

#27



REST 2011010793
7 PGS

**FOURTH SUPPLEMENT
TO
RIVER FALLS UNIT NO. 19 – AIRPORT
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
(ADDITION OF RIVER FALLS UNIT NO. 27 – AIRPORT)**

Dated: July 2, 2011

7/2/2011 10:55 AM

-1-

5500 000 528 1 Fourth Supplement River Falls Airport
Declaration of Covenants-Unit 27

FOURTH SUPPLEMENT

TO

RIVER FALLS UNIT NO. 19 – AIRPORT

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

ADDITION OF RIVER FALLS UNIT NO. 27 - AIRPORT

This Fourth Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is made on July 2, 2011, 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. The First Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is recorded at Clerk’s File number 2010016541 of the real property records of Randall County, Texas. The Second Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is recorded at Clerk’s File number 2011003504 of the real property records of Randall County, Texas. The Third Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is recorded at Clerk’s File number 2011009936 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 (a) 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) the street and/or *cul-de-sac* located between and adjacent to the Lots, named Wandering Road, which are actually private access easements as shown on the Plat of River Falls Unit No. 24 - 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. 24 – Airport, Declaration of Covenants, Conditions, and Restrictions, (c) the streets and/or *cul-de-sac* located between and adjacent to the Lots, which are actually private access easements as shown on the Plat of River Falls Unit No. 26 - 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. 26 – Airport, Declaration of Covenants, Conditions, and Restrictions. and (d) the street and/or *cul-de-sac* located between and adjacent to the Lots, named Montana Way, which are actually private access easements as shown on the Plat of River Falls Unit No. 27 - 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. 27 – 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. 27 - 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 and in Paragraph 3.29 of the River Falls Unit No. 21 – Airport, Declaration of Covenants, Conditions, and Restrictions and in Paragraph 3.29 of the River Falls Unit No. 24 – Airport, Declaration of Covenants, Conditions, and Restrictions and in Paragraph 3.29 of the River Falls Unit No. 26 – 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.

Property: A 77.408 acre unplatted tract of land located in Sections 83, and 114, Block 2, AB&M Survey, and the Paul Christian Survey, Randall County, Texas, being described by metes and bounds as follows:

Beginning at a point in the East right of way line of John’s Way Boulevard, a 120 foot Public Utility Easement, whose centerline is described under clerks file # 2010004936, Official Public Records, Randall County, Texas, a ½” x 24” iron rod set with cap stamped “Gresham PLS 1939”, the **POINT OF BEGINNING** of this tract, from whence the Northwest corner of said Section 114 bears N00°01’13”E, a distance of 5302.42 feet, and N89°58’47”W, a distance of 2708.19 feet;

Thence N00°14’33”E, with the East line of said Johns Way Blvd, a distance of 80.13 feet to a ½” x 24” iron rod set with cap stamped “Gresham PLS 1939”;

Thence N86°59’15”E, a distance of 1029.65 feet to a ½” x 24” iron rod set with cap stamped “Gresham PLS 1939”;

Thence S89°48’11”E, a distance of 68.74 feet to a ½” x 24” iron rod set with cap stamped “Gresham PLS 1939”, the beginning of a curve to the left having a radius of 300.00 feet;

Thence along said curve to the left an arc distance of 235.94 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939", end of said curve;

Thence N44°51'10"E, a distance of 3180.44 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939", the beginning of a curve to the left having a radius of 300.00 feet;

Thence along said curve to the left an arc distance of 234.79 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939", end of said curve;

Thence N90°00'00"E, a distance of 418.00 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939", said point in the West line of Lot 1, Block 1, River Falls Unit 19, as recorded under clerks file # 2010006385, Official Public Records, Randall County, Texas:

Thence S00°00'00"E, with the West line of said Lot 1, Block 1, a distance of 1056.44 feet to a ½" x 24" iron rod found with cap stamped "Gresham PLS 1939", said point in the South line of a 40 foot easement to Pioneer Natural Gas as filed in Volume 238, and Page 613, Deed Records, Randall County, Texas, same also being the North line of, River Falls Unit 26, as recorded under file # 2011009158, Official Public Records, Randall County, Texas;

Thence S48°40'43"W, with the South line of said 40 foot easement to Pioneer Natural Gas, and the with the North line of said River Falls Unit 26, a distance of 507.47 feet to a ½" x 24" iron rod found with cap stamped "Gresham PLS 1939", same being the North line of a cul de sac of Wilderness Trail an 80 foot Public Utility Easement as recorded under clerks file # 2010006428, Official Public Records, Randall County, Texas, the beginning of a curve to the left whose center bears S12°50'58"E, a distance of 50.00 feet:

Thence along said North line of said cul de sac, an arc distance of 49.69 feet to a ½" x 24" iron rod found with cap stamped "Gresham PLS 1939", same being a point in the South line of said 40 foot easement to Pioneer Natural Gas, and same being a point in the North line of Lot 1, Block 1, River Falls Unit 24, as recorded under clerks file # 2011003392, Official Public Records, Randall County, Texas, end of said curve;

Thence S48°40'43"W, a distance of 1341.06 feet to a ½" x 24" iron rod found with cap stamped "Gresham PLS 1939", along the South line of said 40 foot easement to Pioneer Natural Gas, and the North line of said River Falls unit 24,

Thence S44°43'28"W, along the North line of said River Falls Unit 24, at 1003.69 feet the Northwest corner of Lot 16, said River Falls Unit 24, continue a total distance of 1793.59 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939"

Thence N02°24'36"W, a distance of 238.29 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939";

Thence N00°03'30"W, a distance of 816.69 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939", the beginning of a non-tangent curve whose center bears N43°47'17"W, a distance of 380.00 feet;

Thence along said curve an arc distance of 291.72 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939", end of said curve;

Thence N89°48'11"W, a distance of 66.50 feet to a ½" x 24" iron rod set with cap stamped "Gresham PLS 1939";

Thence S86°59'15"W, a distance of 1031.96 feet to the **POINT OF BEGINNING**, of this tract.

Said tract of land contains a computed area of 77.408 acres.

The Property described above is River Falls Unit No. 27 - Airport, a rural subdivision in Randall County, Texas, according to the Plat of River Falls Unit No. 27 - Airport recorded at Clerk's File No. 2011010225 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. 27 - 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 and in Paragraph 3.32 of the River Falls Unit No. 21 - Airport, Declaration of Covenants, Conditions, and Restrictions and in Paragraph 3.32 of the River Falls Unit No. 24 - Airport, Declaration of Covenants, Conditions, and Restrictions and in Paragraph 3.32 of the River Falls Unit No. 26 - Airport, Declaration of Covenants, Conditions, and Restrictions: Lots 1 through 27, Block 1, River Falls Unit No. 27 - Airport a rural subdivision in Randall County, Texas.

Dated the 2nd day of July, 2011.

DECLARANT:

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

By: [Signature]
Tully R. Currie, Partner

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

APPROVED BY LIENHOLDER:

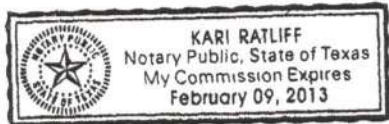
[Signature]
Tully R. Currie

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

THE STATE OF TEXAS

COUNTY OF Burnet

This instrument was acknowledged before me on this the 6th day of July, 2011, by Tullie R. Currie, individually and as Partner on behalf of John's Way, L.L.P., a Texas limited liability partnership.

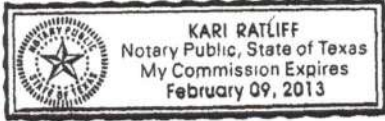


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Burnet

This instrument was acknowledged before me on this the 6th day of July, 2011, 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.



Kari Ratliff

Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

July 08, 2011 04:08:13 PM

2011010793

FEE: \$40.00

Renee Calhoun County Clerk
Randall County TEXAS