3RD AMENDMENT

C:\B/cmjh/REAL ESTATE/restrictions

RIGHT OF WAY EASEMENT

2001/0487

015478

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DIZDAR DEVELOPMENT, LTD. TO THE PUBLIC

THIRD AMENDMENT OF DECLARATION OF COVENANTS, RESTRICTIONS AND MAINTENANCE AGREEMENTS OF SPRING CREEK ESTATES SUBDIVISION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE §

WHEREAS, the Spring Creek Estates Subdivision (herein "Subdivision") is described in the map or plat of said subdivision as recorded in Volume 2, Page 182, of the Plat Records of Gillespie County, Texas;

WHEREAS, the Declaration of Covenants, Restrictions and Maintenance Agreements of Spring Creek Estates Subdivision (herein "Declaration"), is recorded at Volume 378, Page 991-1003 of the Official Public Records of Real Property of Gillespie County, Texas; and

WHEREAS, the Declarant, DIZDAR DEVELOPMENT, LTD., a Texas Limited Partnership, has reserved the right to amend the Declaration for any reason whatsoever deemed necessary for the benefit of the overall development of the property as determined by Declarant, in its sole discretion; and

WHEREAS, the Declarant, DIZDAR DEVELOPMENT, LTD., has determined that the hereinafter amendment is necessary for the benefit of the overall development of the property and that the Declaration shall be amended as follows:

NOW, THEREFORE, the Declaration of Covenants, Restrictions and Maintenance Agreements of the Spring Creek Estates Subdivision are amended by adding to it and incorporating therein paragraph 11. subsection f., which shall be a part of such Declaration:

11. Miscellaneous

f. Declarant shall mean and refer to Dizdar Development, Ltd., a Texas Limited Partnership, its successors and assigns, but shall exclude owners who have acquired a lot or lots for their own personal residential or recreational use. All of the rights, authorities and privileges of Declarant contained herein shall be fully assignable by the then Declarant to a successor Declarant who shall succeed to, and enjoy the benefit of such rights, privileges and authorities.

The amendment herein shall be effective from and after the date that it is duly filed in the Official Public Records – Real Property of Gillespie County, Texas.

In all other respects, the provisions of the Declaration of Covenants, Restrictions and Maintenance Agreements of the Spring Creek Estates Subdivision, as amended, shall continue in full force and effect as written without change.

EXECUTED this the 8 day of November, 2001.

DIZDAR DEVELOPMENT, LTD, a
Texas Limited Partnership

By: DIZDAR CORPORATION, a
Texas Corporation, its sole General
Partner

By: _____
MARK DIZDAR, President

STATE OF TEXAS §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on this the 14th day of November, 2001, by MARK DIZDAR, President of DIZDAR CORPORATION, a Texas corporation, General Partner of DIZDAR DEVELOPMENT, LTD., a Texas Limited Partnership, on behalf of said partnership.

VELMA GARCIA
Notary Public, State of Texas
My Commission Expires
March 07, 2005

Velma Garcia
Notary Public, State of Texas

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+600 PTC

FILED FOR RECORD
AT 3:55 O'CLOCK P M

NOV 19 2001

DEBBIE WAHL
CLERK COUNTY COURT
GILLESPIE COUNTY, TEXAS
By [signature] Deputy

THE STATE OF TEXAS }
County of Gillespie } I, DEBBIE WAHL, Clerk of the County Court of said County,

do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record on date stamped hereon and duly recorded this 20th day of November A.D. 2001, at 9:15 o'clock a M., in the Official Public records of said County, in Volume 439, on Pages 817-820.

Witness my hand and seal of the County Court of said County, at office in Fredericksburg, Texas, the day and year last above written.

DEBBIE WAHL
Clerk, County Court, Gillespie County, Texas
By [signature] Deputy
Colleen Ketron