

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
DEER RIDGE ESTATES**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made on the date hereinafter set forth by **MILL STREAM COMPANY**, a Texas Corporation (referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant was heretofore the owner of all of the real property in Parker County, Texas, which is described in Exhibit "A" attached hereto and made a part hereof and described as: Phase I; Replat of a portion of Phase I; Phase II; Replat of a portion of Phase II; and Phase III (the "Property"); and

WHEREAS, Declarant has created an exclusive planned community known as "**DEER RIDGE ESTATES**" and sold various lots in Deer Ridge Estates; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Deer Ridge Estates (the "Declaration") is recorded in Volume 2109, Page 745, Real Property Records of Parker County, Texas; and

WHEREAS, pursuant to the provisions of paragraph 11.2 of the Declaration, Declarant is filing this Amendment; and

WHEREAS, Phase III of the Property is a part of Deer Ridge Estates and subject to the Declarations, as amended. Other land may be added thereto in the future pursuant to the terms and provisions of the Declaration;

NOW, THEREFORE, Declarant declares that the Property shall be held, sold and conveyed subject to the restrictions, covenants, and conditions set forth in the Declarations and those set forth below, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a planned community of high standards. Such covenants shall be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The following paragraphs in the Declaration are hereby amended to apply only to Phase III:

(a) Section 2.6 (b) Class B is hereby amended to read as follows:

(b) Class B. The Class B members shall be the Declarant who shall be entitled to control the Homeowners Association until all lots in Deer Ridge Estates have been sold. The Class B membership shall cease and be converted to Class "A"

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membership one hundred days after the conveyance of the last Lot in Deer Ridge Estates or any future development phase of Deer Ridge Estates.

(b) Add Section 8.24 (c) Building Setbacks and Frontages as follows:

(c) Lots 42-75, Block 2 and Lots 10-14, Block 3 - All residential buildings shall present a proper frontage to the street. No building or lot shall front or have access to Antler Ridge.

Setbacks shall be:

Front Yard: 30 feet

Side Yard: 15 feet except side yard along Antler Ridge Drive which shall be 50 feet.

Rear Yard: 15 feet except rear yard along Antler Ridge Drive which shall be 50 feet.

(c) Except as herein amended, Declarant adopts the covenants, restrictions and conditions set forth in the Declaration as to Phase III.

EXECUTED this 2 day of August, 2006.

DECLARANT:

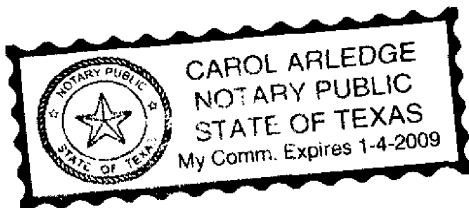
MILL STREAM COMPANY, a Texas Corporation

By: Larry B. White, Jr.
Larry B. White, Jr., President

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry B. White, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and under the oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office, this 2 day of August, 2006.



Carol Arledge
Notary Public in and for the State of Texas

EXHIBIT "A"
PHASE I

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

197.823 acres situated in the T.&P. RR. CO. SURVEY, Abst. No. 1422; WILLIAM ELLIOTT SURVEY, Abst. No. 2383; H.R. & J.H. LOVELACE SURVEY, Abst. No. 2134; and the J.P. HILL SURVEY, Abst. No. 2119, Parker County, Texas, being a portion of that certain tract of land conveyed to Mill Stream Company, by deed recorded in Volume 1891, Page 580 of the Real Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a old cedar post fence corner found in the north line of said Mill Stream Company tract at the south-west corner of that certain tract of land conveyed to Derald Lynn Coomer, by deed recorded in Volume 626, Page 698, Deed Records, Parker County, Texas, said point being the called southwest corner of the G.W. DODSON SURVEY, Abst. No. 2443, Parker County, Texas, and the called southeast corner of said T. & P. RR. CO. SURVEY;

THENCE N 61°28'00" E, along the common line of said Mill Stream Company tract and said Coomer tract, passing the southeast corner of said Coomer tract at the most westerly southwest corner of that certain tract of land conveyed to Edmond E. McClure and wife, Nancy Ann McClure, by deed recorded in Volume 649, Page 724, Deed Records, Parker County, Texas, and continuing, along the common line of said Mill Stream Company tract and said McClure tract, in all, 1985.04 feet to a ½" iron set;

THENCE S 60°37'08" E, along the common line of said Mill Stream Company tract and said McClure tract, passing the most southerly southeast corner of said McClure tract, passing the southwest and southeast corners of that certain tract of land conveyed to Delena Sue Comer Doyle, by deed recorded in Volume 626, Page 702, Deed Records, Parker County, Texas, and passing the southwest corner of that certain tract of land conveyed to Donald R. Propp, etux, by deed recorded in Volume 728, Page 353, Deed Records, Parker County, Texas, and continuing, along the common line of said Mill Stream Company tract and said Propp, etux tract, in all, 2508.73 feet to a ½" iron set;

THENCE S 58°23'26" W, 764.98 feet to a ½" iron set;

THENCE S 68°40'10" W, 335.26 feet to a ½" iron set;

THENCE S 29°28'02" W, 325.57 feet to a ½" iron set;

THENCE S 12°45'57" W, 318.06 feet to a ½" iron set;

THENCE N 60°31'58" W, 440.95 feet to a ½" iron set;

THENCE N 67°42'49" W, 160.00 feet to a ½" iron set at the beginning of a curve to the left, whose radius is 1240.00 feet and whose long chord bears N 73°49'15" W, 570.01 feet;

THENCE along said curve, in a westerly direction, through a central angle of 26°34'32", a distance of 575.15 feet to a ½" iron set at the end of said curve;

THENCE S 02°53'29" W, 80.00 feet to a ½" iron set at the beginning of a non-tangent curve to the left, whose radius is 1160.00 feet and whose long chord bears N 88°42'59" W, 65.10 feet;

THENCE along said curve, in a westerly direction, through a central angle of 03°12'57", a distance of 65.11 feet to a ½" iron set at the end of said curve;

THENCE S 89°40'32" W, 1340.39 feet to a ½" iron set at the beginning of a curve to the right, whose radius is 680.00 feet and whose long chord bears N 52°14'58" W, 838.70 feet;

THENCE along said curve, in a northwesterly direction, through a central angle of 76°09'00", a distance of 903.77 feet to a ½" iron set at the end of said curve;

THENCE N 14°10'28" W, 961.85 feet to a ½" iron set at the beginning of a curve to the left, whose radius is 580.00 feet and whose long chord bears N 45°51'12" W, 609.18 feet;

THENCE along said curve, in a westerly direction, through a central angle of 63°21'28", a distance of 641.36 feet to a ½" iron set at the end of said curve;

THENCE N 77°31'56" W, 66.24 feet to a ½" iron set at the beginning of a curve to the left, whose radius is 1000.00 feet and whose long chord bears N 83°54'43" W, 222.24 feet;

THENCE along said curve, in a westerly direction, through a central angle of 12°45'36", a distance of 222.70 feet to a ½" iron set at the end of said curve;

THENCE S 89°42'29" W, 322.29 feet to a ½" iron set in the east line of Church Road (County Road No. 1070 - R.O.W. varies);

THENCE N 00°17'31" W, along the east line of said Church Road, 592.57 feet to a ½" iron set;

THENCE N 00°33'41" W, continuing along the east line of said Church Road, 793.99 feet to a ½" iron set;

THENCE S 85°24'31" E, 159.40 feet to a ½" iron set;

THENCE S 08°03'29" E, 142.80 feet to a ½" iron set;

THENCE N 81°44'01" E, 132.08 feet to a ½" iron set;

THENCE N 53°19'13" E, 103.83 feet to a ½" iron set;

THENCE S 64°27'31" E, 208.86 feet to a ½" iron set;

THENCE N 66°54'07" E, 162.42 feet to a ½" iron set;

THENCE N 40°05'07" E, 170.48 feet to a ½" iron set;

THENCE N 08°20'38" E, 204.16 feet to a ½" iron set;

THENCE S 77°43'26" E, 201.65 feet to a ½" iron set;

THENCE S 44°56'06" E, 219.35 feet to a ½" iron set;

THENCE S 61°50'41" E, 271.66 feet to a ½" iron set;

THENCE N 28°54'22" E, 217.51 feet to a ½" iron set;

THENCE S 87°23'15" E, 114.68 feet to a ½" iron set in the east line of said Mill Stream Company tract and the west line of said Coomer tract;

THENCE S 00°38'23" E, along the common line of said Mill Stream Company tract and said Coomer tract, 2336.40 feet to the POINT OF BEGINNING and containing 197.823 acres of land.

EXHIBIT "A"
REPLAT OF OF A PORTION OF PHASE I

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

10.532 acres situated in the T.&P. RR. CO. SURVEY, Abst. No. 1422, Parker County, Texas, being a portion of Block 1, Deer Ridge Estates an addition to Parker County, Texas according to the plat recorded in Cabinet B, Slide 727, Plat Records, Tarrant County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod found for the most southerly southeast corner of Lot 1 said Block 1, said 1/2" iron rod also being at the intersection of the north right-of-way line of Antler Ridge Drive (a variable width private street) and the westerly right-of-way line of Deer Stream Court (a 60' wide private street), said 1/2" iron rod also being at the beginning of a curve to the left, whose radius is 660.00 feet and whose long chord bears North 56°56'46" West, 464.13 feet;

THENCE along the north right-of-way line of said Antler Ridge Drive and said curve to the left, in a northwesterly direction, through a central angle of 41°10'20", a distance of 474.27 feet to a 1/2" iron rod found;

THENCE North 77°31'56" West, along the north right-of-way line of said Antler Ridge Drive, 219.95 feet to a 1/2" iron rod found at the beginning of a curve to the left, whose radius is 1325.00 feet and whose long chord bears North 82°12'04" West, 215.71 feet;

THENCE along the north right-of-way line of said Antler Ridge Drive and said curve to the left, in a northwesterly direction, through a central angle of 09°20'16", a distance of 215.94 feet to a 1/2" iron rod found for the southeast corner of Lot 5, said Block 1;

THENCE North 12°28'04" East, leaving the north right-of-way line of said Antler Ridge Drive, and along the east line of Lot 5, said Block 1, 462.56 feet to a 1/2" iron rod found for the northeast corner of Lot 5, said Block 1, said 1/2" iron rod also being the beginning of a non-tangent curve to the left, whose radius is 60.00 feet and whose long chord bears North 72°28'04" East, 60.00 feet, said 1/2" iron rod also being in the southerly right-of-way line of said Deer Stream Court;

THENCE along the south right-of-way line of said Deer Stream Court and said curve to the left, in a northeasterly direction, through a central angle of 60°00'00", a distance of 62.83 feet to a 1/2" iron rod found;

THENCE South 77°31'56" East, along the southerly right-of-way line of said Deer Stream Court, 655.37 feet to a 1/2" iron rod found at the beginning of a curve to the right, whose radius is 220.00 feet and whose long chord bears South 32°06'06" East, 313.46 feet;

THENCE along the south right-of-way line of said Deer Stream Court and said curve to the right, in a southeasterly direction, through a central angle of 90°51'40", a distance of 348.88 feet to a 1/2" iron rod found in the westerly right-of-way line of said Deer Stream Court;

THENCE South 13°19'44" West, along the westerly right-of-way line of said Deer Stream Court, 293.36 feet to a 1/2" iron rod found at the beginning of a curve to the right, whose radius is 170.00 feet and whose long chord bears South 34°47'13" West, 124.38 feet;

THENCE along the westerly right-of-way line of said Deer Stream Court and said curve to the right, in a southwesterly direction, through a central angle of 42°54'59", a distance of 127.34 feet to a 1/2" iron rod found;

THENCE South 56°14'43" West, along the westerly right-of-way line of said Deer Stream Court, 9.00 feet to the POINT OF BEGINNING and containing 10.532 acres of land.

DEDICATION OF PLAT

EXHIBIT "A"

PHASE II

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

66.292 acres situated in the T.&P. RR. CO. SURVEY, Abst. No. 1422 and the WILLIAM ELLIOTT SURVEY, Abst. No. 2383, Parker County, Texas, being a portion of that certain tract of land conveyed to Parker 1102 Holdings, Ltd., by deed recorded in Volume 1877, Page 942 and Volume 1877, Page 924 of the Real Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at the intersection of the existing east right-of-way line of Church Road (County Road 1070 - variable width public right-of-way) and the southerly right-of-way of Antler Ridge Drive (variable width private right-of-way) according to the plat recorded in Cabinet B, Slide 727, Plat Records, Parker County, Texas;

THENCE along the southerly right-of-way line of said Antler Ridge Drive the following courses and distances:

N 89°42'29" E, 322.29 feet to a ½" iron set at the beginning of a curve to the right, whose radius is 1000.00 feet and whose long chord bears S 83°54'43" E, 222.24 feet;

Along said curve, in a easterly direction, through a central angle of 12°45'35", a distance of 222.70 feet to a ½" iron set;

S 77°31'56" E, 66.24 feet to a ½" iron set at the beginning of a curve to the right, whose radius is 580.00 feet and whose long chord bears S 45°51'12" E, 609.18 feet;

Along said curve, in a southeasterly direction, through a central angle of 63°21'28", a distance of 641.37 feet to a ½" iron set;

S 14°10'28" E, 961.85 feet to a ½" iron set at the beginning of a curve to the left, whose radius is 680.00 feet and whose long chord bears S 19°56'28" E, 136.65 feet;

Along said curve, in a southeasterly direction, through a central angle of 11°32'00", a distance of 136.88 feet to a ½" iron set;

THENCE S 64°31'09" W, leaving the southerly right-of-way line of said Antler Ridge Drive, a distance of 400.00 feet to a ½" iron set;

THENCE S 17°42'26" W, 1478.37 feet to a ½" iron set;

THENCE N 86°47'57" W, 515.14 feet to a ½" iron set in the existing easterly right-of-way line of said Church Road;

THENCE along the easterly right-of-way line of said Church Road the following courses and distances:

N 01°57'24" W, 155.72 feet to a ½" iron set;

N 00°14'01" W, 558.14 feet to a ½" iron set;

N 00°17'31" W, 326.44 feet to the POINT OF BEGINNING and containing 66.292 acres of land.



DUNAWAY ASSOCIATES, Inc.
ENGINEERS - PLANNERS - SURVEYORS
1501 Merrimac Circle, Suite 100
Fort Worth, TX. 76107-6512
Phone: (817) 335-1121
Fax: (817) 335-7437

DEDICATION OF PLAT
EXHIBIT "A"
REPLAT OF A PORTION OF PHASE II

STATE OF TEXAS }
COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That, Mill Stream Company, a Texas Corporation, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property, to wit:

Lots 7, 8 and 9, Block 3
DEER RIDGE ESTATES
An Addition to Parker County, Texas
According to Plat recorded in
Cabinet C, Slide 15
Plat Records, Parker County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mill Stream Company (Owner), acting by and through the undersigned, its duly authorized agent, does hereby adopt the Plat of the herein above described real property to be designated as...

Lots 8R and 9R, Block 3
DEER RIDGE ESTATES
Parker County, Texas

EXECUTED this the _____ day of _____, 2005.

Mill Stream Company, a Texas Corporation

James R. Dunaway, Principal

STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James R. Dunaway, Principal of Mill Stream Company, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purposes and considerations therein expressed and as the act and deed of said Mill Stream Company.

Notary Public, Parker County, Texas

My Commission Expires _____



Dunaway
Associates, L.P.

Engineers
Planners
Surveyors
Landscape Architects

1501 Merrimac Circle, Suite 100, Fort Worth, TX 76107
Tel: (817) 335-1121, Fax: (817) 335-7437

DEDICATION OF PLAT

EXHIBIT "A"
PHASE III

STATE OF TEXAS }

COUNTY OF PARKER }

KNOW ALL MEN BY THESE PRESENTS, That Mill Stream Company, a Texas Corporation, acting by and through the undersigned, it's duly authorized agent, is the owner of the following described real property, to wit:

57.331 acres situated in the William Elliot Survey, Abstract No. 2383, Parker County, Texas, being a portion of that certain tract of land conveyed to Parker 1102 Holdings, Ltd., by deed recorded in Volume 1877, Page 942 and Volume 1877, Page 924 of the Real Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southeast corner of Lot 1, Block 3, Deer Ridge Estates - Phase II, an addition in Parker County, Texas, according to the plats recorded in Cabinet C, Slide 15, and Cabinet C, Slide 263, Plat Records, Parker County, Texas, said point being in the southerly right-of-way line of Antler Ridge Drive (a variable width private street) according to the plat recorded in Cabinet B, Slide 727, said Plat Records, said point also being in a curve to the left having a radius of 680.00 feet and a chord bearing and distance of South 58°00'58" East, 726.89 feet;

THENCE with the southerly right-of-way line of said Antler Ridge Drive and with said curve to the left in a southeasterly direction, through a central angle of 64°37'00", an arc distance of 766.88 feet to a 1/2 inch iron rod set;

THENCE North 89°40'32" East, continuing with the southerly right-of-way of said Antler Ridge Drive, a distance of 809.10 feet to a 1/2 inch iron rod set;

THENCE South 11°13'17" West, departing the southerly right-of-way line of said Antler Ridge Drive, a distance of 643.51 feet to a 1/2 inch iron rod set;

THENCE South 30°17'29" West, a distance of 725.94 feet to a 1/2 inch iron rod set;

THENCE South 89°40'32" West, a distance of 641.80 feet to a 1/2 inch iron rod set;

THENCE North 86°47'57" West, a distance of 1,104.91 feet to a 1/2 inch iron rod set in the westerly line of Block 2, said Deer Ridge Estates - Phase II;

THENCE North 17°42'26" East, with the westerly line of said Deer Ridge Estates - Phase II, a distance of 1,478.37 feet to a 1/2 inch iron rod set;

THENCE North 64°31'09" East, continuing with the westerly line of said Deer Ridge Estates - Phase II, a distance of 400.00 feet to the POINT OF BEGINNING and containing 57.331 acres of land.

Doc# 607254 Fees: \$40.00
08/03/2006 3:13PM # Pages 7
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
STATE ENGINEER, COUNTY CLERK



Dunaway
Associates, L.P.

Engineers
Planners
Surveyors
Landscape Architects

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