

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS OF THE ALEDO RIVER PHASE I
SUBDIVISION**

STATE OF TEXAS §
 §
COUNTY OF PARKER §

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF THE ALEDO RIVER PHASE I SUBDIVISION (this "**Amendment**") is made to be effective as of the Effective Date (as hereafter defined). If not defined herein, capitalized terms have the meaning as defined in the Declaration (as hereafter defined).

RECITALS

WHEREAS, the "Declaration Of Covenants, Conditions, Restrictions And Easements Of the Aledo River Phase I Subdivision" was recorded in the Official Public Records of Parker County, Texas on May 16, 2022 as Document Number 202218790 and the "First Amendment to the Declaration Of Covenants, Conditions, Restrictions And Easements Of the Aledo River Phase I Subdivision" was recorded in the Official Public Records of Parker County, Texas on May 29, 2025 as Document Number 202514103 (collectively, the "**Declaration**"); and

WHEREAS, the Declaration governs the property described therein (the "**Subdivision**") and the Aledo River Phase I Homeowners' Association, Inc. (the "**Association**"); and

WHEREAS, Aledo River Estates, LLC, a Texas limited liability company, ("**Declarant**") is the Declarant of the Declaration pursuant to that certain Assignment of Declarant's Rights recorded in the Official Public Records of Parker County, Texas on April 21, 2025 as Document Number 202510300; and

WHEREAS, Section 12.6 of the Declaration provides that the Declaration may be amended by the Declarant during the Development Period without the necessity of joinder by any other Owner of a Lot; and

WHEREAS, the Development Period has not terminated because five (5) years have not elapsed since Declarant, as defined the Declaration, no longer owned a Lot in the Subdivision and neither Declarant nor its predecessor has recorded a document in the Official Public Records of Parker County, Texas specifying that the Development Period has terminated; and

WHEREAS, the Declarant annexed the land containing approximately 34.052 acres, more or less, described in Exhibit "1" attached hereto (the "**Additional Land**") into the Subdivision and to the scheme of the Declaration and specifically made the Additional Land subject to the Declaration, as altered by the First Amendment to the Declaration Of Covenants, Conditions, Restrictions And Easements Of the Aledo River Phase I Subdivision, thereby extending the

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jurisdiction, functions, duties, and membership of the Association to the Additional Land; and

NOW THEREFORE, Declarant additionally amends the Declaration specifically related to all of the Additional Land described herein and hereby adopts, establishes, and imposes upon the Additional Land, and declares that the Additionally Land shall be held, transferred, sold, conveyed, mortgaged, occupied, and enjoyed, subject to the (i) Declaration, (ii) the following amendments to the Declaration that relate to the Additional Land only, and (iii) the other governing documents, with the remainder of the Subdivision being unaltered and continuing to be subject to the Declaration and the other governing documents:

I.

The below Sections of the Declaration are hereby added to and inserted into the Declaration related to the Additional Land only:

10.51 **Housing Numbering.** All house numbering must be of reflective material in compliance with applicable law, including but not limited to those adopted by the Parker County Commissioner's Court on August 14, 2023. A 9-1-1 address shall be erected by the Owner on his or her driveway so as to be visible and readable from the public road. Each Owner should confirm with Parker County that his or her numbering is in compliance prior to installation of the numbering.

10.52 **Water Restrictions.** Subject to applicable law, the Association has the right, but not the duty, to restrict the maximum water production capacity from each water well on a Lot as is recommended or required by the Upper Trinity Groundwater Conservation District from time to time.

II.

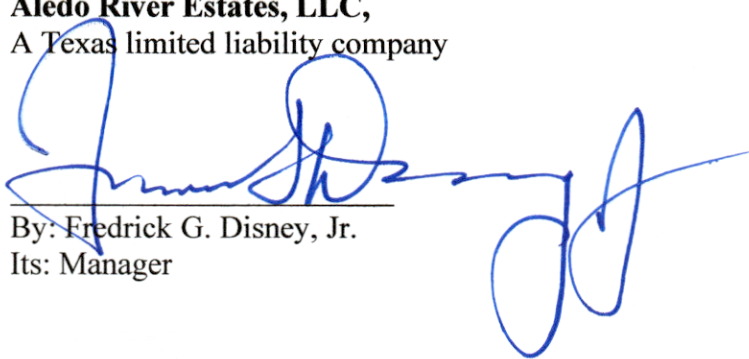
The Declarant, by the execution of this Amendment, binds the Association, the Members, and Subdivision, including the Additional Land, to this Amendment.

Except as specifically set forth herein, the Declaration is unchanged and shall remain in full force and effect and shall govern the Aledo River Subdivision Phases I and II and the Association. In the event of any conflict between the Declaration and this Amendment, this Amendment shall control.

IN WITNESS WHEREOF, the Declarant has caused the foregoing to be executed to be effective as of the date of filing in the Official Public Records, Parker County, Texas ("**Effective Date**").

DECLARANT:

Aledo River Estates, LLC,
A Texas limited liability company


By: Fredrick G. Disney, Jr.
Its: Manager

STATE OF TEXAS)

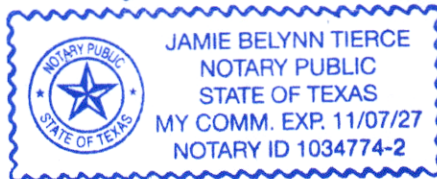
COUNTY OF PARKER)

This instrument was acknowledged before me on June 9, 2025, by Fredrick G. Disney, Jr., Manager of Aledo River Estates, LLC, a Texas limited liability company, on behalf of Aledo River Estates, LLC.



Notary Public, State of Texas

My commission expires: 11/07/27



**Exhibit 1 To The Second Amendment To The Declaration To The Declaration of
Covenants, Conditions, Restrictions, And Easements Of The Aledo River Phase I
Subdivision**

BEING a 34.052 acre tract of land situated in the Thomas Rolston Survey, Abstract Number 923, said tract of land being described in deed to Aledo River Estates, LLC., as recorded in Document Number 202509865, Official Public Records, Parker County, Texas (O.P.R.P.C.T), and also being a tract of land described in deed to Aledo River Estates, LLC., as recorded in Document Number 202509864 (O.P.R.P.C.T), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 3-metal fence post for the northwest corner of said Aledo River Estates tract (202509865), same being the northeast corner of a tract of land described in deed to Konnie Rush, as recorded in Document Number 201306424 (O.P.R.P.C.T.), and also being on the south right-of-way line of Jenkins Road;

THENCE North 73°22'53"East, with the south right-of-way line of said Jenkins Road, a distance of 359.09 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF);

THENCE with the south right-of-way line of said Jenkins Road, the following courses and distances:

South 59°05'44" East, a distance of 6.77 feet to a CIRF;

along a curve to the left, having a central angle of 149°32'31", a radius of 60.00 feet, an arc distance of 156.60 feet, and a chord which bears South 88°43'51" East, a distance of 115.79 feet to a CIRF;

along a curve to the right, having a central angle of 50°14'44", a radius of 56.00 feet, an arc distance of 49.11 feet, and a chord which bears North 41°37'15"East, a distance of 47.55 feet to a set 5/8-inch capped iron rod marked "BHB INC" (CIRS);

South 85°23'48" East, a distance of 29.70 feet to a CIRS;

South 72°39'49" East, a distance of 55.84 feet to a CIRF;

South 60°11'14" East, a distance of 84.03 feet to a CIRF;

South 38°11'41" East, a distance of 90.40 feet to a CIRF;

South 34°21'48" East, a distance of 128.55 feet to a CIRF;

South 47°57'22" East, a distance of 81.44 feet to a CIRF;

South 53°14'48" East, a distance of 247.88 feet to a CIRF;

South 53°44'36" East, a distance of 262.64 feet to a CIRS;

South 53°27'35" East, a distance of 408.45 feet to a CIRF;

South 59°46'23" East, a distance of 59.96 feet to a CIRS for the northeast corner of aforementioned Aledo River Estates tract (202509865), same being on the west line of aforementioned Aledo River Estates tract (202509864);

THENCE North 14°45'07" East, departing the south right-of-way of said Jenkins Road, a distance of 31.13 feet to a point in the centerline of said Jenkins Road;

THENCE with the centerline of said Jenkins Road, the following courses and distances:

South 59°46'23" East, a distance of 110.93 feet to a point;

South 67°31'25" East, a distance of 133.05 feet to a point;

South 73°46'48" East, a distance of 106.72 feet to a point and being on the east line of aforementioned Aledo River Estates tract (202509864);

THENCE with the east line of said Aledo River Estates tract (202509864), the following courses and distances:

South 0°44'20" East, passing at a distance of 31.36 feet to a CIRS for reference and continuing for a total distance of 78.03 feet to a CIRS;

South 9°12'06" West, a distance of 87.58 feet to a CIRS;

South 70°18'41" West, a distance of 350.00 feet to a CIRS;

South 79°52'13" West, a distance of 52.38 feet to a CIRS;

THENCE South 79°52'13" West, over and across said Aledo River Estates tract (202509864), a distance of 26.33 feet to a CIRS and being on the common line between said Aledo River Estates tract (202509864) and aforementioned Aledo River Estates tract (202509865);

THENCE over and across said Aledo River Estates tract (202509865), the following course and distances:

South 79°52'13" West, a distance of 475.10 feet to a CIRS;

Along a curve to the right, having a central angle of 182°19'38", a radius of 60.00 feet, an arc distance of 190.93 feet, and a chord which bears South 78°47'52" West, a distance of 119.98 feet to a CIRS;

Along a curve to the left, having a central angle of 54°15'20", a radius of 10.00 feet, an arc distance of 9.47 feet, and a chord which bears North 37°09'59" West, a distance of 9.12 feet to a CIRS;

Along a curve to the right, having a central angle of 20°20'29", a radius of 1,840.00 feet, an arc distance of 653.21 feet, and a chord which bears North 54°07'27" West, a distance of 649.79 feet to a CIRS;

Along a curve to the left, having a central angle of 83°53'27", a radius of 10.00 feet, an arc distance of 14.64 feet, and a chord which bears North 85°48'07" West, a distance of 13.37 feet to a CIRS;

Along a curve to the right, having a central angle of 126°28'43", a radius of 60.00 feet, an arc distance of 132.45 feet, and a chord which bears North 60°54'40" West, a distance of 107.15 feet to a CIRS;

THENCE North 87°40'19" West, a distance of 290.74 feet to a CIRS and being on the common line of said Aledo River Estates tract (202509865) and aforementioned Rush tract;

THENCE North 01°55'21" West, with the common line between said Aledo River Estates tract (202509865) and said Rush tract, a distance of 794.35 feet to the **POINT OF BEGINNING** and containing 1,483,324 square feet or 34.052 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202515303

06/10/2025 10:23 AM

Fee: 0.00

Lila Deakle, County Clerk
Parker County, TX

AMENDMENT