

ATG-ADMIN/BICOY

**THIRD AMENDMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
281 EAST LAND
SAN ANTONIO, TEXAS**

**FILED BY
ALAMO TITLE**

STATE OF TEXAS)
COUNTY OF DALLAS)

*This document is being refiled to
attach exhibit "A".*

THIS THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 281 EAST LAND (this "Third Amendment") is made as of this 25th day of May, 2006, by 281 CANYON PARTNERS, LTD., a Texas limited partnership ("Declarant").

WITNESSETH

WHEREAS, 281 East Homeowners Association was organized pursuant to the Master Declaration of Covenants, Conditions and Restrictions for 281 East Land, San Antonio, Texas, executed November 5, 1999, recorded at Volume 8202, Page 524, Official Public Records of Bexar County;

WHEREAS, the Declaration imposes certain covenants, conditions and restrictions upon that real property described on Exhibit "A" of the Declaration, and all annexations or supplements thereto;

WHEREAS, pursuant to Article IX, Section 9.2 of the Declaration, the Declaration may be amended and/or changed upon the express written consent of Members having at least seventy percent (70%) of the total outstanding votes of the Members of the Association without regard to class; and

WHEREAS, Declarant, by its execution hereof, has consented in writing to the amendment set forth below and holds at least seventy percent (70%) of the total outstanding votes of the Members of the Association.

NOW THEREFORE, Declarant amends the Declaration as hereinafter set forth.

1. Article III, Section 3.11 (a) of the Declaration is hereby deleted and the following is inserted in its stead:

- (a) All electric service shall be properly installed.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of the date set forth in the first paragraph of this Third Amendment.

DECLARANT:

281 CANYON PARTNERS, LTD.,
a Texas limited partnership

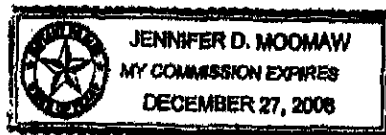
By: Thompson Realty Investment Corporation,
its general partner

By: 
W. T. Field, President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 25th day of May, 2006, by W. T. Field, President of Thompson Realty Investment Corporation, general partner of 281 Canyon Partner, Ltd., a Texas limited partnership, on behalf of such partnership.




Notary Public, State of Texas

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Pages 3
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e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Fees 20.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
06/02/2006 15:25:37 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerry Rickhoff

EXHIBIT A

A 522.6 acre (or 22,765,000 square feet) tract of land out of the Beaty, Seale and Forwood Survey No. 1, Abstract 113, County Block 4926; the Beaty, Seale and Forwood Survey No. 3, Abstract 115, County Block 4935; the B. Staffel Survey No. 4, Abstract 945, County Block 4929; the C.L. Muller Survey No. 385, Abstract 531, County Block 4928; the B. Staffel Survey No. 2, Abstract 946, County Block 4925; and the W.M. Brisbin Survey No. 89 1/2, Abstract 54, County Block 4900, said 522.6 acre tract containing 14.86 acres out of a 52.24 acre tract (Tract I) as recorded in Volume 5596, Page 1614; all of the 48.56 acre tract (Tract II) as recorded in Volume 5596, Page 1653; 25.7 acres out of a 474.1 acre tract (Tract III) as recorded in Volume 5596, Page 1692; all of the 381.4 acre tract (Tract IV) as recorded in Volume 5596, Page 1734; and 52.1 acres out of a 117.0 acre tract (Tract V) as recorded in Volume 5596, Page 1775 in the Official Public Records of Real Property of Bexar County, Texas, Said 522.6 acres being further described by metes and bounds as follows:

BEGINNING: At a found 1/2" iron rod at the easterly southeast corner of the aforementioned 48.56 acre tract (Tract II), on the west right-of-way line of U.S. Highway 281 (a 200-foot right-of-way) for the POINT OF BEGINNING, same being a northeasterly corner of an 108.58 acre tract as recorded in Volume 4453, Pages 315-316 Deed Records of Bexar County, Texas;

THENCE: S 82°12'40" W, departing the west line of U.S. Highway 281 with the south line of the aforementioned 48.56 acre tract, the north line of said 108.58 acre tract, a distance of 1,483.82 feet to a found 1/2" iron pipe at an angle point;

THENCE: S 72°26'50" W, a distance of 1,298.05 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at an angle point;

THENCE: Departing from the south line of said 48.56 acre tract with the south line of the aforementioned 381.4 acre tract (Tract IV) S 41°10'33" W, a distance of 4,140.00 feet to a found 1/2" iron pipe at the northwest corner of said 108.58 acre tract, same being on the northerly line of a San Antonio River Authority easement as recorded in Volume 6485, Pages 892-895 and Volume 5839, Pages 513-523 of the Deed Records of Bexar County, Texas, at an angle point;

THENCE: Continuing with the south line of said 381.4 acre tract, crossing said San Antonio River Authority easement, the following calls:

N 53°44'28" W, a distance of 363.16 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 26°02'12" W, a distance of 524.99 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 58°50'30" W, a distance of 84.15 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 25°08'33" W, a distance of 448.02 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 50°03'29" W, a distance of 371.78 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 79°46'33" W, a distance of 795.33 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 63°28'32" W, a distance of 232.80 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

- THENCE: Departing the south line of said 381.4 acre tract with the south line of the aforementioned 117.0 acre tract (Tract V) N 64°57'33" W, a distance of 583.68 feet to a 24" diameter Live Oak tree;
- THENCE: Continuing with the south line of said 117.0 acre tract, the following calls:
 N 64°34'46" W, a distance of 48.78 feet to a found ½" iron rod, for a northerly corner of Champions Unit 1 Stone Oak, as recorded in Volume 9522, Pages 179-187 of the Deed and Plat Records of Bexar County, Texas;
 N 64°51'31" W, along and with the northerly line of said Champions Unit 1, a distance of 912.57 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- THENCE: Departing the south line of said 117.0-acre tract, crossing into said 117.0 acre tract and departing from the aforementioned northerly line, northeasterly along a curve to the left having a radial bearing of N 65°47'58" W, a radius of 5293.00 feet, a central angle of 12°02'33", an arc length of 1112.49 feet and a chord bearing and distance of N 18°10'45" E, 1110.44 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- THENCE: N 12°09'29" E, a distance of 431.21 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";
- THENCE: N 08°45'57" E, a distance of 832.75 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at an angle point;
- THENCE: N 90°00'00" E, a distance of 856.47 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- THENCE: Northeasterly, along a curve to the left having a radius of 743.00 feet, a central angle of 43°42'39", an arc length of 566.83 feet, and a chord bearing and distance of N 68°08'40" E, 553.19 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- THENCE: N 46°17'21" E, a distance of 717.45 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- THENCE: Northeasterly, along a curve to the right having a radius of 657.00 feet, a central angle of 42°32'33", an arc length of 487.83 feet, and a chord bearing and distance of N 67°33'37" E, 476.70 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of intersection of a non-tangent line;

THENCE:

N 13°35'44" E, a distance of 44.17 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" on the centerline of a proposed 86-foot wide ingress-egress easement as recorded in Volume 5596, Page 1608 of the said Real Property Records, at a point of curvature, said point also being the southwest corner of the aforementioned 474.1 acre tract (Tract III), the northeast corner of said 117.0 acre tract (Tract V) and an angle point of this tract;

THENCE:

Continuing with the centerline of the proposed road and the south line of said 474.1 acre tract, the following calls:

Easterly, along a curve to the right having a radial bearing of S 00°14'34" E, a radius of 700.00 feet, a central angle of 03°08'19", an arc length of 38.19 feet and a chord bearing and distance of S 88°40'24" E, 38.14 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;

S 87°06'15" E, a distance of 1236.20 feet to a found 1/4" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;

Easterly, along a curve to the left, having a radius of 3000.00 feet, a central angle of 13°32'49", an arc length of 709.32 feet, and a chord bearing and distance of N 86°07'20" E, 707.67 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;

N 79°20'36" E, a distance of 251.66 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" at an angle point;

THENCE: Departing from the centerline of the proposed road and south line of said 474.1 acre tract and crossing said 474.1 acre tract;

N 84°15'22" E, a distance of 3701.80 feet to a found 1/4" iron rod with yellow cap marked "Pape-Dawson" at a point on a curve on the west right-of-way line of U.S. Highway 281, said point also being the northeast corner of this 522.6 acre tract, and on the easterly line of said 52.24 acre tract (Tract I);

THENCE: Southerly, following the west right-of-way line of U.S. Highway 281, along said easterly line and along a curve to the right having a radial bearing of S 81°00'34" W, a radius of 5669.58 feet, a central angle of 06°50'54", an arc length of 677.66 feet and a chord bearing and distance of S 05°33'59" E, 677.26 feet to a found 1/4" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature, said point also being the northeast corner of the aforementioned 48.56 acre tract (Tract II), and the southeast corner of said Tract I and an angle point of this tract;

THENCE: Southerly, continuing along the west right-of-way line of U.S. Highway 281, the easterly line of said Tract II, with a curve to the right, having a radius of 5669.58 feet, a central angle of 03°59'32", an arc length of 395.04 feet and a chord bearing and distance of S 00°08'46" E, 394.96 feet to a found 1/4" iron rod at a point of tangency;

THENCE: S 01°51'00" W, a distance of 180.92 feet to the POINT OF BEGINNING and containing 522.6 acres of land in Bexar County, Texas. The above having been described in accordance with a survey as prepared by Pape-Dawson Engineers, Inc.

SAVE AND EXCEPT THREE TRACTS

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Pages 8
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GERRY RICKHOFF COUNTY CLERK

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COUNTY OF BEXAR
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Gerry Rickhoff