

RECORDED BY  
NORTH AMERICAN TITLE  
TX046670128 MCF

Bk Vol Pg  
04013717 0PR 2463 705

FIRST SUPPLEMENTAL DECLARATION FOR  
DECLARATION OF PROTECTIVE COVENANTS  
FOR CREEK ROAD RANCH

THE STATE OF TEXAS            §  
  §  
COUNTY OF HAYS               §

This First Supplemental Declaration for Declaration of Protective Covenants for Creek Road Ranch (this "Supplemental Declaration") is made to be effective as of the date recorded in the Official Public Records of Hays County, Texas, with respect to the following facts:

- A. The Declaration of Protective Covenants for Creek Road Ranch is recorded in Volume 2041, Page 548, Official Public Records of Hays County, Texas (the "Declaration").
- B. Creek Road Ranch, Inc, a Texas corporation ("Declarant"), is the "Declarant" under the Declaration.
- C. Article X, Section 10.1 of the Declaration permits Declarant to annex property within the scheme of the Declaration and to modify the Declaration as may be appropriate for such property.

NOW, THEREFORE, Declarant declares as follows:

1. Addition to Property Subject to Declaration In accordance with Article X, Section 10.1 of the Declaration, the following described property (the "Added Tract") is hereby annexed into the property subject to the Declaration.:

All of Section Two of CREEK ROAD RANCH, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Book 11, Pages 321-323, Plat Records of Hays County, Texas.

2. Effect of Declaration as to the Added Tract As provided in Article 2, Section 2.1 of the Declaration, upon the recording of this Supplemental Declaration, except as expressly modified herein, the Declaration, and the covenants, conditions, restrictions and obligations set forth in same, shall apply to the Added Tract and the rights, privileges, duties and liabilities of the persons subject to the Declaration shall be the same with respect to the Added Tract as with respect to the lands originally covered by the Declaration.

3. Inclusive Building Area. The Inclusive Building Area for each Lot within the Added Tract is so designated on Exhibit A attached hereto.

4. Pasture Area. The Pasture Area for each Lot within the Added Tract is so designated on Exhibit A attached hereto.

5. Scenic Buffer Easement. The Scenic Buffer Easement for each Lot within the Added Tract is so designated on Exhibit A attached hereto.

6. Underground Utilities. Section 8 14 of the Declaration is modified with respect to Lot 1 of the Added Tract (and only with respect to such Lot), to provide that electric service to such Lot may be installed above-ground.

7. Correction of Exhibit A to Declaration Page 1 of 7 of Exhibit "A" to the Declaration is deleted, and the page attached hereto and labeled "Page 1 of 7 of Exhibit A of Original Declaration" is substituted in its place for all purposes

8. Definitions; Ratification Capitalized terms used in this Supplemental Declaration and not otherwise defined shall have the same meaning as set forth in the Declaration. Expressly as expressly provided herein, Declarant hereby ratifies and confirms the Declaration in all respects.

K:\V\Hanks 12\CreekRdRanch\CC&R\Supp Declaration - Section 2 wpd 5/10/04 08:21am

2 K:\V\Hanks 12\CreekRdRanch\CC&R\Supp Declaration - Section 2 wpd 5/10/04 08:21am

100	50	0	100	200
GRAPHIC SCALE IN FEET				
REV. PAGE 1 OF 12	DATE: 05/10/04			
Dr. By: TES	Job #: S04013	DWG #: CRR2PC		

crr2pc

Executed on the date set forth below to be effective the date first stated above.

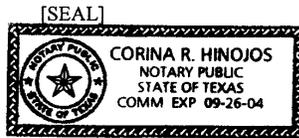
DECLARANT

CREEK ROAD RANCH, INC., a Texas corporation

By Whit H Hanks  
Whit H Hanks, President

THE STATE OF TEXAS §  
COUNTY OF ~~HAYS~~ TRAVIS §

This instrument was acknowledged before me on May 11, 2004, by Whit H. Hanks, President of CREEK ROAD RANCH, INC., a Texas corporation, on behalf of said corporation.



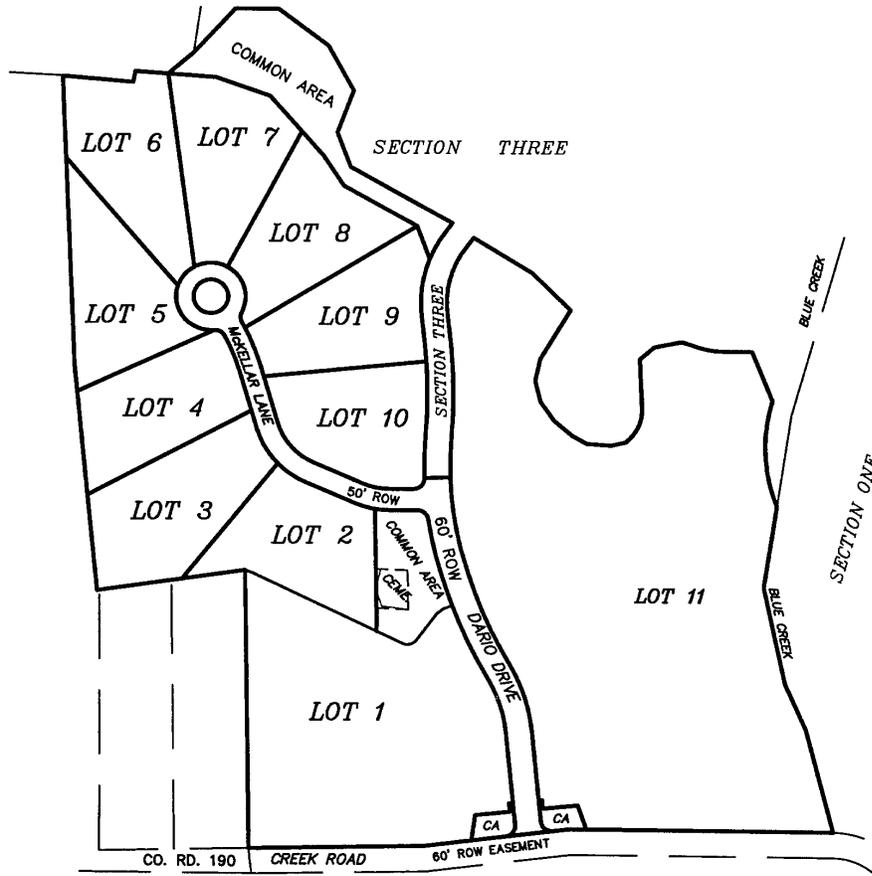
Corina R. Hinojos  
NOTARY PUBLIC, State of Texas  
Print Name: Corina R. Hinojos

AFTER RECORDING, PLEASE RETURN TO:

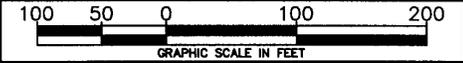
~~Ann E. Vanderburg  
Hurst, Savage & Vanderburg, L L.P  
1401 West Avenue, Suite B  
Austin, Texas 78701~~

Return to.  
North American Title  
100 Commons #12  
Cropping Springs, Texas 78620

NORTH  
 REF. BEARING: RECORD INFO. 208.10 ACRES



**STAUDT SURVEYING, INC.**  
 Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

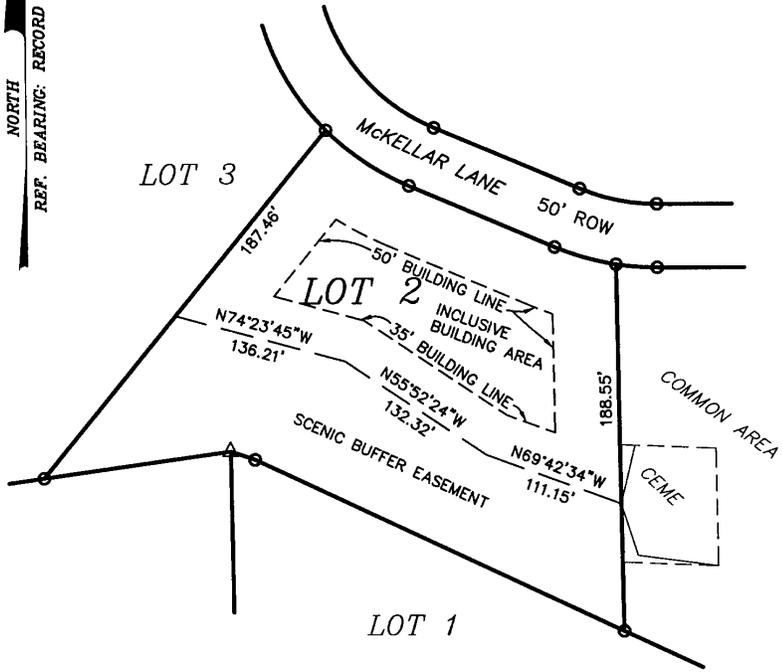


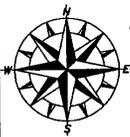
PROTECTIVE COVENANTS EXHIBIT "A"  
**CREEK ROAD RANCH**  
 SECTION TWO  
 HAYS COUNTY, TEXAS

Rev: PAGE 1 OF 12 Date: MAY 2004  
 Dr. By: TES Job #: S04013 DWG #: CRR2PC

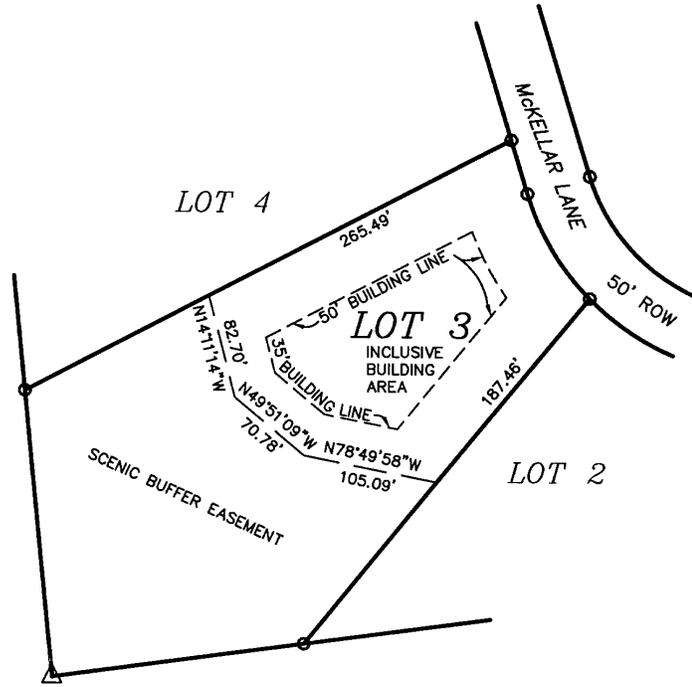


NORTH  
REF. BEARING: RECORD INFO. 208.10 ACRES



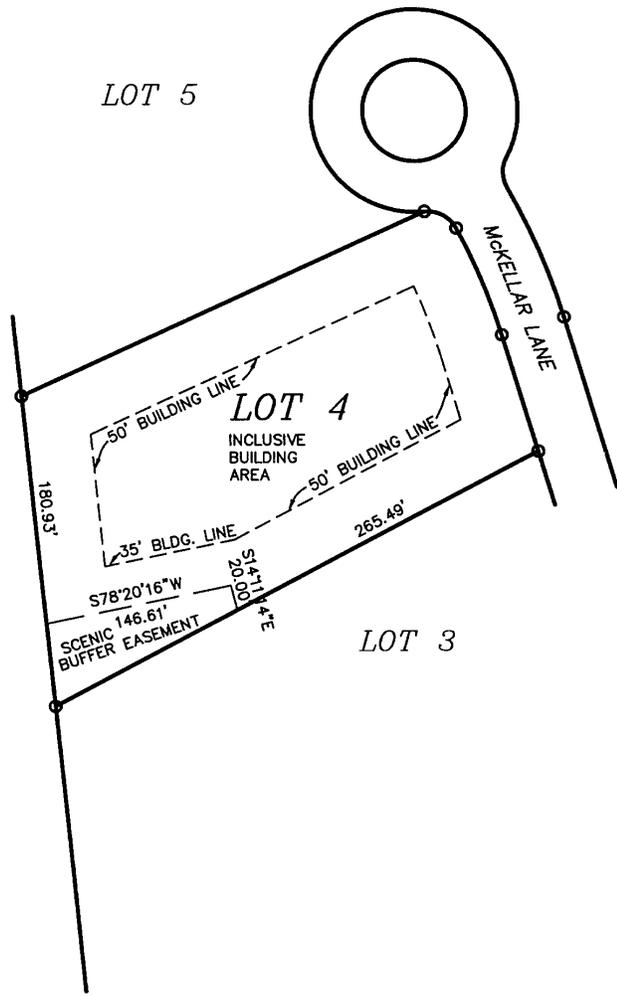
	<b>STAUDT SURVEYING, INC.</b> Thomas E. Staudt RPLS # 3984 P.O. Box 1273 Dripping Springs, Texas 78620 (512)858-2236		PROTECTIVE COVENANTS EXHIBIT "A" <b>LOT 2</b> <b>CREEK ROAD RANCH</b> <b>SECTION TWO</b> HAYS COUNTY, TEXAS		
	100 50 0 100 200  GRAPHIC SCALE IN FEET	Rev. PAGE 3 OF 12	Date: MAY 2004	Dr. By: TES	Job #: S04013

NORTH  
 REF. BEARING: RECORD INFO. 208.10 ACRES

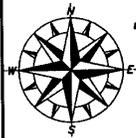


	<b>STAUDT SURVEYING, INC.</b> Thomas E. Staudt RPLS # 3984 P.O. Box 1273 Dripping Springs, Texas 78620 (512)858-2236	PROTECTIVE COVENANTS EXHIBIT "A" <b>LOT 3</b> <b>CREEK ROAD RANCH</b> <b>SECTION TWO</b> HAYS COUNTY, TEXAS	
	100 50 0 100 200 GRAPHIC SCALE IN FEET	Rev: PAGE 4 OF 12 Dr. By: TES	Date: MAY 2004 Job #: S04013

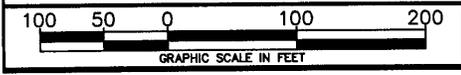
NORTH  
REF. BEARING: RECORD INFO. 208.10 ACRES



**STAUDT SURVEYING, INC.**  
Thomas E. Staudt  
RPLS # 3984  
P.O. Box 1273  
Dripping Springs, Texas 78620  
(512)858-2236

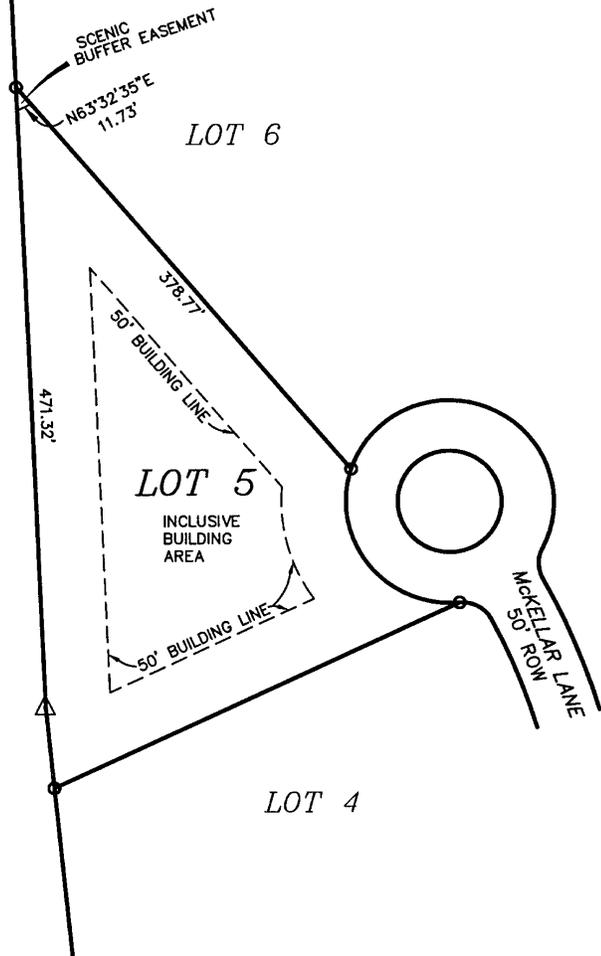


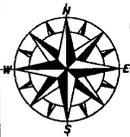
PROTECTIVE COVENANTS EXHIBIT "A"  
**LOT 4**  
**CREEK ROAD RANCH**  
**SECTION TWO**  
HAYS COUNTY, TEXAS

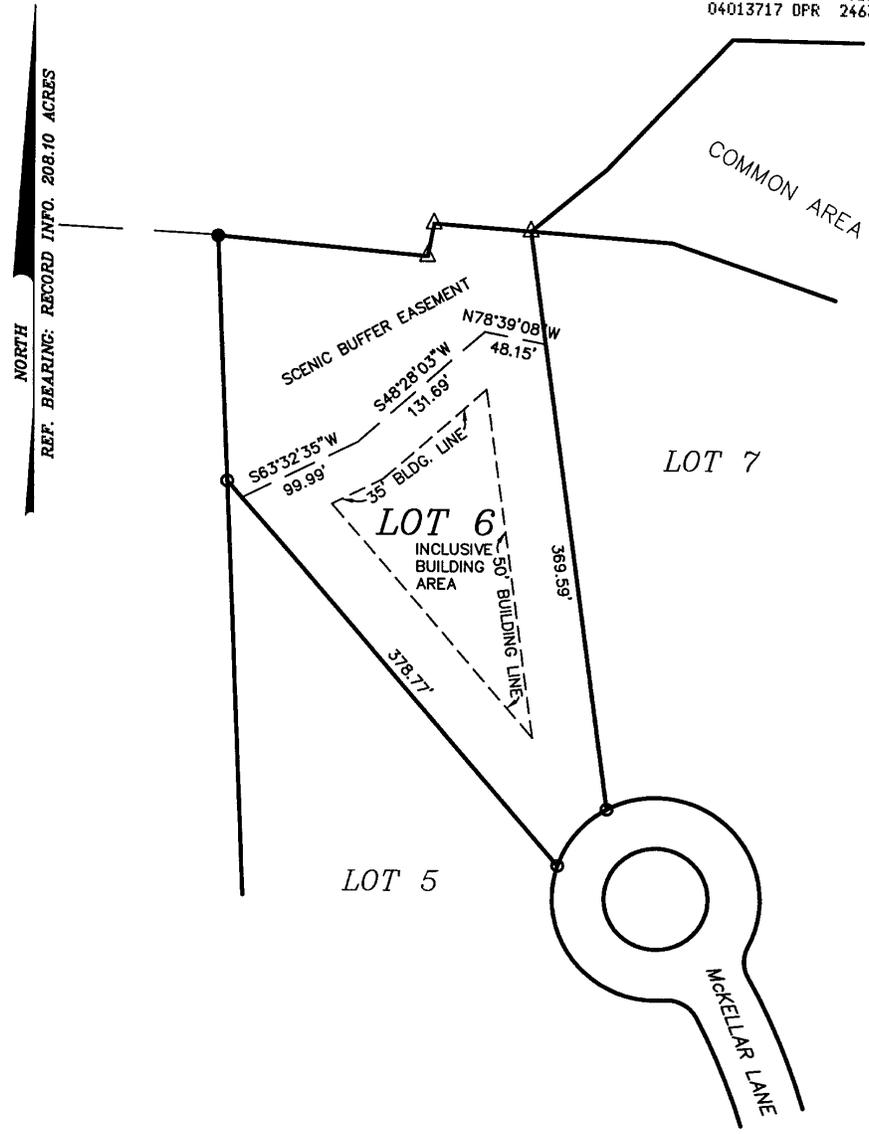


Rev: PAGE 5 OF 12	Date: MAY 2004
Dr. By: TES	Job #: S04013
	DWG #: CRR2PC

NORTH  
 REF. BEARING: RECORD INFO. 208.10 ACRES



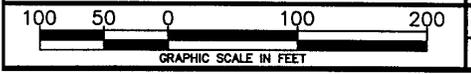
	<p><b>STAUDT SURVEYING, INC.</b>                  Thomas E. Staudt                  RPLS # 3984                  P.O. Box 1273                  Dripping Springs, Texas 78620                  (512)858-2236</p>	<p>PROTECTIVE COVENANTS EXHIBIT "A"  <b>LOT 5</b>                  CREEK ROAD RANCH                  SECTION TWO                  HAYS COUNTY, TEXAS</p>	
	<p>100 50 0 100 200                  GRAPHIC SCALE IN FEET</p>	<p>Rev. PAGE 6 OF 12</p>	<p>Date: MAY 2004</p>



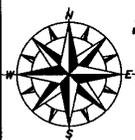
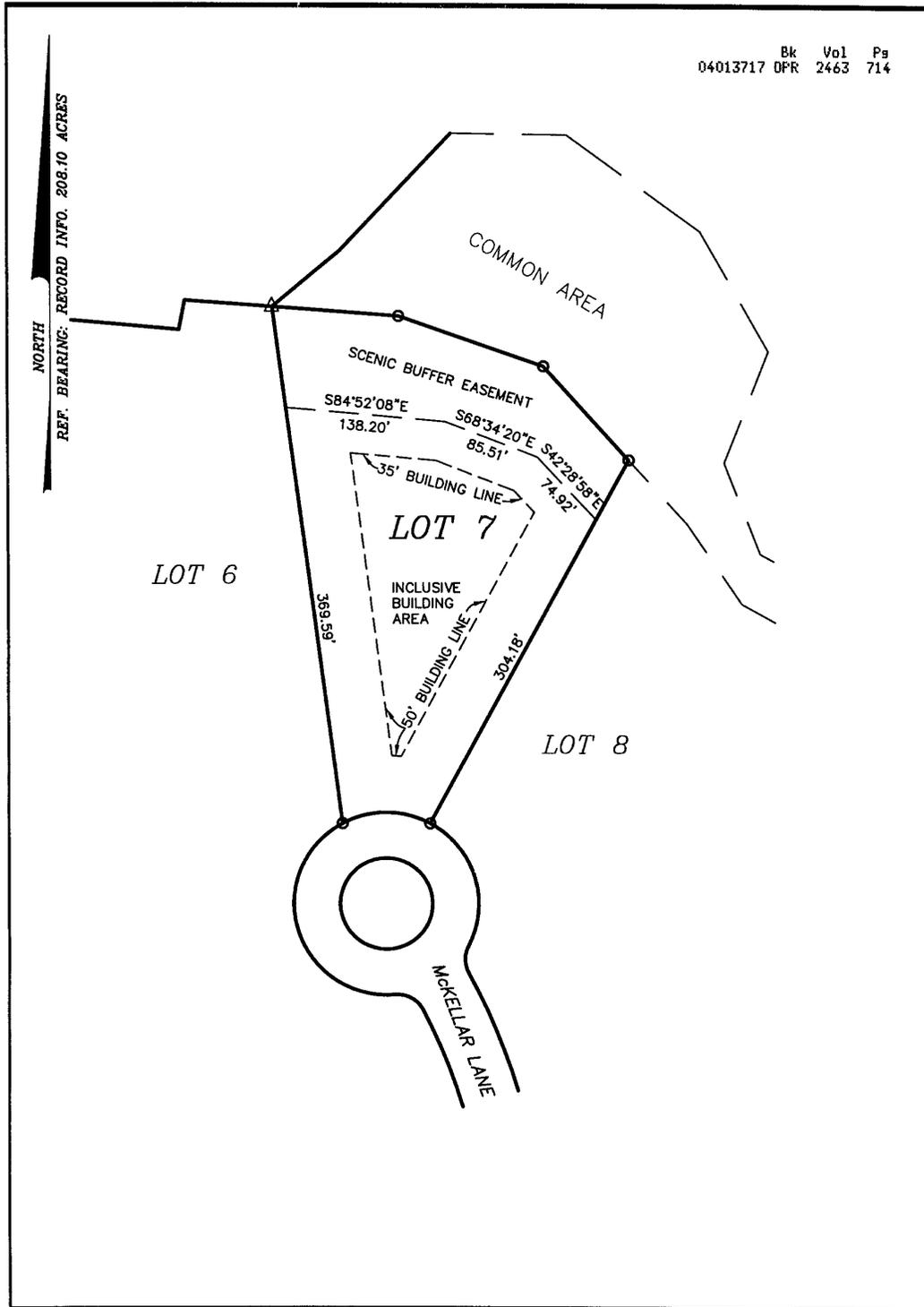
**STAUDT SURVEYING, INC.**  
 Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236



PROTECTIVE COVENANTS EXHIBIT "A"  
**LOT 6**  
**CREEK ROAD RANCH**  
**SECTION TWO**  
 HAYS COUNTY, TEXAS



Rev: PAGE 7 OF 12	Date: MAY 2004
Dr. By: TES	Job #: S04013
	DWG #: CRR2PC

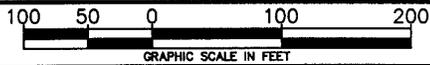


**STAUDT SURVEYING, INC.**

Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

PROTECTIVE COVENANTS EXHIBIT "A"

**LOT 7**  
**CREEK ROAD RANCH**  
**SECTION TWO**  
 HAYS COUNTY, TEXAS



Rev. PAGE 8 OF 12

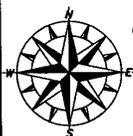
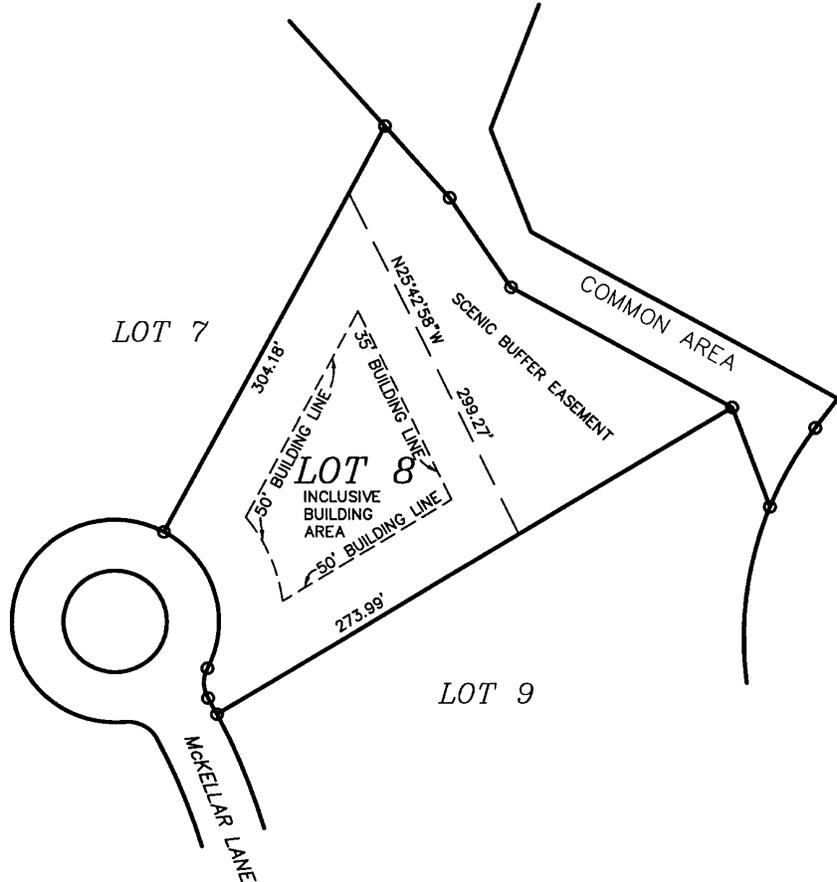
Date: MAY 2004

Dr. By: TES

Job #: S04013

DWG #: CRR2PC-r

NORTH  
 REF. BEARING: RECORD INFO. 208.10 ACRES

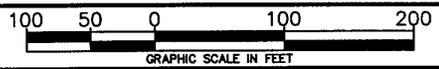


**STAUDT SURVEYING, INC.**

Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

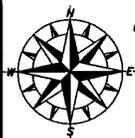
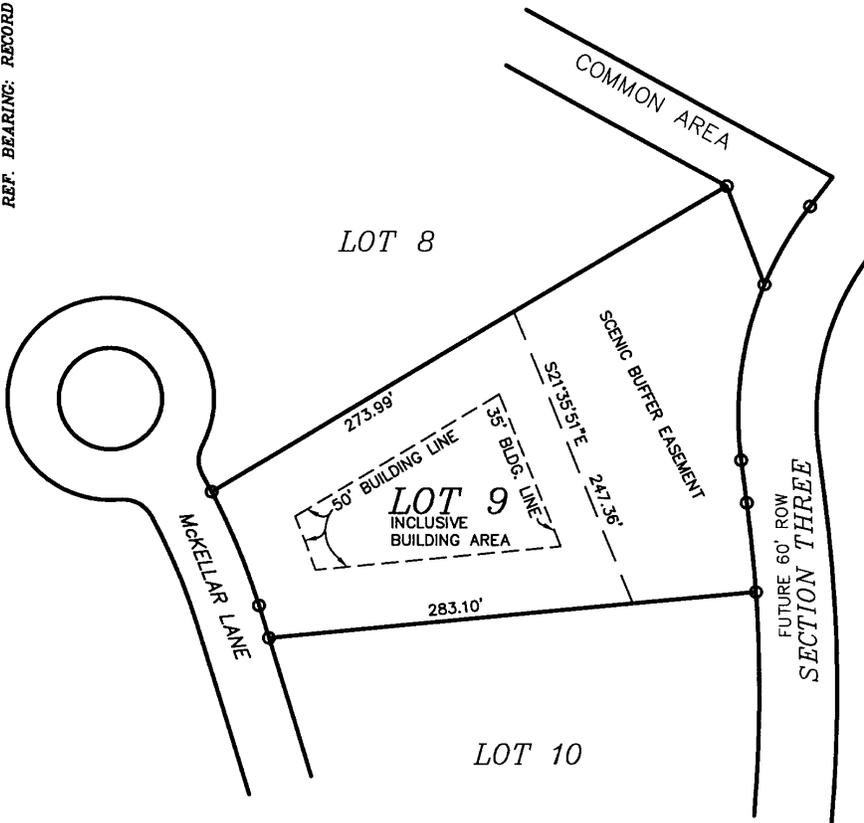
PROTECTIVE COVENANTS EXHIBIT "A"

**LOT 8**  
**CREEK ROAD RANCH**  
**SECTION TWO**  
 HAYS COUNTY, TEXAS



Rev: PAGE 9 OF 12	Date: MAY 2004
Dr. By: TES	Job #: S04013
	DWG #: CRR2PC

NORTH  
 REF. BEARING: RECORD INFO. 208.10 ACRES

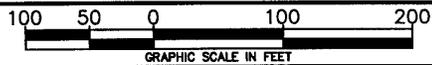


**STAUDT SURVEYING, INC.**

Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

PROTECTIVE COVENANTS EXHIBIT "A"

**LOT 9**  
**CREEK ROAD RANCH**  
**SECTION TWO**  
 HAYS COUNTY, TEXAS



Rev. PAGE 10 OF 12

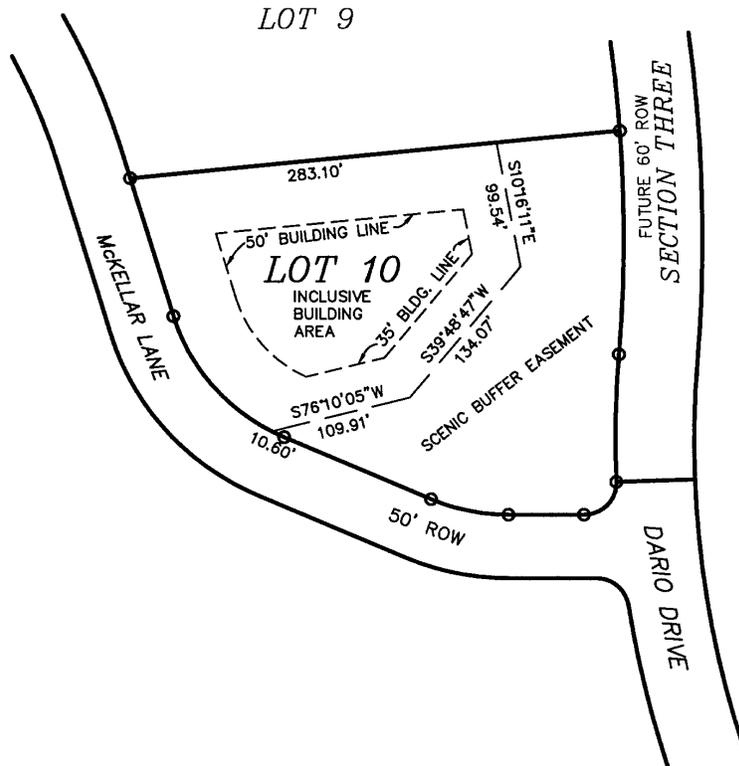
Date: MAY 2004

Dr. By: TES

Job #: S04013

DWG #: CRR2PC-r

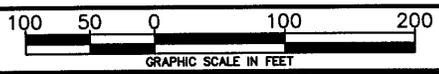
NORTH  
 REF. BEARING: RECORD INFO. 208.10 ACRES



**STAUDT SURVEYING, INC.**  
 Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

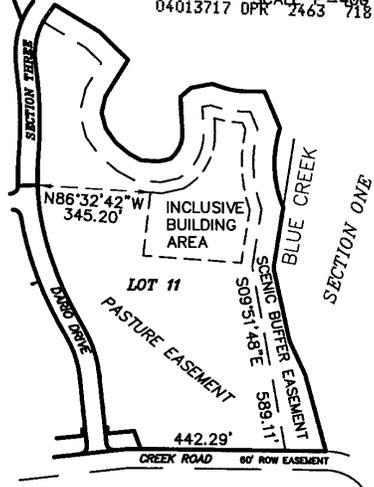
PROTECTIVE COVENANTS EXHIBIT "A"  
**LOT 10**  
 CREEK ROAD RANCH  
 SECTION TWO  
 HAYS COUNTY, TEXAS

Rev. PAGE 11 OF 12      Date: MAY 2004  
 Dr. By: TES      Job #: S04013      DWG #: CRR2PC

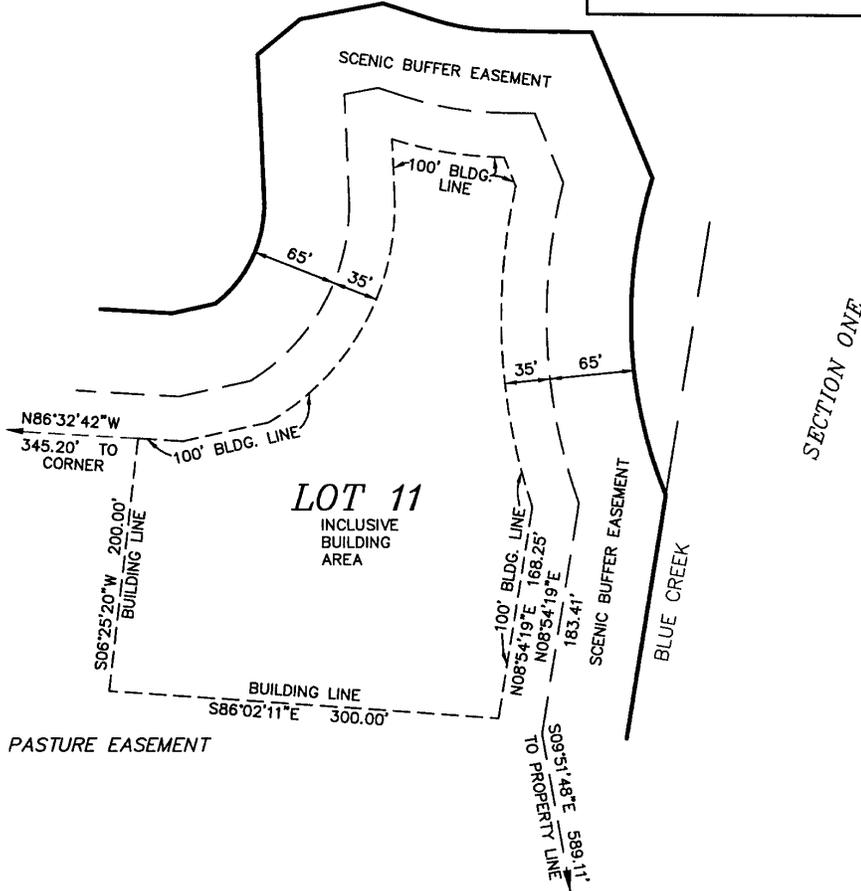


NORTH  
REF. BEARING: RECORD INFO. 208.10 ACRES

SECTION THREE  
04013717 OFK  
SCALE = 40' = 1" = 100'  
2463 718

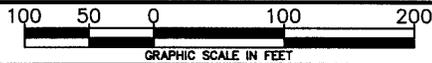


SECTION THREE



**STAUDT SURVEYING, INC.**  
Thomas E. Staudt  
RPLS # 3984  
P.O. Box 1273  
Dripping Springs, Texas 78620  
(512)858-2236

PROTECTIVE COVENANTS EXHIBIT "A"  
**LOT 11**  
CREEK ROAD RANCH  
SECTION TWO  
HAYS COUNTY, TEXAS



Rev. PAGE 12 OF 12

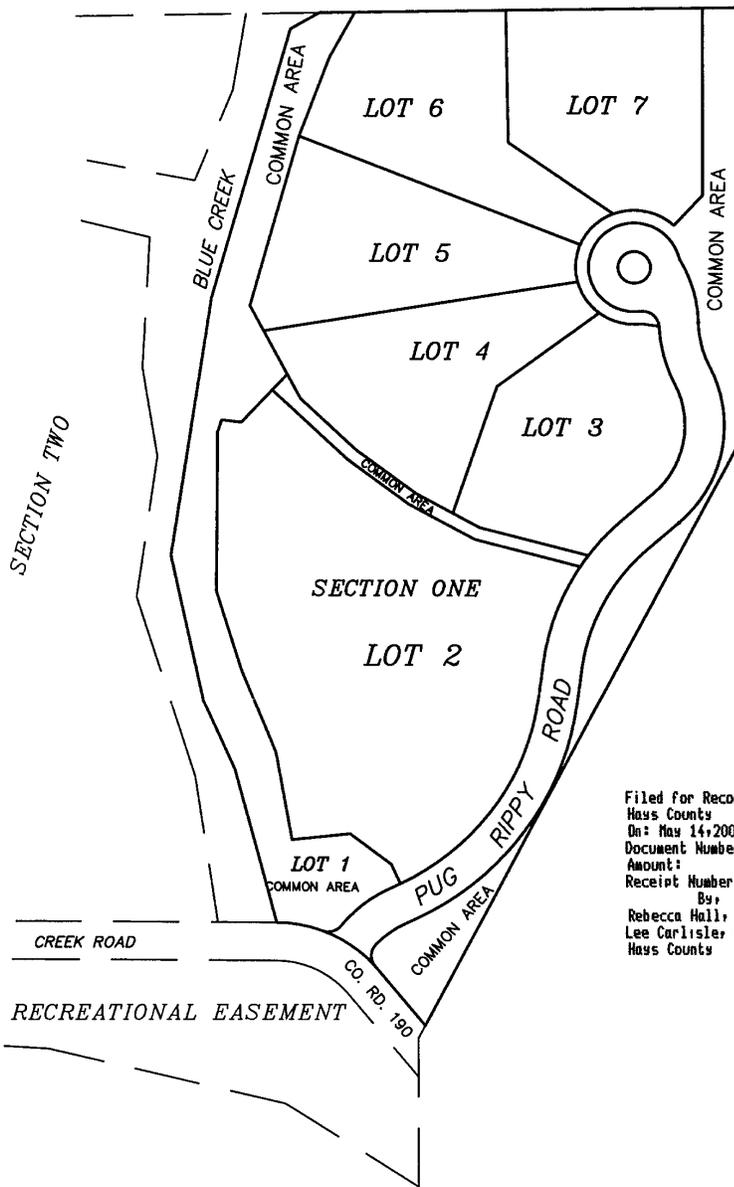
Date: MAY 2004

Dr. By: TES

Job #: S04013

DWG #: CRR2PC

NORTH  
REF. BEARING: RECORD INFO. 208.10 ACRES



Filed for Record in:  
Hays County  
On: May 14, 2004 at 12:17P  
Document Number: 04013717  
Amount: 42.00  
Receipt Number - 101190  
By:  
Rebecca Hall, Deputy  
Lee Carlisle, County Clerk  
Hays County



**STAUDT SURVEYING**

Thomas E. Staudt  
RPLS # 3984  
P.O. Box 1273  
Dripping Springs, Texas 78620  
(512)858-2236

PROTECTIVE COVENANTS EXHIBIT "A"  
**CREEK ROAD RANCH**  
SECTION ONE  
HAYS COUNTY, TEXAS



PAGE 1 OF 7		Date: MAY 2004
Dr. By: TES	Job #: S02014	DWG #: CRR2PC