

4144 00740

COPY

RETURN TO:

Town of Flower Mound
Administration Building
2801 W. Flower Mound Rd.
Flower Mound, TX 75028

**FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
LEXINGTON DOWNS PHASE II AT BRIDLEWOOD**

067648

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Bridlewood, Ltd., a Texas limited partnership (the "Declarant"), is the owner of that certain residential subdivision known as Lexington Downs Phase II at Bridlewood located in the Town of Flower Mound, Denton County, Texas, described in Exhibit "A" hereto and incorporated herein by this reference, and such additions thereto as may hereafter be brought within the jurisdiction hereof (the "Property"); and

WHEREAS, the Declarant has subjected the Property to that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Lexington Downs Phase II at Bridlewood, recorded as Document Number ~~98-R0067647~~ in the Real Property Records of Denton County, Texas (the "Supplemental Declaration"); and

WHEREAS, the Declarant desires to modify the Supplemental Declaration by means of this First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions Lexington Downs Phase II at Bridlewood (the "First Amendment").

NOW, THEREFORE, it is hereby declared that the Supplemental Declaration is modified and amended by the following amendments, all of which are for the purpose of protecting the value and desirability of the Property, and which shall run with the Property and shall be binding on all parties having any right, title or interest in or to the Property or any part thereof, and their heirs, successors and assigns, and which together with the Supplemental Declaration, shall inure to the benefit of the Declarant and each Owner of any portion of the Property.

ARTICLE I: AMENDMENTS

1. Section 2.2 of the Supplemental Declaration is hereby deleted and replaced in its entirety by the following:

"2.2 RESIDENCE SIZE. The floor area of the main residential structure on any Lot, exclusive of garages and open porches, shall be not less than 2,600 square feet and not more than 3,400 square feet on Lots 16-28 of Block 17 and Lots 12-15 of Block 18 and not less than 2,000 square feet and not more than 3,000 square feet on all other Lots."

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2. Section 2.16 of the Supplemental Declaration is hereby deleted and replaced in its entirety by the following:

"LANDSCAPING AND YARDS. All front, and side and rear yards shall be served by a complete, functioning automatic sprinkler system. All front and side yards shall initially be planted with grass by using sod; all rear yards shall initially be planted with grass by either hydromulch or sod. In addition, each builder shall install shrubs and annual flowers at the front of the house (including edging and bark) having a value of at least \$1,000. The outside of all fencing on corner Lots shall be planted with a minimum of 5-gallon plants/shrubs material at intervals not greater than every four (4) feet along the entire side yard fence. No Residence shall be delivered to any purchaser without these items complete prior to closing."

ARTICLE II: GENERAL

2.1 DEFINITIONS. Except as otherwise defined herein, all capitalized terms used in this Amendment shall have the meanings given to them in the Supplemental Declaration.

2.2 NO OTHER MODIFICATION. Except as hereinabove amended, all other terms and conditions of the Supplemental Declaration remain as written, and, except as otherwise expressly provided herein, the terms and provisions hereof shall in no manner impair, limit or restrict or otherwise affect the rights and obligations of Declarant, the Association, any Owner or any Sub-association under the Supplemental Declaration.

[Signatures on following page]

4144 00742

Executed by the said Declarant, this 15 day of April, 1998.

DECLARANT:

BRIDLEWOOD LTD.,
a Texas limited partnership

By: BRIDLEWOOD I, INC.,
a Texas corporation,
Its General Partner

By: [Signature]
Name: MARC A. FOOTLIK
Title: Authorized Representative

4000 W. Windsor Drive
Flower Mound, Texas 75028

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

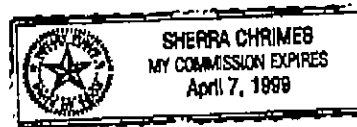
Before me the undersigned authority, on this day personally appeared MARC A. FOOTLIK, the Authorized Rep. of BRIDLEWOOD I, INC., the general partner of BRIDLEWOOD LTD., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of April, 1998.

[Signature]
Notary Public in and for
State of Texas

My Commission Expires:

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03261998
145:6170-3



PROPERTY DESCRIPTION

STATE OF TEXAS:
 COUNTY OF DENTON:

BEING a 22.942 acre tract of land situated in the Perry Malone Survey, Abstract No. 836 and the Jesse Watkins Survey, Abstract No. 1324 in the Town of Flower Mound, Denton County, Texas, and being a portion of that certain tract of land described in a deed to Bridlewood, Ltd. as recorded in County Clerk's File No. 94-R0030471 of the Real Property Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set at the northeast corner of CARRIAGE GLENN at BRIDLEWOOD, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet M, Slide 252 of the Plat Records of Denton County, Texas (P.R.D.C.T.), same being the northeast corner of the existing terminus of Windsor Drive (60' R.O.W.) as dedicated by the plat of said CARRIAGE GLENN at BRIDLEWOOD, said point lying in the south line of LEXINGTON DOWNS at BRIDLEWOOD, PHASE ONE, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet M, Slide 270, P.R.T.C.T., said pin also lying in a circular curve to the left, having a radius that bears N 03°11'18" E, 1,040.00 feet;

THENCE departing the east line of the existing terminus of said Windsor Drive and the east line of said CARRIAGE GLENN at BRIDLEWOOD, along the south and east lines of said LEXINGTON DOWNS at BRIDLEWOOD, PHASE ONE the following:

Southeasterly, along said circular curve to the left, through a central angle of 0°19'29", an arc length of 5.89 feet, and having a chord that bears S 86°58'26" E, 5.89 feet to a 1/2" iron pin set;

N 05°02'21" E, a distance of 73.14 feet to a 1/2" iron pin set;

N 26°13'29" E, a distance of 61.09 feet to a 1/2" iron pin set;

N 48°30'25" E, a distance of 85.19 feet to a 1/2" iron pin set;

N 70°35'26" E, a distance of 59.45 feet to a 1/2" iron pin set;

S 89°59'16" E, a distance of 200.60 feet to a 1/2" iron pin set;

N 02°42'13" W, a distance of 183.93 feet to a 1/2" iron pin set;

N 88°50'57" E, a distance of 39.72 feet to a 1/2" iron pin set;

N 00°15'03" W, a distance of 160.02 feet to a 1/2" iron pin found at the most westerly southwest corner of PECAN ACRES, an addition to the Town of Flower

Mound, Denton County, Texas as recorded in Volume A, Page 128, P.R.D.C.T.;

THENCE N 88°50'57" E, along a south line of said PECAN ACRES, a distance of 1,397.89 feet to a 5/8" iron pin set;

THENCE S 07°31'46" E, along a west line of said PECAN ACRES, a distance of 408.60 feet to a 5/8" iron pin found at the common most southerly southwest corner of said PECAN ACRES and the northwest corner of a tract conveyed to Tao Shu, et al. by deed recorded in Volume 1178, Page 704, D.R.D.C.T.;

THENCE S 10°15'05" E, along a west line of said Shu tract, a distance of 51.27 feet to a 1/2" iron pin found;

THENCE S 11°26'47" E, continuing along a west line of said Shu tract, a distance of 139.00 feet to a 5/8" iron pin set, said pin also being in the north line of a Town Park tract conveyed to the Town of Flower Mound, Denton County, Texas by deed recorded in Volume 2949, Page 117, D.R.D.C.T.;

THENCE S 87°15'18" W, along the north line of said Town Park tract, the north line of GLENWICK ESTATES - PHASE ONE, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet G, Slide 252, P.R.D.C.T., and the north line of GLENWICK ESTATES - PHASE TWO, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet H, Slide 341, P.R.D.C.T., a distance of 1,880.40 feet to a 1/2" iron pin found, said pin being the northwest corner of said GLENWICK ESTATES - PHASE TWO and also lying in the east line of said CARRIAGE GLENN at BRIDLEWOOD;

THENCE N 00°08'28" E, along the east line of said CARRIAGE GLENN at BRIDLEWOOD, a distance of 105.71 feet to the POINT of BEGINNING, and containing 999,348 square feet or 22.942 acres of land.