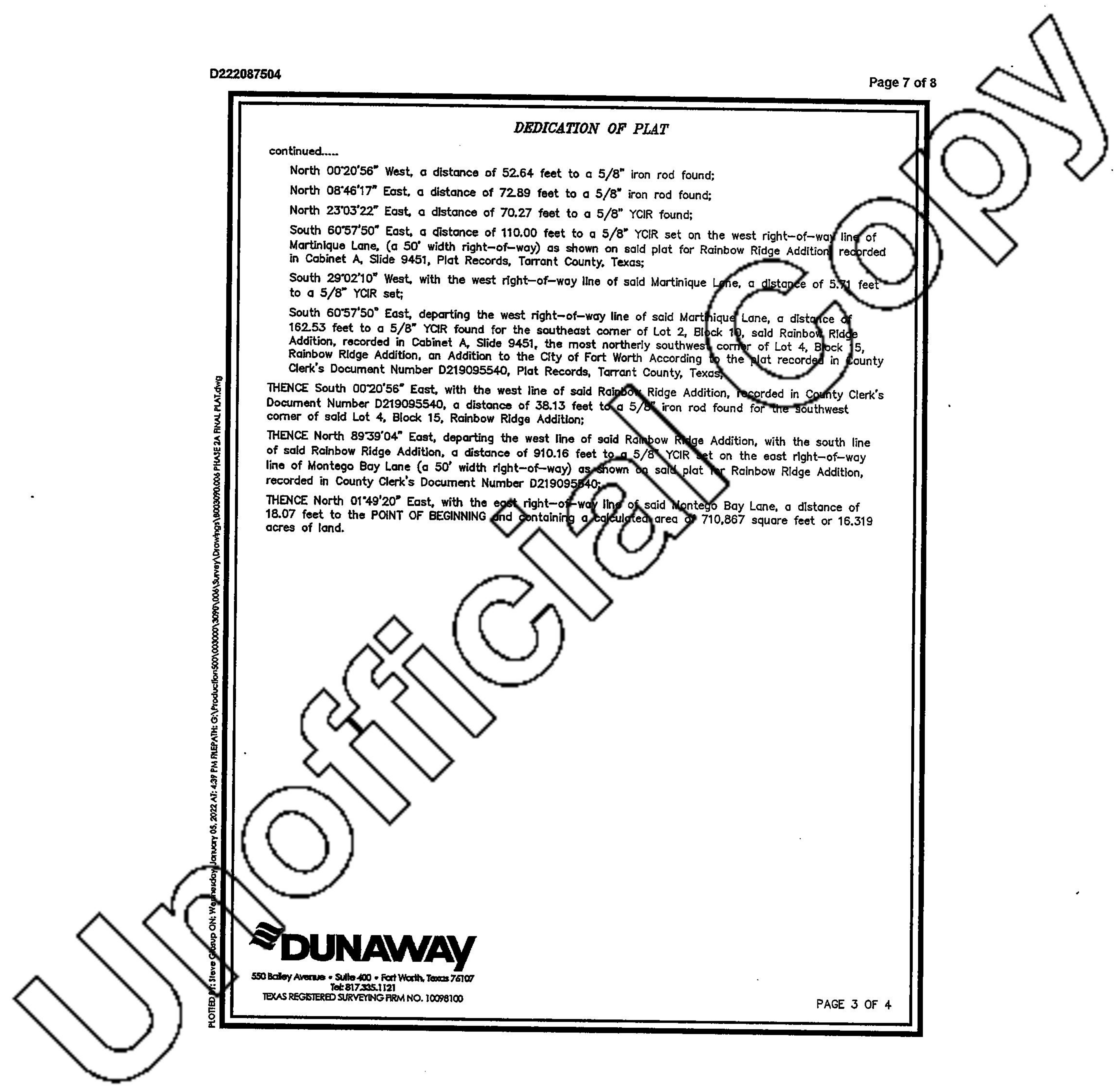
THENCE North 89°39'04" East, departing the west line of said Rainbow Ridge Addition, with the south line of said Rainbow Ridge Addition, a distance of 910.16 feet to a 5/8" YCIR set on the east right-of-way line of Montego Bay Lane (a 50' width right-of-way) as shown on said plat for Rainbow Ridge Addition, recorded in County Clerk's Document Number D219095540;

THENCE North 01°49'20" East, with the east right-of-way line of said Montego Bay Lane, a distance of 18.07 feet to the POINT OF BEGINNING and containing a calculated area of 710,867 square feet or 16.319 acres of land.

PLOTTED BY: Steve Gibson ON: Wednesday, January 05, 2022 AT: 4:37 PM FILEPATH: G:\Production\500\000000\3090\000\Survey\Drawings\8003090\000 PHASE 2A RIVAL PLAT.dwg



**DUNAWAY**  
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



DEDICATION OF PLAT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT RAINBOW RIDGE, LLC BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

RAINBOW RIDGE ADDITION  
Lots 18-35, Block 8  
Lots 8-9, 33-38, 41-56, Block 9  
Lots 3-8, 17-19, Block 10  
Lots 1-2, 20-34, and 35x, Block 17  
and Lots 3, and 19-37, Block 15

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~

COUNTY OF TARRANT ~

EXECUTED this 23 day of February 2022.

By: Impression Homes, L.P.  
a Texas limited partnership  
Filed as Received

By: Rainbow Ridge, LLC  
a Texas limited liability company, as its General Partner

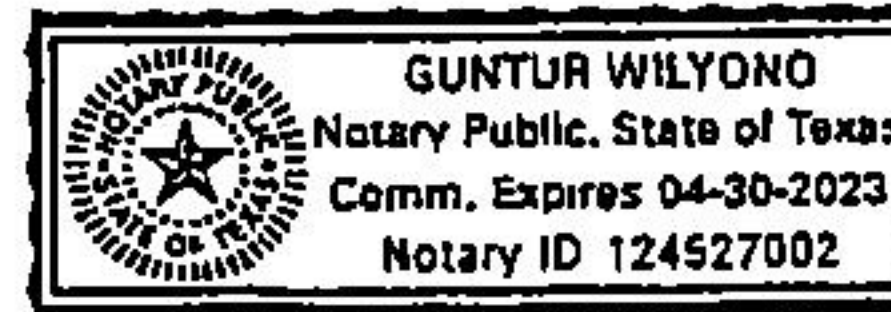
By: Bruce Heikkinen  
Bruce Heikkinen, Manager

Before Me, the undersigned authority, on this day personally appeared Bruce Heikkinen, as the Manager of Rainbow Ridge, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Impression Homes, L.P., a Texas limited partnership and that he executed the same as the act of said Impression Homes, L.P., a Texas limited partnership for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 23 day of February 2022.

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

My commission expires 4-30-2023



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO 10098100