



**1ST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HENCKEN RANCH ESTATES**

STATE OF TEXAS §

COUNTY OF TARRANT §

THIS 1ST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HENCKEN RANCH ESTATES is made effective as of this 1 day of March, 2019 by John Hencken and Barbara Hencken as Developer (hereinafter referred to as "Declarant").

WHEREAS, Declarant is the owner of a portion of that certain real property known as Hencken Ranch Estates in Tarrant County, Texas (the "Property"), described by metes and bounds in the attached Exhibit B, and on the Final Plat for Hencken Ranch Estates filed under Instrument No. D215241136, Plat Records, Tarrant County, Texas and incorporated herein as Exhibit A, and on the Final Plat for Hencken Ranch, Phase II, filed under Instrument No. D218268721, Real Property Records, Tarrant County, Texas and incorporated herein as Exhibit C. The Property included which are affected by this instrument specifically includes all property known as Hencken Ranch Estates, Phases I and II; and

WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HENCKEN RANCH ESTATES is filed of record in Instrument No. D217129152, Real Property Records, Tarrant County, Texas (the "Declarations"); and

WHEREAS, a number of lots in the Property have heretofore been conveyed to third parties. However, by vote of the Hencken Ranch Estates Property Owner's Association, a Texas non-profit corporation ("POA"), Declarant and the requisite number of owners elected to incorporate the amendments set forth herein, which is permitted pursuant to the Declaration and the bylaws of the POA.

NOW, THEREFORE, Declarant amends Article IV, USE OF PROPERTIES AND LOTS; PROTECTIVE COVENANTS, paragraphs 4.06, 4.13 and 4.14 to read as follows in their entirety:

4.06 Combining Lots. Any person owning one or more adjoining Lots may, with Committee approval, consolidate such Lots into a single building location for the purpose of constructing one (1) residential structure thereon (the plans and specifications therefore being approved as set forth in this Declaration) and such other improvements as are permitted herein; provided, however, any such consolidation must comply with the rules, ordinances and regulations of any governmental authority having jurisdiction over the Property. To the extent of any such consolidation, the consolidated Lots shall be deemed to be a single Lot for purposes of applying the provisions of this Declaration. Any such consolidation shall give consideration to easements as shown and provided for on the Plat and any required abandonment or relocation of any such easements shall require the prior written approval of Declarant as well as the prior written approval

of any utility company having the right to the use of such easements. Combining portions of Lots into a single building site is prohibited. **An owner that chooses to combine lots must do so formally with an official replat of the property, which will thereafter be submitted to the POA. Once this process is complete, said replatted lot will be deemed a single lot for purposes of this Declaration. However, should an owner choose to separate those lots in the future for purpose of sale or other reason, said owner will be required to do so formally with an official replat of the property, which will thereafter be submitted to the POA. Said owner will also be back charged any annual or other HOA fees for the 2nd lot that were unpaid during the time which the lots were combined.**

4.13 Utilities. Each residence situated on a Lot shall have its own well. The installation and use of any propane, butane, LP gas or other gas tank, bottle or cylinder of any type (except portable gas grills), shall require the prior written approval of the Committee. **Any propane, butane, LP gas or other gas tank must be located in the rear or side of house, or in a location approved by the Committee. If on the side of a house a small wood fence or other method of screening the tank from street view will be required.**

4.14 Construction Requirements

a) The exterior surface of all residential dwellings shall be constructed of glass, brick, brick veneer, stone, stone veneer, stucco, or other materials approved by the Architectural Control Committee. It is specifically required that the exterior wall area of each residence located with the Property shall not have less than eighty percent (80%) brick, brick veneer, stone, stone veneer, or stucco construction. The surface area of windows surrounded completely by brick and porches may be included within the computation of the exterior brick, brick veneer, stone, stone veneer, or stucco wall area of a residence. No previously used materials shall be permitted on the exterior of the residential structures located within the Property, without the prior written approval of the Committee. No garages that are attached to the home shall face the street.

b) The buildings constructed on the Lots must have a composition roof of premium grade materials with a thickness/weight of at least 300# per square and must be of weathered wood color. Any other color or material must be approved by the Committee. The Committee will only approve roofing materials which are of the highest grade and quality and which are consistent with the external design, color and appearance of other improvements within the Property. Any deviation of roof pitch must be approved in writing by the Committee. Metal roofs are allowed with prior written approval of the Committee as to type and color.

c) Exterior paint and stain colors shall be subject to the written approval of the Committee.

d) No above ground level swimming pools shall be installed on any Lot.

e) Retaining walls. Retaining walls must be constructed entirely out of materials approved by the Committee. Railroad or wooden ties are not acceptable for retaining walls. All retaining walls located in front yard areas or visible from the street shall be faced in brick to match the residence or stone to complement the materials of the home.

f) **Landscaping:** All lots are required to have landscaping beds, at a minimum, across the front of the house. Sizes are subject to Committee approval. Sod or other ground cover is required in the front yard and on the sides of the house. An owner should have the minimum landscape requirements completed within 12 months of the completion of construction. Plants and landscape art are not subject to Committee review unless they are deemed to be exotic, unnatural for the area, or inconsistent with other lots that are subject to these Covenants, Conditions and Restrictions.

g) All owners must submit a proposed water well location along with house plan for HOA board review and approval, prior to drilling for a water well is commenced.

All provisions in the Declarations shall remain in full force and effect, to the extent not modified or amended herein.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the 1 day of March, 2019.

DECLARANT


John Hencken, Declarant and Director of
Hencken Ranch Estates Property Owner's Assn.

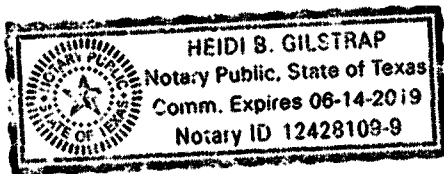

Barbara Hencken, Declarant and Director of
Hencken Ranch Estates Property Owner's Assn.

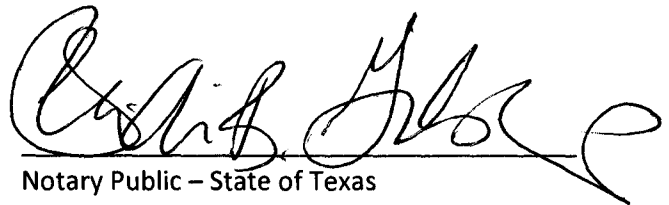
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

The above and foregoing instrument was acknowledged before me on the 1st day of March, 2019 by John Hencken, as Declarant and Director of Hencken Ranch Estates Property Owner's Assn.

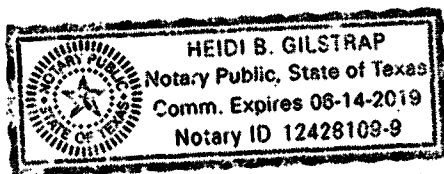



Notary Public – State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

The above and foregoing instrument was acknowledged before me on the 1st day of March, 2019 by Barbara Hencken, Declarant and Director of Hencken Ranch Estates Property Owner's Assn.



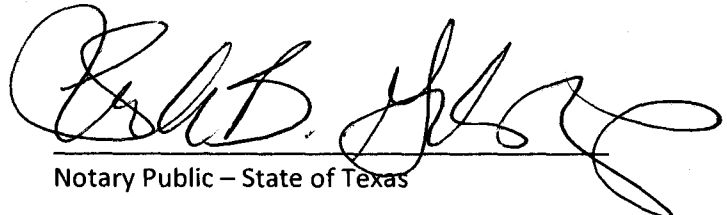

Notary Public – State of Texas

EXHIBIT "A"

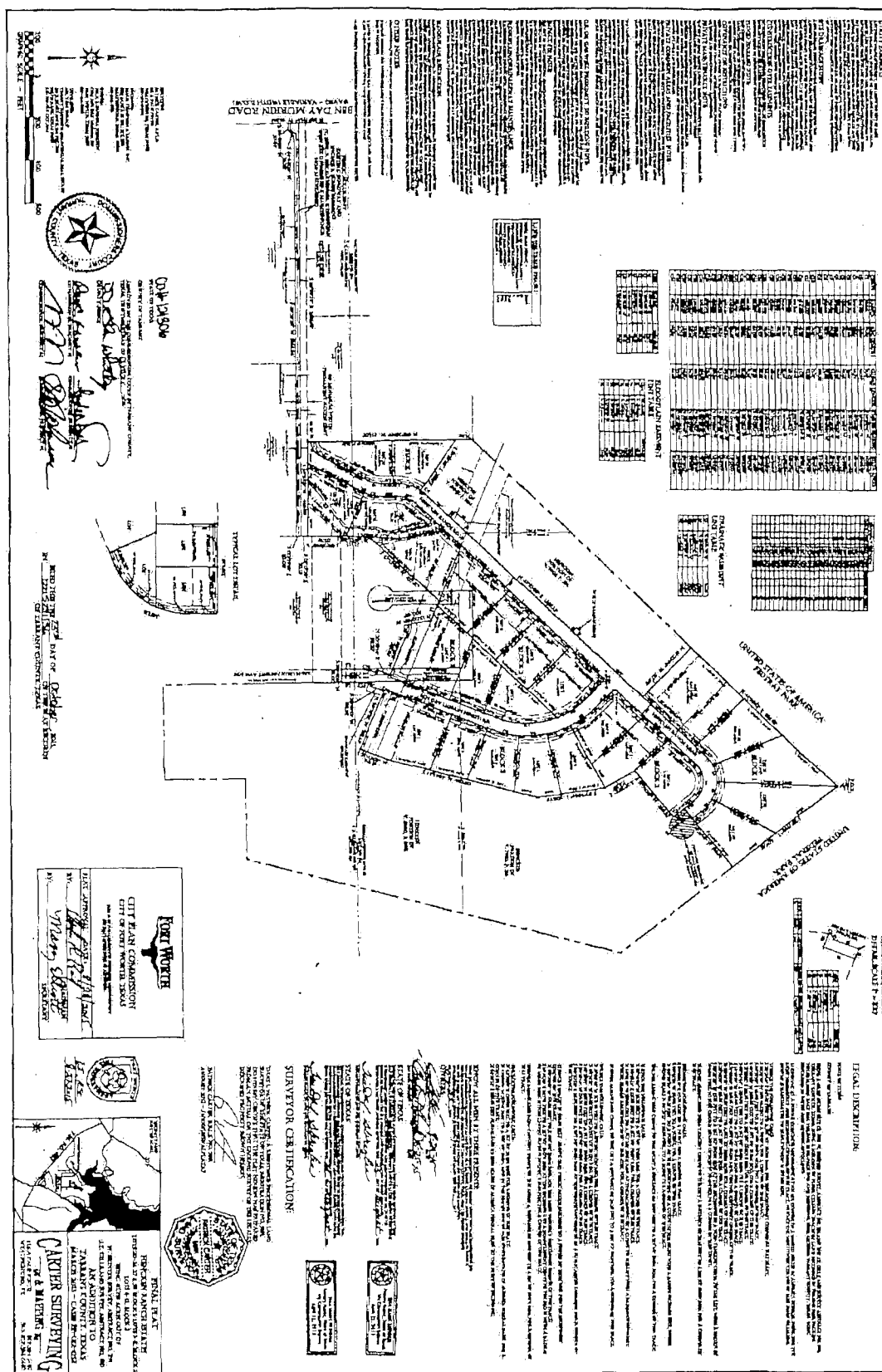


EXHIBIT "B"

PAGE 1 OF 2

BEING A 40.759 ACRES OUT OF THE W. HUNTER SURVEY, ABSTRACT NO. 734 AND THE J.T. GILLILAND SURVEY, ABSTRACT NO. 610, TARRANT COUNTY, TEXAS; BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 7003, PAGE 226, VOLUME 12037, PAGE 1665, VOLUME 12100, PAGE 1990, AND D205036455, DEED RECORDS, TARRANT COUNTY, TEXAS; BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT AT AN ELL CORNER OF A UNITED STATES OF AMERICA FEDERAL PARK, FOR THE MOST NORTHERLY AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID JOHN GILLILAND SURVEY IS CALCULATED TO BEAR S 54°42'33" W 3793.02 FEET,

THENCE THE FOLLOWING CALLS:

S 38°31'40" E 607.41 FEET TO A SET 1/2" IRON ROD, FOR THE NORTHEAST CORNER OF THIS TRACT.
 S 52°28'50" W 350.40 FEET TO A POINT, FOR A CORNER OF THIS TRACT.
 S 38°31'40" E 65.06 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 52°28'50" W 280.92 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 31°28'41" E 156.18 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 07°54'44" E 308.76 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 14°59'27" W 682.80 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 21°43'06" W 150.19 FEET TO A SET 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF THIS TRACT.
 N 68°16'51" W 292.69 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 20°41'53" W 60.01 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 61°38'20" W 13.36 FEET TO A SET 1/2" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 270.00 FEET, WHOSE CHORD BEARS S 06°59'50" W 70.49 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 70.69 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE THE FOLLOWING CALLS:

S 00°30'10" E 60.35 FEET TO A POINT, FOR A CORNER OF THIS TRACT.
 S 89°41'18" W 60.00 FEET TO A POINT, FOR A CORNER OF THIS TRACT.
 N 00°30'10" W 60.35 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, WHOSE CHORD BEARS N 07°39'17" E 93.65 FEET, TO A POINT FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 93.97 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE THE FOLLOWING CALLS:

N 25°48'01" W 14.75 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 N 20°58'14" E 60.20 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 N 68°16'52" W 212.01 FEET TO A SET 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, WHOSE CHORD BEARS N 84°38'49" W 33.81 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 34.28 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE THE FOLLOWING CALLS:

N 11°00'48" W 100.48 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 N 68°16'51" W 98.83 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 43°55'07" W 427.82 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 03°13'49" W 134.71 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 S 00°30'10" E 151.35 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A PUBLIC ACCESS EASEMENT, FOR A CORNER OF THIS TRACT.

THENCE S 89°55'21" W 419.03 FEET ALONG SAID PUBLIC ACCESS EASEMENT TO A FOUND 1/2" IRON ROD, FOR THE SOUTHWEST CORNER OF THIS TRACT.

N 00°30'41" W 671.01 FEET TO A SET 1/2" IRON ROD, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.
 S 55°55'20" E 257.92 FEET TO A SET 1/2" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET, WHOSE CHORD BEARS N 39°47'04" E 259.5 FEET, FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 259.8 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE THE FOLLOWING CALLS:

N 43°55'06" E 1369.23 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 N 45°23'08" W 317.60 FEET TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF SAID UNITED STATES OF AMERICA FEDERAL PARK, FOR A CORNER OF THIS TRACT.
 N 44°36'32" E 924.62 FEET ALONG SAID UNITED STATES OF AMERICA FEDERAL PARK TO THE POINT OF BEGINNING.

EXHIBIT "B"

PAGE 2 OF 2

BEING A 35.647 ACRES TRACT AND A 4.352 ACRES TRACT OUT OF THE W. HUNTER SURVEY, ABSTRACT NO. 734 AND THE J.T. GILLILAND SURVEY, ABSTRACT NO. 610, TARRANT COUNTY, TEXAS; BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 7003, PAGE 225, VOLUME 12037, PAGE 1665 AND VOLUME 12100, PAGE 1990, DEED RECORDS, TARRANT COUNTY, TEXAS; BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

31.315 ACRES TRACT

BEGINNING AT A FOUND CONCRETE MONUMENT AT A COMMON CORNER OF A UNITED STATES OF AMERICA FEDERAL PARK, FOR THE MOST WESTERLY AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF SAID JOHN GILLILAND SURVEY IS CALCULATED TO BEAR S 72°45'57" W 4064.24 FEET.

THENCE THE FOLLOWING CALLS:

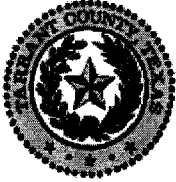
S 14°59'27" W 1752.21 FEET TO A FOUND 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF THIS TRACT.
 S 89°29'50" W 355.12 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.
 N 00°30'10" W 237.53 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 40°28'33" E 70.22 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 89°29'50" W 516.05 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 00°30'10" W 215.32 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CHORD THAT BEARS N 06°59'50" E 70.49 FEET, AN ARC DISTANCE OF 70.69 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 63°38'20" E 13.36 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 20°41'53" E 60.01 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 68°16'51" E 292.69 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 21°43'06" E 150.19 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 14°59'27" E 682.80 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 07°54'44" W 308.76 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 31°28'11" W 156.18 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 51°28'50" E 280.92 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 38°31'10" W 65.06 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 51°28'50" E 350.40 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 38°31'10" E 654.32 FEET TO THE POINT OF BEGINNING.

4.332 ACRES TRACT

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 15801, P. 17, O., FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF SAID JOHN GILLILAND SURVEY IS CALCULATED TO BEAR N 88°23'38" W 1921.29 FEET.

THENCE THE FOLLOWING CALLS:

N 03°13'49" E 134.71 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 N 43°55'06" E 427.82 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR THE NORTHERNMOST CORNER OF THIS TRACT.
 S 68°16'51" E 98.83 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 11°00'48" E 100.48 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CHORD THAT BEARS S 84°38'49" E 33.81 FEET, AN ARC DISTANCE OF 34.28 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 68°16'52" E 212.01 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR THE NORTHEAST CORNER OF THIS TRACT.
 S 20°53'14" W 60.20 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 25°48'01" E 14.75 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CHORD THAT BEARS S 07°39'17" W 93.65 FEET, AN ARC DISTANCE OF 93.97 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR A CORNER OF THIS TRACT.
 S 00°30'10" E 50.15 FEET TO A SET 1/2" IRON ROD CAPPED "CARTER-WFORD", FOR THE SOUTHEAST CORNER OF THIS TRACT.
 S 89°41'18" W 619.00 FEET TO THE POINT OF BEGINNING.



MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PHILIP H TREW PC
100 S LAKESHORE DRIVE
WEATHERFORD, TX 76087

Submitter: PHILIP H TREW PC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 3/6/2019 3:39 PM

Instrument #: D219044324

OPR 9 PGS \$44.00

By: Mary Louise Nicholson

D219044324

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