

#36



EIGHTH SUPPLEMENT

TO

RIVER FALLS UNIT NO. 19 – AIRPORT

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

(ADDITION OF RIVER FALLS UNIT NO. 36 – AIRPORT)

Dated: September 16, 2013

EIGHTH SUPPLEMENT
TO
RIVER FALLS UNIT NO. 19 – AIRPORT
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
ADDITION OF RIVER FALLS UNIT NO. 36 - AIRPORT

This Eighth Supplement to River Falls Unit No. 19 – Airport, Declaration of Covenants, Conditions, and Restrictions is made on September 16, 2013, 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. Five subsequent supplements have been recorded in the real property records of Randall County, Texas. The original River Falls Unit No. 19 - Airport, Declaration of Covenants, Conditions, and Restrictions described above together with all subsequent supplements are sometimes collectively referred to in this instrument as the “**Airport Declarations**”.

A. Supplement to Paragraph 3.12

In addition to the Common Area described in the Airport Declarations, such term shall also include, without limitation the streets and/or *cul-de-sacs* shown on the Plat of River Falls Unit No. 36 – Airport.

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. 36 - Airport, and is intended to supplement the Property which has already been described in Paragraph 3.29 of the Airport Declarations. The additional tract, as it is described below, will be included in the future in the term “**Property**” as that term is used throughout the Airport Declarations.

Property: A 14.410 acre tract of land out of Section 83, Block 2, A.B.&M. Survey, Randall County, Texas.

Beginning at a ½ inch rebar found with cap stamped “Gresham PLS 1939” the Northeast corner of Lot 27, Block 1, River Falls Unit No. 27 as recorded under

Clerk's File No. 2011010225, Official Public Records, Randall County, Texas, same being the **POINT OF BEGINNING** of this tract;

Thence S 90°00'00" W, 418.00 feet to a ½ inch rebar found with cap stamped "Gresham PLS 1939", to the beginning of a curve whose center bears S 90°00'00" W, 300.00 feet;

Thence Southwesterly along said curve and the Westerly right-of-way line of Montana Way an arc distance of 234.85 feet to a ½ inch rebar found with cap stamped "Gresham PLS 1939", the end of said curve;

Thence S 44°51'10" W, along the Northerly right-of-way line of said Montana Way, 401.73 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";

Thence N 45°08'50" W, 330.00 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";

Thence S 44°51'10" W, 198.00 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";

Thence N 45°08'50" W, 100.00 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";

Thence N 44°51'10" E, 1748.44 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", in the West line of Lot 1, Block 1, River Falls Unit No. 19, as recorded in Clerk's File No. 2010006385, Official Public Records, Randall County, Texas;

Thence S 00°00'00" W, along the West line of said Lot 1, Block 1, River Falls Unit No. 19 and Lot 1, Block 1, River Falls Unit No. 23 as recorded under Clerk's File No. 2011001267, Official Public Records, Randall County, Texas, a distance of 906.03 feet to the **POINT OF BEGINNING** of this tract;

Said tract contains a computed area of 14.410 acres of land.

The Property described above is River Falls Unit No. 36 - Airport, a rural subdivision in Randall County, Texas, according to the Plat of River Falls Unit No. 36 - Airport recorded at Clerk's File No. 2013017019 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.

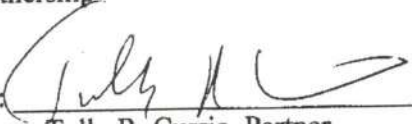
C. Supplement to Paragraph 3.11

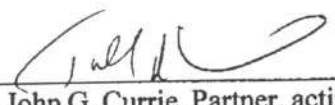
The following is a description of additional Commercial Lots located in River Falls Unit No. 36 – Airport, Randall County Texas, and is intended to supplement the description of Commercial Lots already described in the Airport Declarations: Lots 1 through 5 (inclusive), Block 1, River Falls Unit No. 36 – Airport a rural subdivision in Randall County, Texas and Lot 1, Block 2, River Falls Unit No. 36 – Airport a rural subdivision in Randall County, Texas. Notwithstanding, Lot 1, Block 2, River Falls Unit No. 36 – Airport a rural subdivision in Randall County, Texas shall be used only for a taxiway and for the installation, construction, maintenance, repair, inspection, replacement, and removal of underground utilities and related above ground appurtenances. No additional improvements may be placed in, on, or under Lot 1, Block 2, River Falls Unit No. 36 – Airport a rural subdivision in Randall County, Texas without the prior written approval of the ACC.

Dated September 16, 2013.

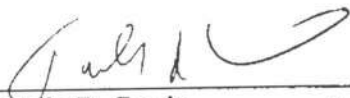
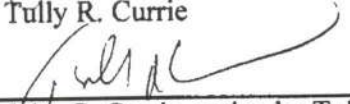
DECLARANT:

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

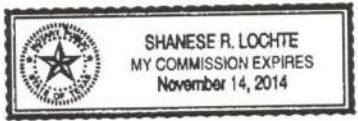
APPROVED BY LIENHOLDER:


Tully R. Currie

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

THE STATE OF TEXAS

COUNTY OF Gillespie

This instrument was acknowledged before me on this the 17th day of September 2013, by Tully R. Currie, individually and as Partner on behalf of John's Way, L.L.P., a Texas limited liability partnership.

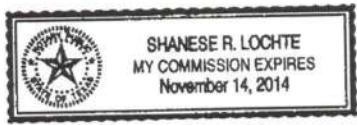


Shanesee Lochte
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF Gillespie


This instrument was acknowledged before me on this the 17th day of September 2013, 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.



Shanesee Lochte
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

 Renee Calhoun

2013017732
09/20/2013 03:34 PM
Fee: 32.00
Renee Calhoun, County Clerk
Randall County, Texas
REST

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