



**FIRST AMENDMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This First Amendment to Declaration of Covenants, Conditions and Restrictions (the “**Amendment**”) is made and effective as of 7<sup>th</sup> day of October, 2024 by ESTATES AT CRESCENT RANCH, LLC, a Texas limited liability company (“**Declarant**”).

WHEREAS, Declarant executed and recorded (i) that certain Declaration of Covenants, Conditions and Restrictions, dated July 30, 2024, recorded as Document No. 2024030511, in the Official Public Records of Lubbock County, Texas, and (ii) that certain Declaration of Covenants, Conditions and Restrictions, dated July 30, 2024, recorded as Document No. 2024030944, in the Official Public Records of Lubbock County, Texas (as amended from time to time, collectively, “**Declaration**”) affecting that certain real property as described therein and as shown on the attached Exhibit “A” (the “**Property**”); and

WHEREAS, Declarant wishes to amend the Declaration as described in this Amendment.

NOW THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

1. **Recitals; Defined Terms.** The foregoing recitals are true and correct and are hereby incorporated into this Amendment for all purposes. Any capitalized term used in this Amendment and not defined herein shall have the meaning assigned to such term in the Declaration.
2. **Mailboxes.** Notwithstanding anything to the contrary contained in the Declaration, each residence shall have access to mail service delivered by the United States Postal Service to its own individual mailbox. Therefore, each residence shall pay for the cost to purchase and install such a mailbox, the placement of which shall be in compliance with regulations issued by the United States Postal Service. Mailboxes described in this paragraph shall be of an overall appearance similar to that promulgated by Declarant and created by Trinity Ironworks in Lubbock, Texas.
3. **Headings.** Headings contained in this Amendment are for convenience only and are not substantive to the provisions of this Amendment.
4. **Declaration Ratified.** Except as otherwise expressly provided herein, and unless inconsistent with the terms hereof, all other terms, conditions and covenants of the Declaration are hereby ratified and confirmed.
5. **Successors and Assigns.** This Amendment shall be binding upon and inure to the benefit of Declarant and its respective successors and assigns.
6. **Choice of Law.** This Amendment will be governed by, construed, and interpreted in accordance with the substantive laws of the State of Texas.
7. **Counterparts.** This Amendment may be executed in counterparts, all of which

together will constitute one agreement binding on all parties hereto, even though all parties did not sign the same original or counterpart.

IN WITNESS WHEREOF, the parties have executed this Amendment by affixing their hands and seals as of the date noted above.

DECLARANT:

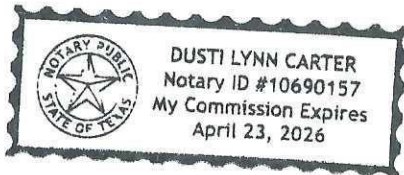
**ESTATES AT CRESCENT RANCH, LLC,**  
a Texas limited liability company

By:   
Jack F. Strong, III, Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF LUBBOCK       §

This instrument was acknowledged before me on this 26<sup>th</sup> day of November, 2024 by Jack F. Strong, III, Manager of ESTATES AT CRESCENT RANCH, LLC, a Texas limited liability company, on behalf of said limited liability company.

  
Notary Public in and for the State of Texas



## EXHIBIT A

### Legal Description of Property

A 149.303 acre tract of land located in Section 129, Block 20, Z.T. Brooks Survey, Abstract Number 1137, Lubbock County, Texas, and being the remainder of that certain tract of land conveyed to B.B. and Elizabeth Ruth Hobgood described in a Correction Warranty Deed recorded in County Clerk's File Number 2006004802 of the Official Public Records of Lubbock County, Texas, said 149.303 acre tract being further described by metes and bounds as follows:

BEGINNING at a "MAG" nail with a washer set in the north line of said Section 129 for the northeast corner of that certain tract of land conveyed to William and Brenda Turner described in a Warranty Deed recorded in County Clerk's File Number 2006048361 of the Official Public Records of Lubbock County, Texas, same being the south line of Section 17, Block CB, C. & M. RR. Co. Survey, Lubbock County, Texas, for the northwest corner of this tract and having coordinates of Northing: 7,227,518.79 and Easting: 891,745.08 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone, whence a railroad spike found at the northwest corner of said section 129 bears N. 88° 14' 58" W. 669.03 feet, said section corner having coordinates of Northing: 7,227,539.19 and Easting: 891,076.53 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone;

THENCE S. 88° 14' 58" E., along the north line of said Section 129, a distance of 1393.72 feet to a 1/2" iron pipe found at the southeast corner of said Section 17, Block CB, same being the southwest corner of Section 20, Block CB, C. & M. RR. Co. Survey, Lubbock County, Texas, at a point of intersection and a corner of this tract, whence a 5/8" iron rod found at the north common corner of said Sections 17 and 20 bears N. 01° 50' 32" E. a distance of 5,281.05 feet;

THENCE S. 88° 08' 17" E., along the north line of said Section 129 and the south line of said Section 20, Block CB, at a distance of 1021.53 pass the northwest corner of an Access Easement 40.00 feet in width as described in an Easement Agreement for Access recorded in County Clerk's File Number 2014035229 of the Official Public Records of Lubbock County, Texas, continuing for a total distance of 1061.53 feet to a 1/2" iron rod with a cap marked "AMD ENGINEERING" set for the northeast corner of said Access Easement and the northwest corner of the plat limits of SPTC Addition, Tract "A" an addition to Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Plat and Dedication Number 2014020191 of the Official Public Records of Lubbock County, Texas, for a corner of this tract;

THENCE S. 01° 48' 37" W., at a distance of 40.00 feet pass a 1/2" iron rod with a cap marked "AMD ENGINEERING" set in the south right-of-way line of County Road 7600, also known as "Woodrow Road", as described in a Right-of-Way Easement recorded in Volume 708, Page 549 of the Deed Records of Lubbock County, Texas, continuing at a distance of 60.00 feet pass a 1/2" iron rod with a cap marked "AMD ENGINEERING" set for the northwest corner of said Tract "A", continuing for a total distance of 180.00 feet to a 1/2" iron rod with a cap marked "AMD ENGINEERING" set for the southwest corner of said Tract "A" and a corner of this tract;