2023-007720 AMEND Fee: 114.00 11/27/2023 02:41:39 PM Total Pages: 24 Teresa Rodriguez, County Clerk - Caldwell County, TX

BEE CREEK RANCH

AFFIDAVIT OF OWNERS OF BEE CREEK RANCH SUBDIVISION

<u>AND</u>

AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS

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§

§

STATE OF TEXAS

COUNTY OF CALDWELL

KNOW ALL MEN BY THE PRESENTS:

Know all men by these presents that we, the undersigned, hereby acknowledge that we are the owners or buyers under contract to purchase the tracts embraced by the Bee Creek Ranch Subdivision in Caldwell County, Texas (the "Bee Creek Ranch Subdivision"), as shown in the Declaration of Covenants, Easements, and Restrictions and survey recorded in Instrument 2021-006856 of the Official Public Records of Caldwell County, Texas (the "Restrictions"). We further hereby attest we have fully reviewed the following proposed amendments to the Restrictions and each of us hereby covenants and agrees, on behalf of ourselves and our heirs, legal representatives, successors and assigns as owners of property in the Bee Creek Ranch Subdivision, to be bound by the same and not to take any action, or make demand on any other party to take any action, inconsistent with the Restrictions as amended hereby.

Amendment No. 1:

In the first sentence of Section 4.04, change "not less than 1800 square feet" to "not less than 1200 square feet."

Amendment No. 2:

In the second sentence of Section 4.04, change "not less than 2000 square feet" to "not less than 1800 square feet."

Amendment No. 3:

In the fifth sentence of Section 4.04, change "exceeding 40% of the floor area" to "exceeding 50% of the floor area."

Each of the undersigned expressly represent and confirm that he or she has the full power and authority to make and enter into this Affidavit and Amendment and to bind his or her successors as owners of the property identified with his or her name below. This Affidavit and Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

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[Remainder of page left blank intentionally; Signature lines follow.] Declarant and Owner of All Unsold Tracts:

Double R Ventures, L.P., a Texas limited partnership By: Spahn Farms, LLC, its General Partner

By: Lef Jahn Rex L. Spahn, President

THE STATE OF TEXAS COUNTY OF _ Caldwell

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Rex L. Spahn, as President of Spahn Farms, LLC, a Texas limited liability company, as General Partner of Double R Ventures, L.P, a Texas limited partnership, on this the 27 day of NOY, 2023.

(SEAL)



Notary Public – State of Texas

Taddell

Notary's Printed Name

My Commission Expires: 0 24 (12-7

THE STATE OF TEXAS COUNTY OF Caldwells

This instrument was acknowledged before me, the undersigned authority, by Rex L. Spahn, in his capacity as President of Spahn Farms, LLC, a Texas limited liability company, in its capacity as General Partner of Double R Ventures, L.P, a Texas limited partnership, on this the \mathcal{V} day of $|\mathcal{N}\mathcal{W}|$, 2023.

(SEAL)



The Caddell

Notary's Printed Name

My Commission Expires: | 0 | 24 | 27

TRACY CADDELL Y COMMISSION EXPIRES 10/24/2027 NOTARY ID: 1026222-6

Tract 1 Owner

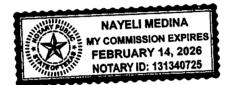
IVADALUPE ESCOBEDO LOZANO

Guadalupe Lozano Escobedo, Individually

THE STATE OF TEXAS § § COUNTY OF ______

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Guadalupe Lozano Escobedo on this the 13th day of October, 2022.

(SEAL)



Notary Public – State of Texas

Nayeli Medina Notary's Printed Name

My Commission Expires: Fibruary 14, 2026

THE STATE OF TEXAS § § COUNTY OF Travis

This instrument was acknowledged before me, the undersigned authority, by Guadalupe Lozano Escobedo on this the 1.3^{+1} day of 0.4 bs, 2022.

(SEAL)

Notary Public – State of Texas

NAYELI MEDINA AY COMMISSION EXPIRES FEBRUARY 14, 2026 NOTARY ID: 131340725

Nougeli Medina Notary's Printed Name My Commission Expires Tehnany 14, 2026

Tract 3 Buyers under Contract

Astovio Antonio Carrizales Salazar, Individually

Maria Isabel Carrizales, Individually

Jesus Antonio Carrizales Grimalso, aka Jesus Carrizales,

Individually

THE STATE OF TEXAS		§
	0 (1.))	§
COUNTY OF	alduri	§

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Antonio Carrizales Salazar on this the 15th day of July, 2022.

(SEAL)

Notary Public -- State of Texas

ERIN P. WELLS Notary Public, State Of Texas Comm. Exp. 06-25-2026 Notary ID# 13161896-2

ş ş ş

THE STATE OF TEXAS COUNTY OF Caldwell

Notary's Printed Name

My Commission Expires:

This instrument was acknowledged before me, the undersigned authority, by Antonio Carrizales Salazar on this the 15Mday of July, 2022.

(SEAL)

Notary Public - State of Texas

8(()) '	Notary Public, State Of Texas Comm. Exp. 06-25-2026	00000
8 6	Notary ID# 13161896-2	8

Notary's Printed Name

THE STATE OF TEXAS		
COUNTY OF <u>Caldural</u> §		
SWORN TO AND SUBSCRIBED before by Maria Isabel Carrizales on this the 15 th day of (SEAL)	C. P. wills	
ERIN P. WELLS Notary Public, State Of Texas Comm. Exp. 06-25-2026 Notary ID# 13161896-2	Notary Public – State of Texas Notary's Printed Name	
	My Commission Expires:	
THE STATE OF TEXAS § COUNTY OF Caldwill §		
This instrument was acknowledged before me, the undersigned authority, by Maria Isabel Carrizales on this the 15^{M} day of 5^{M} , 2022.		
(SEAL)	Notary Public - State of Texas	
ERIN P. WELLS Notary Public, State Of Texas Comm. Exp. 06-25-2026 Notary ID# 13161896-2	Notary's Printed Name My Commission Expires:	

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THE STATE OF TEXAS § COUNTY OF **Addud**

> BILLE ERIN P. WELLS Notary Public, State Of Texas

Comm. Exp. 06-25-2026 Notary ID# 13161896-2

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Jesus Antonio Carrizales Grimalso, aka Jesus Carrizales on this the <u>J5th</u>day of <u>J114</u>, 2022.

(SEAL)

Notary Public - State of Texas

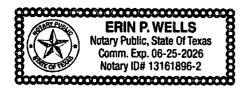
Notary's Printed Name

My Commission Expires:

This instrument was acknowledged before me, the undersigned authority, by Jesus Antonio Carrizales Grimalso, aka Jesus Carrizales on this the 1500 day of 500, 2022.

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(SEAL)



THE STATE OF TEXAS

COUNTY OF Caldwell

Notary Public - State of Texas

Notary's Printed Name

Tract 5 Buyers under Contract

Paulo Ricardo Barrios Ruiz, Individually <u>JSahol (VISHING Medrano</u>). Isabel Cristina Medrano Individually

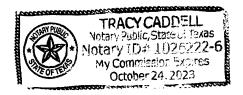
Isabel Cristina Medrano, Individually

THE STATE OF TEXAS § § aldwell COUNTY OF

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Paulo Ricardo Barrios Ruiz on this the <u>day of</u> <u>ALGUSE</u>, 2022.

(SEAL)

(SEAL)



Notary Public - State of Tex del)

Notary's Printed Name

My Commission Expires:

THE STATE OF TEXAS COUNTY OF CALOWCH

TRACY CADDELL Notary Public, State or Texas Notary ID#1025222-6 My Commission Expires

October 24, 2023

This instrument was acknowledged before me, the undersigned authority, by Paulo Ricardo AUGUSU, 2022. Barrios Ruiz on this the <u>11</u> day of _

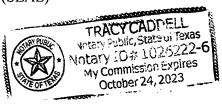
Notary Public - State of Texas

Notary's Printed Name

THE STATE OF TEXAS Aur COUNTY OF

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Isabel Cristina Medrano on this the <u>day of</u> aust, 2022.

(SEAL)



State of Texas Notary Public

Notary's Printed Name

My Commission Expires:

THE STATE OF TEXAS 8 8 Udwell COUNTY OF

This instrument was acknowledged before me, the undersigned authority, by Isabel Cristina Medrano on this the <u>II</u> day of <u>MUGUSK</u>, 2022.

(SEAL)

ADDELI State ui Taxas TRAC votary public, 12-10 My Commission Expires otary October 24, 2023

State of Texas Notary Public -

Notary's Printed Name

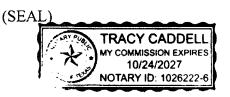
Tract 6 Owners

David E. Smith, Individually

Pam J. Smith, Individually

THE STATE OF TEXAS $\$ COUNTY OF $\underline{CULWell}$

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by David E. Smith on this the day of NN, 2023.



tate of Texas Notary Public -

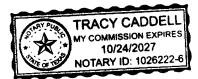
Notary's Printed Name

My Commission Expires: 10 24 27

THE STATE OF TEXAS COUNTY OF

This instrument was acknowledged before me, the undersigned authority, by David E. Smith on this the $_$ day of $_N\mathcal{W}$, 2023.

(SEAL)



state of Texas Notary Public,

Notary's Printed Name

10/24 My Commission Expires:___

THE STATE OF TEXAS ş § 8 Caldwell COUNTY OF

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Pam J. Smith on this the l day of N M, 2023.

(SEAL)

÷



Notary Public State of Texas

Notary's Printed Name

My Commission Expires: 0 24 27

THE STATE OF TEXAS § 8 Caldwen COUNTY OF

This instrument was acknowledged before me, the undersigned authority, by Pam J. Smith on this the l day of N l, 2023.

(SEAL)

Notary Public State of Texas

Notary's Printed Name

My Commission Expires: 10 24 27



Tract 7 Owners

Audrey McCarron, Individually

Kevin McCarron, Individually

THE STATE OF MARYLAND § § COUNTY OF MONTGOMPLY

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Maryland, by Audrey McCarron on this the 12^{h} day of \overline{JUNC} , 2022.

(SEAL) Notary Public – State of Maryland MANISH THANKI NOTARY PUBLIC Montgomery County 1 herner Maryland Manish My Commission Expires April 30,2026 Notary's Printed Name My Commission Expires: 04/30/2026 THE STATE OF MARYLAND COUNTY OF MONTON MY

This instrument was acknowledged before me, the undersigned authority, by Audrey McCarron on this the 12^{h} day of $JU \wedge (2, 2022)$.

(SEAL)

MANISH THANKI NOTARY PUBLIC Montgomery County Maryland My Commission Expires April 30,2026

Notary Public – State of Maryland

Mansh 1 hoinri

Notary's Printed Name

My Commission Expires: $04/30/202\zeta$

THE STATE OF MARYLAND § COUNTY OF MONTON (%)

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Maryland, by Kevin McCarron on this the $12^{1/2}$ day of $\sqrt{1000}$, 2022.

(SEAL)

MANISH THANKI NOTARY PUBLIC Montgomery County Maryland My Commission Expires April 30,2026

Notary Public - State of Maryland

Man Notary's Printed Name

My Commission Expires: 04/ 30/ 2. 2

COUNTY OF MONIZONINY \$

This instrument was acknowledged before me, the undersigned authority, by Kevin McCarron on this the 12 day of 10 kevin, 2022.

(SEAL)

Notary Public - State of Maryland

MANISH THANKI NOTARY PUBLIC Montgomery County Maryland My Commission Expires April 30,2026

r Cl NI www Notary's Printed Name

My Commission Expires: 2026

Tract 8 Buyers under Contract

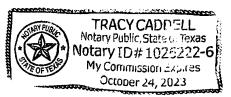
GMAOS (

Maria Matilde Bernal de campos Maria Matilde Bernal de Campos, Individually

THE STATE OF TEXAS § COUNTY OF <u>Caldwell</u> §

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Joel Campos Bernal on this the 15 day of $_{50}$, 2022.

(SEAL)



Notary Public - State of Texas

Notary's Printed Name

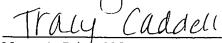
My Commission Expires:_____

THE STATE OF TEXAS

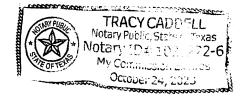
This instrument was acknowledged before me, the undersigned authority, by Joel Campos Bernal on this the 15 day of 560 km , 2022.

(SEAL)

Notary Public - State of Texas



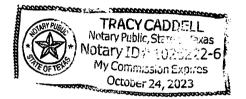
Notary's Printed Name



THE STATE OF TEXAS § COUNTY OF ________§

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Maria Matilde Bernal de Campos on this the 15 day of 302, 2022.

(SEAL)



Notary Public - State of Texas

TTU (addal

Notary's Printed Name

My Commission Expires:_____

THE STATE OF TEXAS § § COUNTY OF

This instrument was acknowledged before me, the undersigned authority, by Maria Matilde Bernal de Campos on this the 15 day of 5474, 2022.

(SEAL)

TRACY CADDELL Notary Public, State C. Texas Notary ID#1026222-6 My Commission Lagar October 24, 2023

Notary Public - State of Texas

Notary's Printed Name

ers under Contract esar Guedea, Individually 0 Gabriela Jimenez, Individually THE STATE OF TEXAS § § 8 Caldwell COUNTY OF SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Cesar Guedea on this the 22 day of 3022. Notary Public - State of Texas THUM CADDell Notary's Printed V (SEAL) ADDELL Commission Explans My Commission Expires: THE STATE OF TEXAS COUNTY OF Caldwell \$ * Ann Gabrieta * Cesar Guedea Finener This instrument was acknowledged before me, the undersigned authority, by Gesar Guedea on this the 24 day of June, 2022. 23 0 adden (SEAL) Notary Public Caddell Notary's Printed Name

THE STATE OF TEXAS COUNTY OF Caldwell § §

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Gabriela Jimenez on this the $\frac{23}{2}$ day of $\frac{1000}{2}$, 2022.

(SEAL)

TPACY CADDE Av Commist 2013 14 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 19 1 - 1

Main adden

Notary Public - State of Texas

Notary's Printed Name

My Commission Expires:

THE STATE OF TEXAS COUNTY OF Caldwell § 8

This instrument was acknowledge before me, the undersigned authority, by Gabriela Jimenez on this the $\underline{12}$ day of $\underline{1400}$, 2022.

(SEAL)

au Catden

Notary Public - State of Texas

Notary's Printed Name

My Commission Expires:_____

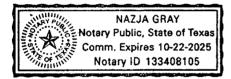
Tract 10 Owners Christopher F. Geisert, Individually

Danielle M. Locke, Individually

THE STATE OF TEXAS § § 71/IS COUNTY OF

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Christopher F. Geisert on this the $\frac{10^{11}}{10^{11}}$ day of $\frac{10^{11}}{10^{11}}$ 2022.

(SEAL)



- State of Texas Notary Public

Notary's Printed Name

15 My Commission Expires:

THE STATE OF TEXAS § § COUNTY OF TRAUIS §

> NAZJA GRAY Notary Public, State of Texas

Comm. Expires 10-22-2025 Notary ID 133408105

This instrument was acknowledged before me, the undersigned authority, by Christopher , 2022,

(SEAL)

Votary/Public – State of Texas

Notary's Printed Name

11-1005 My Commission Expires: \underline{ll}

THE STATE OF TEXAS § COUNTY OF TRAVIS

(SEAL)

Notary/Public - State of Texas

Notary's Printed Name

My Commission Expires: /

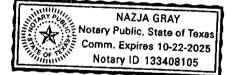
THE STATE OF TEXAS § COUNTY OF MAKES

NAZJA GRAY Notary Public, State of Texas Comm. Expires 10-22-2025

Notary ID 133408105

This instrument was acknowledged before me, the undersigned authority, by Danielle M. Locke on this the \cancel{Wire} , 2022.

(SEAL)



Nøtary Public – State of Texas

Notary's Printed Name

My Commission Expires: <u>10-10-1075</u>

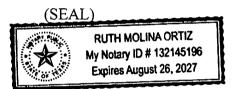
Tract 11 Buyers under Contract

Jose Homero Saldierna, Individually

Saldierna, Individually

THE STATE OF TEXAS §
COUNTY OF Hays

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Jose Homero Saldierna on this the 15 day of Nounce, 2023.



Notary Public – State of Texas

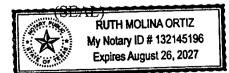
Kuth Wiling Orti 2. Notary's Printed Name

My Commission Expires: D210

THE STATE OF TEXAS

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Elvira Saldierna on this the S day of North 2023.

§ § 8



Notary Public __ State of Texas

Kith Molina DATIZ

Notary's Printed Name

My Commission Expires: 08 24 2027

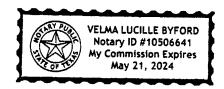
Tract 12 Owner

0/1.45 Janet Collins, Individually

THE STATE OF TEXAS § § COUNTY OF _ Dalles

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Texas, by Janet Collins on this the ZZ day of June, 2022.

(SEAL)



Notary Public - State of Texas

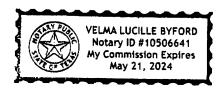
1U

Notary's Printed Name 0My Commission Expires: 05/24/24

THE STATE OF TEXAS § § COUNTY OF Dallas

This instrument was acknowledged before me, the undersigned authority, by Janet Collins on this the 23 day of June, 2022.

(SEAL)



Velne A. Colord
Notary Public – State of Texas
Velma L. Dhord
Notary's Printed Name
My Commission Expires: 05/21/34

Tract 15 Owners John LaFave, Individually Mana Chave Ring LaFave, Individually			
THE STATE OF KANSAS § COUNTY OF KILL §			
SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Kansas, by John LaFave on this the \neg day of \neg , 2022.			
(SEAL)	Notary Public – State of Kansas		
NOTARY PUBLIC - State of Kansas DANIEL SMITH My Appt. Expires <u>OTILI(2025</u>	Daniel Sn.M. Notary's Printed Name		
	My Commission Expires: 07/11/2025		
THE STATE OF KANSAS § COUNTY OF <u>Racy</u> §			
This instrument was acknowledged before me, the undersigned authority, by John LaFave on this the $\underline{\neg}$ day of $\underline{\neg}$, 2022.			
(SEAL)	Notary Public – State of Kansas		
NOTARY PUBLIC - State of Kansas DANIEL SMITH My Appl. Expires 07/4/2025	Deniel Santh Notary's Printed Name My Commission Expires: 07 (1./2025		

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THE STATE OF KANSAS § § § COUNTY OF Rilly

SWORN TO AND SUBSCRIBED before me, a Notary Public in and for the State of Kansas, by Rina LaFave on this the 7_day of June , 2022.

(SEAL)

Notary Public - State of Kansas

NOTARY PUBLIC - State of Kansas DANIEL SMITH My Appl. Expires 2025

Daniel Smith Notary's Printed Name

My Commission Expires: or 12025

THE STATE OF KANSAS ş ş ş COUNTY OF Rilly

This instrument was acknowledged before me, the undersigned authority. by Rina LaFave on this the <u>day of</u>, 2022.

(SEAL)

NOTARY PUBLIC - State of Kansas DANIEL SMITH 11/2025 My Appt. Expires_01

Notary Public - State of Kansas

Daniel Smith

Notary's Printed Name

FILED AND RECORDED

Instrument Number: 2023-007720 AMENDMENT

Filing and Recording Date: 11/27/2023 02:41:39 PM Pages: 24 Recording Fee: \$114.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



u.

Rodrigue KINA

Teresa Rodriguez, County Clerk Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.