

STR 3-30-01

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ONCE RECORDED, RETURN TO:
JESSICA E. SCHWARZ-ZIK
Snell, Brannian & Trent
8150 North Central Expressway, Suite 1800
Dallas, Texas 75206

SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SADDLEBROOK

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("First Amendment") is made to be effective as of March 15, 2001, by SADDLEBROOK LAND DEVELOPMENT, L.L.C., a Texas limited liability company ("Declarant").

Recitals

A. Declarant is the sole owner of certain real property in the City of Richardson, Collin County, Texas which is described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

B. The Property is subject to that certain Declaration of Covenants, Conditions and Restrictions for SADDLEBROOK dated September 2, 1999, recorded in Volume 4524, Page 1386, Real Property Records of Collin County, Texas, as amended by that certain First Amendment recorded in Volume 4580, Page 1892, Real Property Records of Collin County, Texas (as amended, the "Declaration").

C. Declarant desires to amend Section 6.11 of the Declaration to provide for the construction of wrought iron fences on certain creek lots.

Agreement

NOW, THEREFORE, for and in consideration of the foregoing recitals, Declarant hereby amends the Declaration as follows:

* Section 6.11 of the Declaration is hereby amended to add the following:

Notwithstanding the foregoing, if any of the Owners of Lots 10-27, 29 or 30 of Block D, of the Subdivision desire to fence their Lots, such Owners may only erect four foot (4') high black wrought iron fences along the rear and side(s) of

such Lots both facing the creek and returning to the house constructed on such Lots. No other type of fence shall be permitted at such locations except that (A) any portion of the fence directly parallel to a house constructed on an adjacent Lot may be six (6) feet high and made of wood for privacy purposes and (B) any fence on the eastern boundary line of Lots 10 and 30 of Block D of the Subdivision, being also the eastern boundary of the Subdivision, may be six (6) feet high and constructed of either wood or brick for privacy purposes. Additionally, if the Owners of Lots 5 and 6 of Block A of the Subdivision desire to fence their Lots, such Owners may only erect four foot (4') high black wrought iron fences along the side of such Lots facing the creek. No other type of fence shall be permitted at such locations.

Except as modified by this Second Amendment, the Declaration remains unchanged and in full force and effect.

EXECUTED to be effective for all purposes as of the day and year first above written.

DECLARANT:

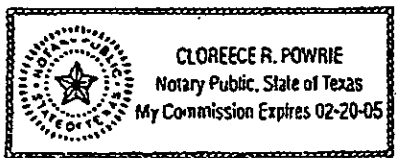
SADDLEBROOK LAND DEVELOPMENT, L.L.C.
a Texas limited liability company

By: John A. Baker
John A. Baker,
Manager

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this day personally appeared JOHN A. BAKER, Manager of SADDLEBROOK LAND DEVELOPMENT, L.L.C., a Texas limited liability company, on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of March, 2001.



Clorece R. Powrie
NOTARY PUBLIC in and for
the State of TEXAS

My Commission Expires:

EXHIBIT "A"

PROPERTY DESCRIPTION

4419FLD

BEING a tract of land situated in the John McCullough Survey – Abstract No. 584, City of Richardson, Collin County, Texas, the subject tract further being all of that tract of land conveyed to Saddlebrook Land Development, L.L.C. according to the Special Warranty Deed recorded in County Clerk File Number 99-0021805 of the Land Records of Collin County, Texas (LRCCT), the subject tract further being a portion of that tract of land conveyed to Breckinridge Partners Limited according to the Special Warranty Deed recorded in Volume 4334, Page 1543 (LRCCT), the subject tract further being more particularly described as follows;

BEGINNING at a point on the north line of Breckinridge Blvd. (a variable width ROW at this point), said beginning point further being N 08° 01' 38" E, a distance of 41.24 feet from the intersection of the south line of said Breckinridge Blvd. and the west line of Brookvale Drive (a 60' ROW);

THENCE, N 01° 43' 15" E, a distance of 239.10 feet;

TEHNCE, S 88° 16' 45" E, a distance of 61.04 feet to a 1/2" iron pin with a red cap stamped RPLS 4396 set at corner;

THENCE, N 00° 58' 21" E, along the east line of said Breckinridge Partners Limited tract, a distance of 1242.97 feet to a point in Sharp Lane, an undedicated right-of-way, a 1/2" iron pin found in asphalt pavement at corner;

THENCE, N 87° 33' 28" E, along said Sharp Lane, a distance of 290.00 feet to a PK nail found in asphalt pavement at corner;

THENCE, S 87° 15' 43" E, continuing along said Sharp Lane, a distance of 746.18 feet to a PK nail found in asphalt pavement at corner;

THENCE, S 02° 36' 20" W, along the west line of a 36.000 acre tract of land conveyed to William R. Lawler, Jr. according to the deed recorded in Volume 746, Page 368 (LRCCT), a distance of 1489.10 feet to a point on the north line of Breckinridge Blvd. (a 42.65 ROW);

THENCE, N 88° 14' 12" W, along the north line of said Breckinridge Blvd., a total distance of 993.66 feet to a fence corner post found at corner;

THENCE, N 89° 42' 43" W, continuing along said Breckinridge Blvd. north line, a distance of 63.47 feet to the POINT OF BEGINNING with the subject tract containing 1,530,311 square feet or 35.1311 acres of land.

RETURN RECORDER'S RECEIPT

MH

TYPE OR PRINT

RECORDERS RECEIPT

GF NO. _____ CLOSER 841

RECEIVED OF American TITLE COMPANY,

(1) Amend to Dec - 2nd dated _____

from Saddlebrook Land Development

() _____ dated _____

from _____ to _____

PROPERTY: ABST #/LOT _____ BLOCK _____ ADDITION _____

Above DISICATED ins... properly executed, acknowledged and filed for record in the office of the County Clerk, _____ County, Texas on the date and time shown stamped hereon.

County Clerk, Collin County, Tx.

By: _____ Deputy

RETURN TO:

AMERICAN TITLE COMPANY
15303 DALLAS PARKWAY
SUITE 780
ADDISON, TX 75001

to the City of _____
Filed for Record in:
Collin County, McKinney TX
Helen Starnes
County Clerk
Apr 02 2001
At 10:06am
Recording/Type:RS
Receipt #: 10106 15.00