

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

INDIAN SPRINGS PHASE II

A SUBDIVISION IN JEFFERSON COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF JEFFERSON §

This Supplemental Declaration of Covenants, Conditions and Restrictions of INDIAN SPRINGS PHASE II, a Subdivision in Jefferson County, Texas (the "Phase II Supplemental Declaration") is executed on this the 22 day of May, 2020, by INDIAN SPRINGS ACH, LLC ("Declarant").

WITNESSETH:

WHEREAS, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Indian Springs, Phase 1 under Clerk's Instrument No. 2018030689 in the Official Public Records of Real Property of Jefferson County, Texas, (the "Original Declaration").

WHEREAS, Declarant is the owner of all that certain 11.1645 acre tract or parcel of land out of and part of Lot 2 and Lot 3, Block 8, Range E, of Port Arthur Land Company Subdivision as recorded in Volume 1, Page 22, Map Records of Jefferson County, Texas and being a replat of Tract A-1 of Romero Place as recorded in Clerk's File No. 2007011319, Official Public Records of Real Property, Jefferson County Texas, and also being out of and a part of that certain called 51.215 acre tract of land as described in a "Special Warranty Deed" from Romero Texas Properties, LLC to Indian Springs ACH, LLC as recorded in Clerk's File No. 2013041646, Official Public Records of Real Property, Jefferson County, Texas, now known as "Indian Springs Phase II" according to the map or plat thereof of record under Clerk's Instrument No. 2020014686 of the Official Public Records of Real Property of Jefferson County and attached hereto as **Exhibit A** (hereinafter referred to as "Indian Springs Phase II")

WHEREAS, Indian Springs Phase II, being a private subdivision is located in the City of Groves, Jefferson County, Texas, creates Lots 29-35 of Block 1, Lots 1-21 of Block 2, Lots 61-65 of Block 3 (hereafter collectively referred to as the "Lots") and includes 0.692 acres in common areas and 2.7701 acres in private drives ("Property").

WHEREAS, the Original Declaration provides under Section 2.06, that the Declarant, at its sole election, may bring within the scheme of the Original Declaration, and within the jurisdiction of the Indian Springs Homeowners' Association, a Texas non-profit corporation (the "Association"), additional lands and property by Declarant's filing for record in the office of the County Clerk of Jefferson County, Texas, a Supplemental Declaration subjecting such additional property to the scheme of the Original Declaration and to the jurisdiction of the Association, together with a plat of such additional property;

WHEREAS, the Declarant now desires to bring within the scheme of the Original Declaration, and

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WITNESSETH:

WHEREAS, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Indian Springs, Phase 1 under Clerk's Instrument No. 2018030689 in the Official Public Records of Real Property of Jefferson County, Texas, (the "Original Declaration").

WHEREAS, Declarant is the owner of all that certain 11.1645 acre tract or parcel of land out of and part of Lot 2 and Lot 3, Block 8, Range E, of Port Arthur Land Company Subdivision as recorded in Volume 1, Page 22, Map Records of Jefferson County, Texas and being a replat of Tract A-1 of Romero Place as recorded in Clerk's File No. 2007011319, Official Public Records of Real Property, Jefferson County Texas, and also being out of and a part of that certain called 51.215 acre tract of land as described in a "Special Warranty Deed" from Romero Texas Properties, LLC to Indian Springs ACH, LLC as recorded in Clerk's File No. 2013041646, Official Public Records of Real Property, Jefferson County, Texas, now known as "Indian Springs Phase II" according to the map or plat thereof of record under Clerk's Instrument No. 2020014686 of the Official Public Records of Real Property of Jefferson County and attached hereto as **Exhibit A** (hereinafter referred to as "Indian Springs Phase II")

WHEREAS, Indian Springs Phase II, being a private subdivision is located in the City of Groves, Jefferson County, Texas, creates Lots 29-35 of Block 1, Lots 1-21 of Block 2, Lots 61-65 of Block 3 (hereafter collectively referred to as the "Lots") and includes 0.692 acres in common areas and 2.7701 acres in private drives ("Property").

WHEREAS, the Original Declaration provides under Section 2.06, that the Declarant, at its sole election, may bring within the scheme of the Original Declaration, and within the jurisdiction of the Indian Springs Homeowners' Association, a Texas non-profit corporation (the "Association"), additional lands and property by Declarant's filing for record in the office of the County Clerk of Jefferson County, Texas, a Supplemental Declaration subjecting such additional property to the scheme of the Original Declaration and to the jurisdiction of the Association, together with a plat of such additional property;

WHEREAS, the Declarant now desires to bring within the scheme of the Original Declaration, and

within the jurisdiction of the Association and the integrated scheme of development and ownership provided in and contemplated by the Original Declaration, said 11.1645 acre tract or parcel which is to be known, platted and subdivided and referenced as Indian Springs Phase II, Lots 29-35 of Block 1, Lots 1-21 of Block 2, Lots 61-65 of Block 3 and includes 0.692 acres in common areas and 2.7701 acres in private drives, as more fully described in Exhibit A.

NOW, THEREFORE, INDIAN SPRINGS ACH, LLC, hereby makes this Indian Springs Phase II Supplemental Declaration under and in accordance with the provisions of the Original Declaration.

ARTICLE I.

Declarant, being the owner of Indian Springs Phase II, has caused said property to be subdivided and platted into Lots, common areas and private drives in accordance with the Indian Springs Phase II Final Plat ("Phase II Plat") attached hereto as Exhibit A, and, acting under and pursuant to the Original Declaration, Declarant hereby brings the Property within the scheme of the Original Declaration and within the jurisdiction of the Association, and said Indian Springs Phase II, is hereby declared to be "Additional Property" and shall henceforth constitute a part of the "Property", as defined in the Original Declaration.

ARTICLE II.

The Declarant hereby and herewith adopts the Phase II Plat recorded in the Official Records of Jefferson County, Texas and copy of which is attached hereto as Exhibit A and does hereby dedicate the common areas, easements for private drives and utility purposes shown and reflected upon the Phase II Plat to the Association and does hereby impose upon the Lots in Indian Springs Phase II, the basic restrictions and blanket easements set forth upon the Phase II Plat.

ARTICLE III.

All of the provisions, covenants, conditions, restrictions and reservations set forth and contained in the Original Declaration, together with all of the blanket easements reserved, granted or created by the Original Declaration, are hereby extended and made expressly applicable to Indian Springs Phase II, and all of such property shall be held, sold and conveyed subject to the easements, provisions, covenants, conditions, restrictions and reservations set forth in the Original Declaration and any amendment thereto. All of the aforementioned easements, provisions, covenants, conditions, restrictions and reservations, shall constitute covenants running with the land and shall be binding upon all parties having any right, title or interest in the Property, or any part thereof, and upon such parties' respective heirs, successors, legal representatives, devisees, lessees and assigns, and shall inure to the benefit of such parties and their respective heirs, successors, legal representatives, devisees, lessees and assigns.

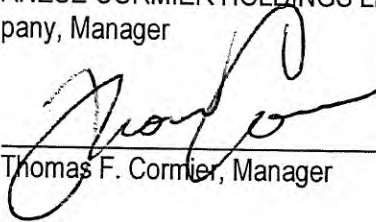
THE TERMS, CONDITIONS, OBLIGATIONS, AND RESTRICTIONS OF THE DECLARATION FOR INDIAN SPRINGS, PHASE 1, FILED FOR RECORD UNDER CLERK'S INSTRUMENT NO. 2018030689, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF JEFFERSON COUNTY, TEXAS, GOVERN THE ANNEXED PROPERTY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF, the Declarant caused this instrument to be executed as of the 22 day of May, 2020.

DECLARANT:

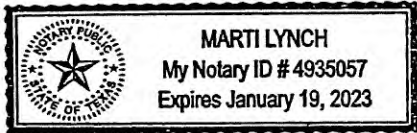
INDIAN SPRINGS ACH, LLC, a Texas limited liability company

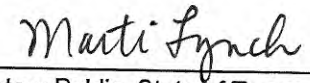
By: ALBANESE CORMIER HOLDINGS LLC, a Nevada limited liability company, Manager

By: 
Thomas F. Cormier, Manager

STATE OF TEXAS §
 §
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 27th day of May, 2020, by Thomas F. Cormier, Manager of ALBANESE CORMIER HOLDINGS, LLC, a Nevada limited liability company, Manager of INDIAN SPRINGS ACH, LLC, A Texas limited liability company.




Notary Public, State of Texas

DJM CONTRACTORS, LTD., a Texas Limited Partnership

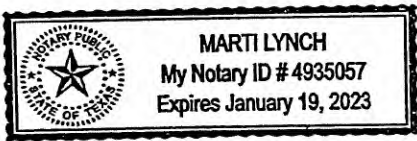
By: DJM MANAGEMENT, LLC, a Texas Limited Liability Company,
General Partner

By: [Signature]
Thomas F. Cormier, President

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 27th day of May, 2020 by Thomas F. Cormier,, President of DJM MANAGEMENT, LLC, a Texas Limited Liability Company, General Partner of DJM CONTRACTORS, LTD., a Texas Limited Partnership, on behalf of said Texas Limited Partnership.



Marti Lynch
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AGREED TO AND ACCEPTED INTO THE INDIAN SPRINGS HOMEOWNERS' ASSOCIATION HEIGHTS HOMEOWNERS ASSOCIATION ON THIS 27th DAY OF May, 2020.

INDIAN SPRINGS HOMEOWNERS' ASSOCIATION

By: [Signature]
Printed Name: Thomas Cormier
Title: _____

JOINDER OF LIENHOLDER:

FIRST NATIONAL BANK OF LOUISIANA

By: [Signature]

Printed Name: Greg Webb

Title: Market President, Southwest Louisiana

THE STATE OF Louisiana §

COUNTY/PARISH OF Calcasieu §

This instrument was acknowledged before me on the 26 day of May, 2020 by Greg Webb, as Market President, SWLA on behalf of FIRST NATIONAL BANK OF LOUISIANA.

[Signature] 039422
NOTARY PUBLIC IN AND FOR
THE STATE OF Louisiana

After recording, please return to:

Thomas Cormier
350 Pine Street, Suite 800
Beaumont, Texas 77701

Exhibit A

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

INDIAN SPRINGS PHASE II

[FINAL PLAT OF INDIAN SPRINGS PHASE II, FILED UNDER CLERK'S
INSTRUMENT NO. 2020014686 OF THE OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY, JEFFERSON COUNTY, TEXAS]

Legal Description: 11.1645 Acre Tract or Parcel of Land
Out of and Part of Lots 2 & 3, Block 8, Range E
Port Arthur Land Company Subdivision
Volume 1, Page 22. Map Records
Groves, Jefferson County, Texas

BEING a 11.1645 acre tract or parcel of land out of and part of Lot 2 and Lot 3, Block 8, Range E, of Port Arthur Land Company Subdivision, as recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas and being all Tract A-1 of Romero Place, as recorded in Clerk's File No. 2007011319, Official Public Records of Real Property, Jefferson County, Texas, and also being out of and part of that certain called 51.215 acre tract of land as described in a "Special Warranty Deed from Romero Texas Properties, LLC to Indian Springs ACH, LLC as recorded in Clerks File No. 2013041646, Official Public Records of Real Property, Jefferson County, Texas, said 11.1645 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Northeasterly line of Block 2 of Indian Springs Phase I as recorded in Clerk's File No. 2007011319, Official Public Records of Real Property, Jefferson County, Texas as NORTH 43°34'53" WEST. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".

BEGINNING at an iron rod with a cap stamped "SOUTEX" found for the most Westerly corner of Lot 1 of Romero Place, as recorded in Clerk's File No. 2007011319, Official Public Records of Real Property, Jefferson County, Texas and being an angle point in the Northeasterly line of Lot 25, Block 2 of Indian Springs Phase I, a subdivision of the City of Groves, Jefferson County, Texas, according to the plat thereof recorded in Clerk's File No. 2018011003, Official Public Records of Real Property, Jefferson County, Texas;

THENCE NORTH 43°34'53" WEST, along and with the boundary between the tract herein described and the Northeasterly line of the said Block 2 of Indian Springs Phase I, for a distance of 193.40 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the most Northerly corner of Lot 22, Block 2 of the said Indian Springs Phase I;

THENCE NORTH 46°11'20" WEST, along and with the boundary between the tract herein described and the Northeasterly line of the said Indian Springs Phase I, for a distance of 60.00 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the beginning of a curve turning to the right having a radius of 270.00 feet and being subtended by a chord bearing SOUTH 47°23'17" WEST having a chord length of 33.69 feet;

THENCE SOUTHWESTERLY, along and with said curve and the boundary between the tract herein described and the said Indian Springs Phase I, for an arc length of 33.71 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner also being the most Easterly corner of Lot 36, Block 1 of the said Indian Springs Phase I;

THENCE NORTH 34°00'00" WEST, along and with the boundary between the tract herein described and the Northeasterly line of the said Lot 36, Block 1 of Indian Springs Phase I, for a distance of 125.09 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the most Northerly corner of the said Lot 36, Block 1 of Indian Springs Phase I;

THENCE NORTH 51°12'56" EAST, over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 54.53 feet to a 5/8" iron rod set for corner;

THENCE NORTH 03°00'00" EAST, continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 117.33 feet to a 5/8" iron rod set for corner;

THENCE NORTH 38°00'00" WEST, continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 122.25 feet to a 5/8" iron rod set for corner;

THENCE NORTH 77°00'00" WEST, continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 107.53 feet to a 5/8" iron rod set for corner;

THENCE NORTH 00°54'00" EAST, continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 197.20 feet to a 5/8" iron rod set for corner, said corner being the beginning of a curve turning to the left having a radius of 330.00 feet and being subtended by a chord bearing SOUTH 83°49'00" WEST having a chord length of 78.94 feet;

THENCE WESTERLY, along and with said curve and continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for an arc length of 79.13 feet to a 5/8" iron rod set for corner;

THENCE NORTH 11°00'00" WEST, continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 82.76 feet to a 5/8" iron rod set for corner;

THENCE NORTH 60°00'00" WEST, continuing over and across the remainder of the said 51.215 acre Indian Springs ACH, LLC tract, for a distance of 273.89 feet to a 5/8" iron rod set for corner, said corner being in the Southeasterly line of that certain called 20 feet wide drainage easement as described in an "Easement Right-Of-Way" from C. Doombos to Jefferson County Drainage District No. 7 as recorded in Volume 884, Page 546, Deed Records, Jefferson County, Texas;

THENCE NORTH 41°12'47" EAST, along and with the boundary between the tract herein described and the Southeasterly line of the said 20 feet wide Jefferson County Drainage District No. 7 drainage easement, for a distance of 536.66 feet to a 5/8" iron rod set for corner, said corner being in the Southwesterly right-of-way line of Gulf Avenue;

THENCE SOUTH 48°43'45" EAST, along and with the Southwesterly right-of-way line of Gulf Avenue, for a distance of 92.63 feet to a 1/2" iron rod found for corner, said corner being the most Northerly corner of that certain tract of land as described in a "Warranty Deed" from James Lee Conner and wife, Catherine N. Conner to Williams Dennis Wehmeyer and wife, Sandra Jean Wehmeyer as recorded in Volume 2343, Page 92, Deed Records, Jefferson County, Texas;

THENCE SOUTH 41°05'07" WEST, along and with the boundary between the tract herein described and the Northwesterly line of the said Wehmeyer tract, for a distance of 168.66 feet to a 1/2" iron rod found for corner, said corner being the most Northerly corner of the said Wehmeyer tract;

THENCE SOUTH 40°02'21" EAST, along and with the boundary between the tract herein described and the Southwesterly line of the said Wehmeyer tract, the Southwesterly line of that certain tract of land as described in a "General Warranty Deed" from Gwendolyn Wash to Dennis Walsh as recorded in Clerk's File No. 2010037818, Official Public Records of Real Property, Jefferson County, Texas, the Southwesterly line of that certain tract of land as described in a "Release of Lien" from Home Savings of America to Frank G. Briggs and wife, Mary E. Briggs as recorded in Film Code No. 100-40-0250, Official Public Records of Real Property, Jefferson County, Texas, the Southwesterly line of that certain tract of land as described in a deed from R.E. Walker, Jr. and Carl Vaughan to Charles E. Mingle and Bernice Mingle, husband and wife, as recorded in Volume 1077, Page 57, Deed Records, Jefferson County, Texas, the Southwesterly line of that certain called 0.3450 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from James W. Goodridge, II and wife, Lucille G. Goodridge to David A. Jannise as recorded in Clerk's File No. 2016031946, Official Public Records of Real Property, Jefferson County, Texas, the Southwesterly line of that certain tract of land as described in a "General Warranty Deed" from Marietta A. LaRue, Individually and as Independent Executrix of the Estate of Fernond Paul LaRue, Deceased, to Larry LaRue as recorded in Clerk's File No. 2014040894, Official Public Records of Real Property, Jefferson County, Texas, the Southwesterly line of that certain called 0.3805 acre tract of land as described in a "General Warranty Deed with

Vendor's Lien in Favor of Third Party" from Doug Romero to Austin Sangster and Brooke Brevell as recorded in Clerk's File No. 2015011202, Official Public Records of Real Property, Jefferson County, Texas and the Southwesterly line of that certain called 0.3968 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Harold R. Lawson and wife, Bonnie J. Lawson to Kevin R. White and Mary E. White, husband and wife, as recorded in Clerk's File No. 2006029311, Official Public Records of Real Property, Jefferson County, Texas, for a distance of 550.28 feet to a 2" iron pipe found for corner, said corner being the most Southerly corner of the said 0.3968 acre White tract and in the Northwesterly line of Lot 38 of Ridge Subdivision, a subdivision of the City of Groves, Jefferson County, Texas, according to the plat thereof recorded in Volume 4, Page 71, Map Records, Jefferson County, Texas;

THENCE SOUTH 40°15'52" WEST, along and with the boundary between the tract herein described and the Northwesterly line of the said Lot 38 of Ridge Subdivision, for a distance of 21.02 feet to a 2" iron pipe found for corner, said corner being the most Westerly corner of the said Lot 38 of Ridge Subdivision;

THENCE SOUTH 40°53'16" EAST, along and with the boundary between the tract herein described and the Southwesterly line of Lots 38, 37, 36 and 35 of the said Ridge Subdivision, for a distance of 434.10 feet to a 1" iron pipe found for corner, said corner being the most Southerly corner of the said Lot 35 of Ridge Subdivision and being an interior ell corner of the said 51.215 acre Indian Springs ACH, LLC tract, the same being the most Westerly corner of the above referenced Tract A-1 of the said Romero Place;

THENCE NORTH 41°11'16" EAST, along and with the boundary between the tract herein described and the Southeasterly line of the said Lot 35 of Ridge Subdivision, for a distance of 34.08 feet to an iron rod with a cap stamped "Locke" found for corner, said corner being an exterior ell corner of the said 51.215 acre Indian Springs ACH, LLC tract, the same being the most Northerly corner of the said Tract A-1 of Romero Place and being the most Westerly corner of Lot B of Floyd Subdivision, a subdivision of the City of Groves, Jefferson County, Texas, according to the plat thereof recorded in Volume 8, Page 1, Map Records, Jefferson County, Texas;

THENCE SOUTH 48°43'51" EAST, along and with the boundary between the tract herein described and the Southwesterly line of the said Lot B of Floyd Subdivision, the same being the Northeasterly line of the said Tract A-1 of Romero Place, for a distance of 212.80 feet to a 5/8" iron rod set for corner, said corner being the most Easterly corner of the said 51.215 acre Indian Springs ACH, LLC tract, the same being the most Easterly corner of the said Tract A-1 of Romero Place and said corner being in the apparent Northwesterly right-of-way line of Monroe Boulevard, said corner also being in the Southeast line of 10' wide tract of land as described in a "Deed of Street Easement" from William Doornbos, et al, to The City of Groves as recorded in Film Code No. 105-10-0498, Official Public Records of Real Property, Jefferson County, Texas;

THENCE SOUTH 41°12'47" WEST, along and with the apparent Northwesterly right-of-way line of Monroe Boulevard, for a distance of 388.66 feet to a 5/8" iron rod set for corner, said corner being the most Easterly corner of the above referenced Lot 1 of Romero Place;

THENCE NORTH 48°50'40" WEST, along and with the boundary between the tract herein described and the Northeasterly line of the said Lot 1 of Romero Place, for a distance of 110.00 feet to an iron rod with a cap stamped "Soutex" found for corner, said corner being the most Northerly corner of the said Lot 1 of Romero Place;

THENCE SOUTH 41°06'35" WEST, along and with the boundary between the tract herein described and the Northwesterly line of the said Lot 1 of Romero Place, for a distance of 74.98 feet to the **POINT OF BEGINNING** and containing 11.1645 Acres, more or less.