

NOTICE OF CONFIDENTIALITY RIGHTS: "IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

**FIRST AMENDMENT
TO
RESTRICTIONS
for
PRAIRIE RIDGE ESTATES PHASE 1**

THE STATE OF TEXAS
COUNTY OF BRAZOS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the GREENBELT GROUP II, LTD, A TEXAS LIMITED PARTNERSHIP ("Developer"), executing this amendment, represents at least fifty-one percent (51%) of the voting rights of the Lots in **PRAIRIE RIDGE ESTATES PHASE 1** ("SUBDIVISION"), a Brazos County Subdivision according to plat recorded in Volume **18681**, Page **41**, Official Records of Brazos County, Texas; and

WHEREAS, Developer, executed that certain instrument entitled "**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HUNTER CROSSING ESTATES PHASE ONE**" ("**Restrictions**"), recorded in Volume **18692**, Page **117** of the Official Records of **BRAZOS** County, Texas; and

WHEREAS, the Developer has determined that it is in the best interest of **PRAIRIE RIDGE ESTATES PHASE 1** to amend the **RESTRICTIONS** pursuant to the requirements of the **RESTRICTIONS** which provide that the **RESTRICTIONS** may be amended by the written consent of **OWNERS** a majority of the Lots in **PRAIRIE RIDGE ESTATES PHASE 1**, and said instrument must be filed of record in the Official Records of Brazos County, Texas; and

WHEREAS, the Developer voting rights exceeds more than fifty-one percent (51%) of the Lots in **PRAIRIE RIDGE ESTATES PHASE 1**.

NOW, THEREFORE, the undersigned the Developer acting in the best interest of the **PRAIRIE RIDGE ESTATES PHASE 1** hereby amends the restrictions as follows:

1. **SECTION III (3) BUILDING AND CONSTRUCTION RESTRICTIONS, SHALL BE AMENDED TO READ AS FOLLOWS:**

No residence shall be constructed on any **PARCEL** that has an under roof living area, excluding porches, garages, patios and the like of less than two thousand three hundred (2,300) square feet.

IN WITNESS WHEREOF, the undersigned, being the **OWNERS** and **OWNERS** of at least **FIFTY-ONE PERCENT** (51%) of the **VOTING RIGHTS** of Lots in the **PRAIRIE RIDGE ESTATES PHASE 1** subject to the terms of the **RESTRICTIONS** have executed this instrument to be effective upon filing of record in the Official Records of Brazos County, Texas.

DATED this 30th day of April, 2025.

GREENBELT GROUP II, LTD A TEXAS LIMITED PARTNERSHIP

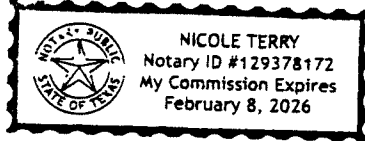
By: GREEN GROUP MANAGEMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Tom C Allen Jr
By: Tom C. Allen, Jr., Manager

Nathan Winchester
By: Nathan Winchester, Manager

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

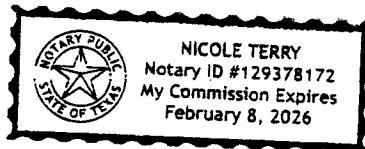
This instrument was acknowledged before me on the 30th day of April, 2025, by **TOM C. ALLEN, JR., MANAGER of GREEN GROUP MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER of GREENBELT GROUP II, LTD, A TEXAS LIMITED PARTNERSHIP**, on behalf of said Limited Partnership, in the capacity therein stated.



Nicole Terry
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 30th day of April, 2025, by **NATHAN WINCHESTER, MANAGER of GREEN GROUP MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER of GREENBELT GROUP II, LTD, A TEXAS LIMITED PARTNERSHIP**, on behalf of said Limited Partnership, in the capacity therein stated.



Nicole Terry
Notary Public, State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1555615

Volume : 19824

ERecordings - Real Property

Recorded On: May 01, 2025 07:48 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1555615

Receipt Number: 20250430000165

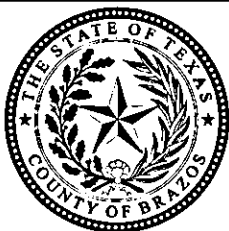
Recorded Date/Time: May 01, 2025 07:48 AM

User: Victoria L

Station: Victoria Limon

Record and Return To:

eRecording Partners



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX