



**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR  
STALLION MEADOWS ESTATES SUBDIVISION  
TO AMEND PLAT**

STATE OF TEXAS                   §  
  §       **KNOWN ALL MEN BY THESE PRESENTS**  
COUNTY OF JACK               §  
COUNTY OF PARKER           §

THIS Supplemental Declaration is made by Stallion Meadows Estates, LLC, a Delaware Limited Liability Company, hereinafter referred to as the "Declarant":

**WITNESSETH:**

WHEREAS, the Declarant is the owner of the real property referred to as Stallion Meadows Estates Subdivision, which is more particularly described below, and desires to develop thereon a residential subdivision; and

WHEREAS, the Declarant filed a Plat of Stallion Meadows Estates Subdivision on May 8, 2023, under Cabinet A, Pages 8-9 of the Plat Records of Jack County, Texas; and

WHEREAS, on May 12, 2023, Declarant filed of record the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas ("Original Declaration"); and

WHEREAS, the Declarant now desires to address and file of record the information for the Amended Plat of the Subdivision;

NOW THEREFORE, the Declarant declares that the real property known as Stallion Meadows Estates is and shall be held, transferred, sold, conveyed and occupied subject to the Texas Property Code and subject to the covenants, restrictions, easements, charges and liens filed of record under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas, and this Supplemental Declaration.

**ARTICLE I**  
**Definitions**

Section 1. Any words not defined in this Supplemental Declaration shall have the same meaning assigned in the Original Declaration filed of record under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas. The following words when used in this Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

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(a) Original Declaration. “Original Declaration” shall mean and refer to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision filed of record under Instrument No. 20230001582 of the Official Public Records of the Jack County Clerk, Jack County, Texas.

(b) Plat. “Plat” shall mean and refer to the Amended Plat of Stallion Meadows Estates Subdivision filed on June 27, 2023, under Cabinet A, Pages 8-9 in the Plat Records of Jack County, Texas and any other amendments thereto.

(c) Subdivision. “Subdivision” shall mean and refer to that certain tract of land located in Jack County, Texas, containing 113.126 acres more or less and being more fully described on the Amended Plat recorded under Cabinet A, Pages 8-9 in the Plat Records of Jack County, Texas, hereinafter referred to as “Stallion Meadows Estates Subdivision” or “Subdivision”.

(d) Supplemental Declaration. “Supplemental Declaration” shall mean and refer to the Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Stallion Meadows Estates Subdivision.

## ARTICLE II General Provisions

Section 1. Binding Effect. All covenants, conditions, limitations, restrictions, easements, and affirmative obligations set forth in this Supplemental Declaration and the Original Declaration shall be binding on the Owners of the Lot(s) and each and every Owner of the properties and their respective heirs, successors, and assigns, and shall run with the land.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Any other terms and conditions of the Original Declaration not amended herein shall remain in full force and effect.

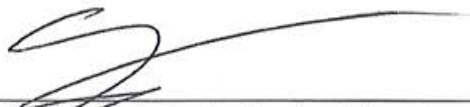
This Supplemental Declaration shall become effective upon its recordation in the Official Public Records of the Jack County Clerk’s Office, Jack County, Texas.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 24<sup>th</sup> day of August 2023.

[signature follows on next page]

**Stallion Meadows Estates, LLC, a Delaware limited liability company**

**By: American Land Partners, LLC, a Delaware limited liability company, Manager**

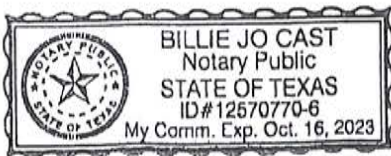
By:   
\_\_\_\_\_  
Monte Magness, Authorized Agent

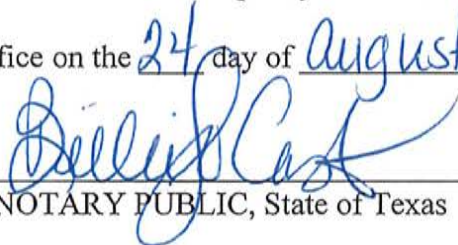
STATE OF TEXAS                   §  
   §  
COUNTY OF Parker           §

**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Magness, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 24 day of August 2023.



  
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NOTARY PUBLIC, State of Texas

**PREPARED IN THE OFFICE OF:**

Roberts, Odefey, Witte & Wall, LLP  
P. O. Box 9  
Port Lavaca, Texas 77979

**AFTER RECORDING, RETURN TO:**

Stallion Meadows Estates, LLC  
110 W. Interstate 20, Frontage Road, Ste. 120  
Weatherford, Texas 76086

