

1208

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LAKEWOOD RANCH HOMEOWNER'S ASSOCIATION, INC.**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

WHEREAS, Declarant is the owner and developer of that certain real property in Bell County, Texas, known as LAKEWOOD RANCH PHASE I, Bell County, Texas, (hereinafter called the "Existing Property") subject to the liens, encumbrances, restrictions and other matters filed of record effecting the Existing Property, and subject to that one certain Declaration of Covenants, Conditions and Restrictions dated March 29, 1994, duly recorded in Volume 3133, Page 338, of the Official Public Records of Real Property of Bell County, Texas (hereinafter called "Declaration");

WHEREAS, Declarant is the owner of that certain real property in Bell County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter called "the Additional Property"), subject to the liens, encumbrances, restrictions and other matters filed of record effecting the Additional Property;

WHEREAS, the Declaration provided for the annexation of additional property in future stages of the development;

WHEREAS, Declarant desires to annex the Additional Property subject to the Declaration and extend the scheme of the terms, conditions, covenants and restrictions of the Declaration to the Additional Property;

WHEREAS, Declarant intends to develop the Additional Property as an extension of the Existing Property by dividing portions of the Additional Property into lots for the construction of single family dwellings (hereafter called "Lots");

NOW, Declarant declares that the Additional Property is subject to the terms, conditions, covenants and restrictions (hereinafter called the "Covenants") of the Declaration and said Covenants of the Declaration

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shall run with the Additional Property and shall be binding on and inure to the benefit of the owners of the Lots.

All Covenants of the Declaration shall remain in full force and effect, and have not been altered, changed or modified by this Supplemental Declaration except for bringing the Additional Property under the scheme of the Declaration, provided that any amendment to the Lakewood Ranch Homeowner's Association, Inc. shall not be subject to review by the City of Temple.

To the extent that the provisions of the Declaration and this Supplemental Declaration conflict with any prior restrictions affecting the Property as recorded in Volume 3100, Page 297, of the Official Public Records of Real Property of Bell County, Texas, then the provisions of the Declaration and this Supplemental Declaration shall control and shall be deemed to have superceded, amended, replaced, or revoked the prior conflicting restrictions. All prior restrictions affecting the Additional Property which do not conflict with the provisions of the Declaration and this Supplemental Declaration shall remain in effect as written.

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IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand
29
this the 29th day of MARCH, 1994.

LAKEWOOD CLIFFS, LTD., a Texas Limited Partnership

By: PK Management, L.C., a Texas Limited Liability Company

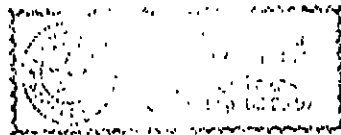
General Partner

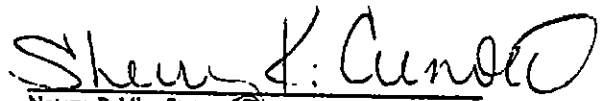
By: 
JOHN KIELLA, President

THE STATE OF TEXAS §
 §
COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day personally appeared JOHN KIELLA, President of PK MANAGEMENT, L.C., a Texas Limited Liability Company, in its capacity as General Partner of LAKEWOOD CLIFFS, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company and said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of March, 1994.





Notary Public, State of Texas

Printed Name of Notary:

Commission Expires:

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***** FIELD NOTES BY ALL COUNTY SURVEYING *****

October 22, 1993

Surveyor's Field Notes for LAKEWOOD RANCH PHASE II for:

24.918 acres being a part of the GEORGE W. LINDSEY SURVEY, Abstract Number 513, in Bell County, Texas, and being a part of that certain 182.49 acre tract described in the Correction Deed to LAKEWOOD CLIFFS, LTD. recorded in Volume ____, Page ____ of the Bell County Deed Records, and said 24.918 acre portion being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod Found in concrete in the west line of the said 182.49 acre tract for the southwest corner of that certain 26.135 acre tract known as LAKEWOOD RANCH PHASE I, a subdivision of record according to the plat of record in Cabinet B, Slide _____ of the Bell County Plat Records, and being in the east line of that certain remnant tract of a tract called 97 acres in the deed to Nancijane Goodwin recorded in Volume 1289, Page 501 of the said Deed Records, and said rod being the northwest corner of this 24.918 acres.

THENCE South 52 deg.03 min.58 sec. East, along the south line of said Phase I, 1052.18 feet to a 1/2 inch iron rod found in concrete and being at the intersection of the west line of that certain Lakewood Drive, a 70 ft. wide street right-of-way according to said Phase I plat, and said iron rod being an angle point in the said south line of Phase I, and an angle point in the north line of this 24.918 acres herein being described.
(the plat call for the south line of Phase I = S 52-03-58 E, 1052.18 ft.)

THENCE South 76 deg.20 min.41 sec. East, continuing along said south line of said Phase I, crossing the proposed extension of Lakewood Drive, a proposed 70 ft. wide right-of-way, 70.00 feet to a 1/2 inch iron rod in concrete found for the southeast corner of said Phase I, and being in the east line of the proposed Lakewood Drive, being in a curve which is concave to the southeast, said curve having a Radius of 1413.56 feet, and being the northeast corner of this 24.918 acres.
(the plat call for this line = S 76-20-41 E, 70.00 ft.)

THENCE with said curve to the left, being along the proposed east line of said Lakewood Drive, an arc distance of 572.02 feet; the Long Chord of said curve = South 02 deg.03min.45 sec. West, 568.13 feet to a 1/2 inch iron rod being set in concrete for the easternmost southeast corner of this tract.

THENCE South 80 deg.28 min.10 sec. West, crossing said proposed Lakewood Drive, 70.00 feet to a 1/2 inch iron rod set in concrete for a corner of this tract, and being in the west Right Of Way line of said proposed roadway, said rod being in a curve which is concave to the southeast and has a Radius of 1483.56 feet.

THENCE along said curve to the right, an arc distance of 64.58 feet; the Long Chord of said curve = North 08 deg.17 min.00 sec. West, 64.58 feet to a 1/2 inch iron rod set in concrete for a corner of this tract.

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THENCE South 72 deg.07 min.48 sec. West, 701.52 feet to a 1/2 inch iron rod set in concrete for an angle point in the south line of this tract.

THENCE North 74 deg.06 min.17 sec. West, 526.92 feet to a 1/2 inch iron rod set in concrete and being in the common said Goodwin and Lakewood Cliffs, Ltd. line for the southwest corner of this tract.

THENCE North 16 deg.49 min.15 sec. East, with the west line of the said Lakewood Cliffs, Ltd. line, being the east line of the said Goodwin remnant tract, 855.41 feet to a 1/2 inch iron rod found, and being set in concrete by this surveyor for an angle point in the said common Lakewood Cliffs, Ltd. and Goodwin line, and for an angle point in the west line of this tract.
(the Lakewood Cliffs, Ltd. deed calls for the bearing of this line to be N 16-49-15 E)

THENCE North 16 deg.31 min.01 sec. East, continuing along the common Lakewood Cliffs, Ltd. and Goodwin line. 449.50 feet to the Point Of Beginning, and containing 24.918 acres.

** The bearings recited herein are based upon physical tying into Texas Dept. Of Transportation Satellite Station "S0140107" and using reference bearing provided by the Highway Dept., which is the same bearing base used in the Lakewood Cliffs, Ltd. deed; said Lakewood Cliffs 182.49 acre tract was also surveyed by this surveyor, therefore since there are no bearing differences, the calls for each course are not shown following the courses recited herein.

Surveyed September 15, 1993.
ALL COUNTY SURVEYING
1-800-749-PLAT

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Charles C. Lucko

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BY _____
COUNTY CLERK
SECURITY

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