

#21



REST 2010016541
6 PGS

**FIRST SUPPLEMENT
TO
RIVER FALLS UNIT NO. 19 – AIRPORT
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
(ADDITION OF RIVER FALLS UNIT NO. 21 – AIRPORT)**

Dated: September 27, 2010

FIRST SUPPLEMENT
TO
RIVER FALLS UNIT NO. 19 – AIRPORT
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
ADDITION OF RIVER FALLS UNIT NO. 21 - AIRPORT

This First Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is made on September 27, 2010, by John’s Way, L.L.P., a Texas limited liability partnership (“**Declarant**”), the mailing address of which is 4900 Goehmann Land, Fredericksburg, Texas 78624. The original River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is recorded at Clerk’s File number 2010006861 of the real property records of Randall County, Texas.

A. Supplement to Paragraph 3.12

In addition to what is described in Paragraph 3.12 of the River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions, the term “**Common Area**” shall also include the streets and/or *cul-de-sacs* located between and adjacent to the Lots, named Wilderness Trail and Wild Horse Trail, which are actually private access easements as shown on the Plat of River Falls Unit No. 21 - Airport, which easement is held in the name of the Association for the benefit of the Declarant and the Owners as those terms are defined in the River Falls Unit No. 21 – Airport, Declaration of Covenants, Conditions, and Restrictions.

B. Supplement to Paragraph 3.29

The following is a description of an additional tract of real property located in Randall County Texas, to be known as River Falls Unit No. 21 - Airport, and is intended to supplement the Property which has already been described in Paragraph 3.29 of the River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions. The additional tract, as it is described below, will hereinafter be included in the term “**Property**” as that term is used throughout the River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions.

A 36.940 acre tract of land lying in Section 8, Block 6, I&GNRR Survey,
Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall
County, Texas, being described by metes and bounds as follows:

Beginning at a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", the **POINT OF BEGINNING** of this tract; whence a 1/2" x 24" rebar found with a 2" aluminum cap stamped "JP Campbell/8, 9, BLK 6" bears N41°21'47"W, 10.00 feet and N82°21'03"W, 1420.51 feet, the Point of Commencement;

THENCE S41°21'47"E, a distance of 80.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", from whence a 1/2" x 24" rebar found in the south right of way line of Wild Horse Trail, a 100 foot Public Utility Access Easement of River Falls Unit 19, Clerk's File No. 2010006385, Randall County Deed Records, Randall County, Texas, bears S41°21'47"E, a distance of 10.00 feet;

THENCE S48°38'13"W, a distance of 225.91 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE N41°17'38"W, a distance of 727.32 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", the beginning of a curve to the right whose center bears N48°42'22"E, with a radius of 519.10 feet;

THENCE along said curve to the right, an arc distance of 374.12 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", end of said curve;

THENCE N00°00'00"E, a distance of 2300.45 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", the beginning of a cu-de-sac with a curve to the right, whose center bears N53°07'48"E, a distance of 50.00 feet;

THENCE along said curve to the right, an arc distance of 189.25 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", a point on said curve, whose center bears West a distance of 50.00 feet;

THENCE N90°00'00"E, a distance of 320.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", set in the west line of Lot 1, Block 1, of River Falls Unit 19;

THENCE S00°00'00"W, along said west line of said Lot 1, Block 1, River Falls Unit 19, a distance of 2196.73 feet to a 1/2" x 24" rebar found with cap stamped "Gresham PLS 1939", the southwest corner of said Lot 1, Block 1, River Falls Unit 19;

THENCE N90°00'00"E, along the south line of said Lot 1, Block 1, River Falls Unit 19, a distance of 580.00 feet to a 1/2" x 24" rebar found with cap

stamped "Gresham PLS 1939", the southeast corner of said Lot 1, Block 1, River Falls Unit 19;

THENCE S00°00'00"W, along the west line of Lot 1, Block 2, of said River Falls Unit 19, a distance of 567.43 feet to a 1/2" x 24" rebar found with cap stamped "Gresham PLS 1939", found in the north right of way line of said Wild Horse Trail;

THENCE S48°38'13"W, along said north right of way line of Wild Horse Trail, a distance of 360.90 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE S41°21'47"E, a distance of 10.00 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 36.940 acres of land.

The Property described above is River Falls Unit No. 21 - Airport, a rural subdivision in Randall County, Texas, according to the Plat of River Falls Unit No. 21 - Airport recorded at Clerk's File No. 201006428 in the real property records of Randall County, Texas. The term Property may include other tracts of real property contiguous to the Property that Declarant may, in the future, make subject to this Declaration.

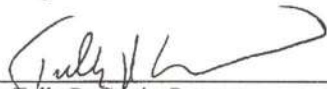
C. Supplement to Paragraph 3.32


The following is a description of additional Residential Lots located in River Falls Unit No. 21 - Airport, Randall County Texas, and is intended to supplement the description of Residential Lots already described in Paragraph 3.32 of the River Falls Unit No. 19 - Airport, Declaration of Covenants, Conditions, and Restrictions: Lots 1 through 18, Block 3, River Falls Unit No. 21 - Airport, a rural subdivision in Randall County, Texas.

Dated the 27th day of September, 2010.

DECLARANT:


John's Way, L.L.P., a Texas limited liability partnership

By: 
Tully R. Currie, Partner

By: 
John G. Currie, Partner, acting by Tully R. Currie, attorney-in-fact

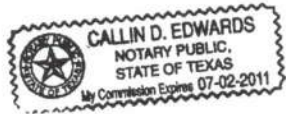
APPROVED BY LIENHOLDER:


Tully R. Currie


John G. Currie, acting by Tully R. Currie, attorney-in-fact

THE STATE OF TEXAS
COUNTY OF POTTER

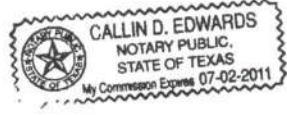
This instrument was acknowledged before me on this the 27th day of September, 2010, by Tullie R. Currie, individually and as Partner on behalf of John's Way, L.L.P., a Texas limited liability partnership.

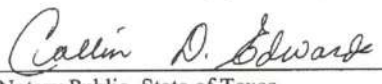



Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF POTTER

This instrument was acknowledged before me on this the 27th day of September, 2010, by Tully R. Currie as attorney-in-fact on behalf of John G. Currie, individually and as Partner on behalf of John's Way, L.L.P., a Texas limited liability partnership.




Notary Public, State of Texas

Prepared in the offices of: Ernest R. Finney, Jr. Peterson Farris Pruitt & Parker P. O. Box 9620 Amarillo, Texas 79105-9620	Return to: Ernest R. Finney, Jr. Peterson Farris Pruitt & Parker P. O. Box 9620 Amarillo, Texas 79105-9620
---	--

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

September 27, 2010 02:39:25 PM 2010016541
FEE \$36.00

Renee Calhoun County Clerk
Randall County TEXAS