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**FIRST AMENDMENT OF LONE STAR RANCH, SECTION ONE
COVENANTS, CONDITIONS AND RESTRICTIONS**

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LIPAR GROUP, INC., as Managing Venturer of LIPAR/RED CREEK RANCH VENTURE (herein and therein referred to as "Developer"), executed that certain Declaration of Covenants, Conditions and Restrictions, for Lone Star Ranch, Section 1, (hereinafter referred to as the "Original Restrictions"), and filed said Original Restrictions for record under County Clerk's File No. 9897851, in the Real Property Records of Montgomery County, Texas; and,

WHEREAS, the Original Restrictions provide, in Section 9.03 of Article IX that the Developer reserves the right to promulgate and impose restrictions (as well as vary and amend said Original Restrictions) for the purpose of correcting any oversight, ambiguity or inconsistency therein, provided such amendment is consistent with and in furtherance of the general plan and scheme of the development; and,

WHEREAS, the Developer, has discovered that a Detention Pond is necessary to serve the Lone Star Ranch subdivision and that it was necessary to construct said detention pond in Reserve A of Section One of Lone Star Ranch Subdivision thereby requiring an amendment to add Section 2.08 to the Original Restrictions to designate the area to be used for a detention pond to serve the subdivision; and

WHEREAS, the Developer desires to amend the Original Restrictions to describe and restrict the area to be used for a detention pond that serves the subdivision; and

WHEREAS, the Developer has the authority to amend the Original Restrictions pursuant to Section 9.03 thereof, and the amendment of the Original Restrictions in said manner does not require the joinder of any other person, whether such person be an owner of property in the Subdivision, a lienholder, a mortgagee, a deed of trust beneficiary or any other person;

NOW, THEREFORE, in consideration of the Premises, the Original Restrictions are hereby modified and amended by the Developer as follows:

Section 2.08 shall be added to in Article II of the Original Restrictions (recorded under Clerk's File No. 9897851 in the Real Property Records of Montgomery County, Texas) to read as follows:

Section 2.08 Restricted Reserve A. The area within Reserve A on the Plat containing 30.665 acres of land being more fully described by metes and bounds on Exhibit "A" attached hereto and incorporated herein, is to be used as a site for a Detention Pond to serve the Subdivision. The purpose of dedicating the Detention Pond described above as a Common Area for drainage improvement is to comply with the drainage requirements of the city and county authorities and to create a ponding area to collect surface water runoff for all Sections of the Subdivision, which ponding area is not located upon any Lot located in the Subdivision. Upon completion of the original construction of the Detention Pond located upon the area of land described herein, such completion to be accomplished by the Developer as required by the specifications and regulations of any appropriate city or county authority, the Association shall be responsible for the maintenance cost to maintain the Detention Pond and the Common Area drainage improvements to a standard required by City of Conroe, Texas, and any other governmental agency having jurisdiction thereof, shall maintain the area in an attractive, safe and clean condition at all times.

Except as hereinabove modified, the Original Restrictions, as amended, remain unchanged and continue in full force and effect, binding within the Subdivision in accordance with their terms and provisions.

*Rel. Address
Powers Engineering
3706 W. Davis
Conroe, 77304*

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
The above is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and Preserved on Microfilm, and having Microfilm Identification Number as stamped thereon. I hereby certify
MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
BY *Diana W. Keest* DEPUTY



514-00-1784

513-00-2369

Executed on this _____ day of _____, 1999.

LIPAR/RED CREEK RANCH VENTURE, a
Massachusetts joint venture

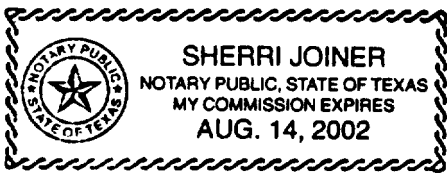
By: LIPAR GROUP, INC.,
a Texas corporation, Managing Venturer

By [Signature]
Name THOMAS E. LIPAR
Title PRESIDENT

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 1st day of April, 1999, by Thomas E. Lipar, President of, LIPAR GROUP INC., a Texas corporation, Manager of LIPAR/RED CREEK RANCH VENTURE, a Massachusetts joint venture, on behalf of said corporation, in the capacity therein stated.



[Signature]
Notary Public, State of Texas

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99 APR -1 AM 10:17
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
[Signature] DEPUTY

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the official Public Records of Real Property of Montgomery County, Texas.

APR 1 1999



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF MONTGOMERY
This above is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records of Real Property in my office and Preserved on Microfilm, and having Microfilm Identification Number as stamped thereon, I hereby certify



MARK TURNBULL
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
BY [Signature] DEPUTY

Being 30.665 acres of land situated in the T. & N.O.R.R. Survey, A-575, Montgomery County, Texas, and being a part of Restricted Reserve "A" (91.951 acres), Lone Star Ranch, Section One, according to the map or plat thereof recorded in Cabinet L, Sheet 1, of the Map Records of Montgomery County, Texas, said 30.665 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of a certain 7.99 acres of land as described in deed recorded under Film Code No. 864-01-1278 of the Real Property Records of Montgomery County, Texas, and the northwest corner of said Lone Star Ranch, Section One, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 89 degrees 52 minutes 04 seconds East, along the common north boundary line of said Lone Star Ranch, Section One, and the herein described tract, a distance of 1135.59 feet to a point for the northeast corner of the herein described tract;

THENCE South 31 degrees 04 minutes 27 seconds East, severing said Lone Star Ranch, Section One, along the east boundary line of the herein described tract, a distance of 976.55 feet to a point for the most northerly corner of a certain 1.00 acre sewer plat easement of said Lone Star Ranch, Section One, and most easterly southeast corner of the herein described tract;


THENCE South 39 degrees 30 minutes 05 seconds West, along the northwest boundary line of the said 1.00 acre sewer plat easement and the southeast boundary line of the herein described tract, a distance of 147.16 feet to a 5/8 inch iron rod set for a common corner of Lot 20 and Lot 21 of said Lone Star Ranch, Section One, and most southerly southeast corner of the herein described tract;

THENCE North 89 degrees 53 minutes 34 seconds West, along the north boundary line of Lots 21 thru 30, Block 1, of said Lone Star Ranch, Section One, and the south boundary line of the herein described tract, a distance of 1533.66 feet to a 5/8 inch iron rod set in a common boundary line of a certain residual of 355.0845 acres of land as described in deed recorded under County Clerk's File No. 9779266 of the Real Property Records of Montgomery County, Texas, and said Lone Star Ranch, Section One, for the northwest corner of Lot 30, Block 1, of Lone Star Ranch, Section One, and southwest corner of the herein described tract;

THENCE North 02 degrees 08 minutes 11 seconds West, along the common boundary line of the said residual of 355.0845 acres and said Lone Star Ranch, Section One, and the southwest boundary line of the herein described tract, a distance of 336.51 feet to a concrete monument found for the southeast corner of the aforesaid 7.99 acres of land and angle point of the herein described tract;

THENCE North 00 degrees 01 minutes 02 seconds East, along the common boundary line of the said 7.99 acres and said Lone Star Ranch, Section One, same being the northwest boundary line of the herein described tract, a distance of 608.20 feet to the POINT OF BEGINNING and containing 30.665 acres of land based on the survey and plat prepared by Powers Engineering.


Together with a 0.136 acre of land being a 20 foot wide drainage and access easement centered on the common boundary line of Lot 26 and Lot 27, Block 1, of the aforesaid Lone Star Ranch, Section One.


 Ken Powers, R.P.L.S.
 Texas Registration No. 3484



STATE OF TEXAS
 COUNTY OF MONTGOMERY
 I hereby certify that this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the official Public Records of Real Property of Montgomery County, Texas.

APR 1 1999

FILED FOR RECORD
 99 APR -1 PM 4:13
 MARK TURNBULL, CO. CLERK
 MONTGOMERY COUNTY, TEXAS
 DEPUTY



Mark Turnbull
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS