

DBI MANAGEMENT
SUPPORT
SERVICES

July 23, 2020

Mr. Doug Jordan
President
Stewart Title of Lubbock
9826 Slide Road, Suite 200
Lubbock, Texas 79424

RE: Stonewood Estates Subdivision - Lots 165-237

Dear Mr. Jordan:

Mr. Thomas K. Payne, President of Epic Properties, requested that I forward the following recorded documents for closings that might occur at your offices.

Enclosed you will find –

Stonewood Estates Subdivision – Lots 165-237
Recorded Plat and Recorded Second Amended Deed Restrictions

It would be greatly appreciated if you would make your staff aware the Stonewood Estates documents need to be included at the time of closing in addition to the original Deed Restrictions and First Amended Deed Restrictions, which you have in your possession.

Please let me know if you have any questions.

Sincerely,


Debbie Iseral

SUPPORTING THE DEVELOPMENT INDUSTRY

PO Box 6830 • Lubbock, TX 79493-6830 • 806.438.4661 • dbimsservices@gmail.com



S T O N E W O O D
E S T A T E S

A development by

epic
properties

806.543.0667 | stonewoodlubbock.com

Second Amended Deed Restrictions
Recorded 07.09.20

**SECOND AMENDED AND SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
ON AND FOR STONEWOOD ESTATES, LOTS 165-237**

This Second Amended and Supplementary Declaration of Covenants, Conditions, and Restrictions (the "Second Supplementary Declaration") is made this 8th day of July, 2020, by DWTP, LLC, a Texas limited liability company (sometimes referred to herein as the "Declarant").

RECITALS:

1. Declarant executed a Declaration of Covenants, Conditions, Restrictions, and Easements (the "Declaration") on June 22, 2018, applicable to certain real property described in Exhibit "A" thereto and located in the County of Lubbock, State of Texas (said property being Lots 1 through 68, STONEWOOD ESTATES, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Clerk's Document No. 2018023323, of the Official Public Records of Lubbock County, Texas. The Declaration was filed of record in Clerk's Document No. 2018023615, of the Official Public Records of Lubbock County, Texas.

2. The Declaration was supplemented and amended by instrument dated December 5, 2018, recorded on December 5, 2018 in Clerk's Document No. 2018045772 of the Official Public Records of Lubbock County, Texas (the "First Supplementary Declaration"). By the First Supplementary Declaration, the Declarant added to the scheme of the Declaration Lots 69 through 164, inclusive, STONEWOOD ESTATES, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Clerk's Document No. 2018045241, of the Official Public Records of Lubbock County, Texas. The First Supplementary Declaration supplemented and amended the Declaration as set forth in said instrument. The property described in the Declaration, the First Supplementary Declaration and in this Second Supplementary Declaration is herein referred to as the "Property".

3. Article II, Section 2 of the Declaration permits the Declarant (without the joinder and consent of any person or entity) to add or annex additional real property to the scheme of the Declaration, within the "Development Period" (as "Development Period" is defined in the Declaration), by filing of record an appropriate enabling declaration, generally similar to the Declaration, extending the scheme of the Covenants (as "Covenants" is defined in Article I of the Declaration) to such additional property. Article II, Section 2 of the Declaration further provides that the enabling declaration related to the additional property may contain such complementary additions and modifications of the Covenants as may be necessary to reflect the different character, if any, of the added properties, provided that such additions and modifications are consistent with the concept and purpose of the Declaration. In addition, Article VII, Section 3(a) of the Declaration allows the Declarant, during the Development Period, to amend the Declaration, unilaterally, for any purpose.

4. Declarant desires to add additional property (the "Additional Property") as described on Exhibit "A" to this Second Supplementary Declaration (being Lots 165 through 237, inclusive, STONEWOOD ESTATES, an Addition to the City of Lubbock, Lubbock County,

inclusive, STONEWOOD ESTATES, an Addition to the City of Lubbock, Lubbock County, Texas); and, Declarant desires that the Additional Property described on Exhibit "A" to this Second Supplementary Declaration shall be added to the scheme of the Declaration, subject to the modifications and amendments as contained within this Second Supplementary Declaration, pertaining to said Additional Property. Declarant further desires to amend the Declaration as set forth herein, with said amendments being applicable to the Additional Property. The Development Period continues in effect, and Declarant is entitled to make this Second Supplementary Declaration without the joinder or consent of any other person or entity. As used in this Second Supplementary Declaration, the "Declaration" shall mean not only the Declaration, but also the First Supplementary Declaration, this Second Supplementary Declaration and any other amendments or supplements to the Declaration which may in the future be filed in the Official Public Records of Lubbock County, Texas.

I. ADDITION OF PROPERTY

NOW, THEREFORE, DWTP, LLC, Declarant, hereby declares as follows:

A. That the Additional Property described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes is and shall be part of the "Property" (as defined in the Declaration) and subject to the scheme of the Declaration, and is and shall be held, transferred, sold, conveyed, used, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration (the Declaration being incorporated herein by reference for all purposes as modified herein), and subject also to those documents as described in the Declaration; and

B. That certain provisions of the Declaration are hereby modified or supplemented as hereinafter set forth, which modifications and/or supplements shall be applicable to the Property and/or the Additional Property as indicated in this Second Supplementary Declaration.

II. SUPPLEMENT TO THE DECLARATION

A. The following provisions shall be applicable to the Additional Property.

1. ***Mailboxes.*** Declarant shall install cluster boxes per USPS requirements at the locations described on Exhibit "B" attached hereto.

III. GENERAL PROVISIONS

A. ***Recitals are Part of Second Supplementary Declaration.*** The Recitals to this Second Supplementary Declaration are an integral part of this Second Supplementary Declaration and are part of this document for all purposes.

B. ***Defined Terms.*** Certain words and phrases used in this Second Supplementary Declaration, as indicated by capitalization, are defined in the Declaration, and all of said words and phrases as defined in the Declaration shall have the same defined meaning when used in this Second Supplementary Declaration, and said definitions are incorporated herein by reference.

C. *Ratification of the Declaration.* The Declaration except as expressly modified and supplemented herein, remains in full force and effect and is hereby ratified and confirmed.

JOINDER OF LENDER

First Bank & Trust, holder of liens of record against the Additional Property owned by Declarant, joins in this Second Supplementary Declaration for the purpose of showing its assent to said Second Supplementary Declaration, as set out herein, and does hereby agree to the Declaration, the First Supplementary Declaration and this Second Supplementary Declaration, agrees to be bound thereby, and agrees that any foreclosure of its liens shall be subject to the Declaration, the First Supplementary Declaration and this Second Supplementary Declaration.

EXECUTED as of the day and year first written above.

DECLARANT:

DWTP, LLC,
a Texas limited liability company

By: [Signature]

Print Name: Dan J. Wilson

Title: [Signature] Co-Manager

By: [Signature]

Print Name: Thomas K. Payne

Title: Co-Manager

LENDER:

FIRST BANK & TRUST

By: [Signature]

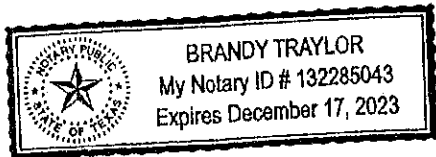
Print Name: Matt Graves

Title: SVP

THE STATE OF TEXAS {}
COUNTY OF LUBBOCK {}

BEFORE ME, the undersigned, being a Notary Public in and for the State of Texas, on this day personally appeared Dan J. Wilson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the instrument as the act of DWTP, LLC a Texas limited liability company, and that he executed the instrument on behalf of said entity for the purposes and consideration expressed, and in the capacity hereinabove stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on 11th 8th, 2020.

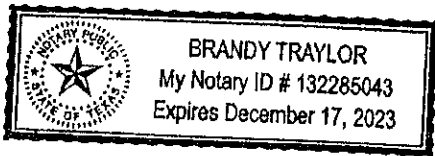


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS {}
COUNTY OF LUBBOCK {}

BEFORE ME, the undersigned, being a Notary Public in and for the State of Texas, on this day personally appeared Thomas K. Payne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the instrument as the act of DWTP, LLC a Texas limited liability company, and that he executed the instrument on behalf of said entity for the purposes and consideration expressed, and in the capacity hereinabove stated.

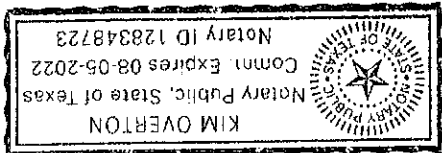
GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 8th, 2020:



Brandy Traylor
Notary Public, State of Texas

THE STATE OF TEXAS {}
COUNTY OF LUBBOCK {}

This instrument was acknowledged before me on the this 8th day of July, 2020, by Walt Graves, SVP of First Bank & Trust, a state banking association, on behalf of said association.



Kim Overton
Notary Public, State of Texas

EXHIBIT "A"
THE "ADDITIONAL PROPERTY"

Lots 165 through 237, inclusive, STONEWOOD ESTATES, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Clerk's Document No. 2020027724, of the Official Public Records of Lubbock County, Texas.

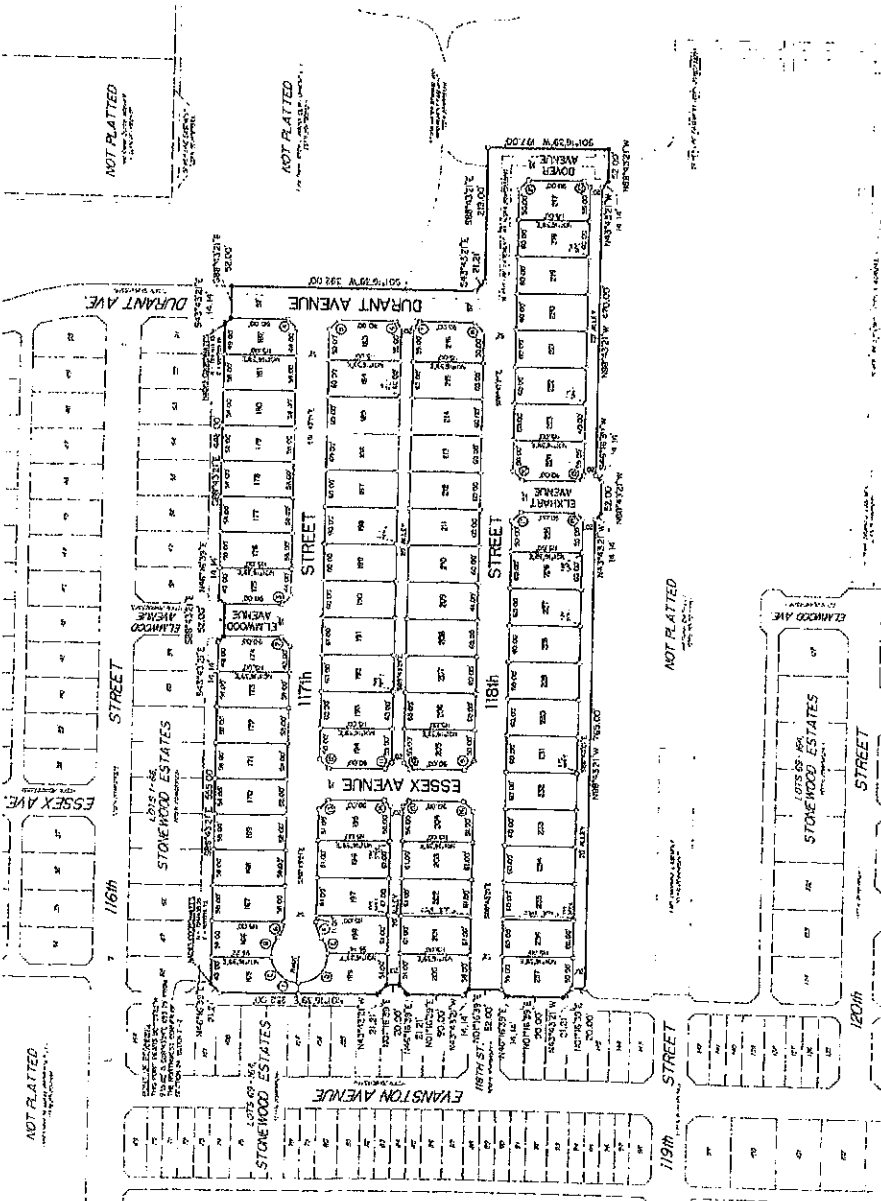
EXHIBIT "A"

LOTS 165 - 237,
STONEWOOD ESTATES
 AN ADDITION TO THE CITY OF LUBBOCK,
 LUBBOCK COUNTY, TEXAS

2020027724

15w174-B

15w174-A



GENERAL NOTES:

1. THIS PLAT IS SUBJECT TO THE CITY OF LUBBOCK'S ZONING ORDINANCES AND OTHER APPLICABLE ORDINANCES. THE CITY OF LUBBOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN.

ADDITIONAL NOTES:

1. THIS PLAT IS SUBJECT TO THE CITY OF LUBBOCK'S ZONING ORDINANCES AND OTHER APPLICABLE ORDINANCES. THE CITY OF LUBBOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN.

EXISTING ENCUMBRANCES NOT SHOWN:

1. THIS PLAT IS SUBJECT TO THE CITY OF LUBBOCK'S ZONING ORDINANCES AND OTHER APPLICABLE ORDINANCES. THE CITY OF LUBBOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN.

SURVEY CONTROL:

1. THIS PLAT IS SUBJECT TO THE CITY OF LUBBOCK'S ZONING ORDINANCES AND OTHER APPLICABLE ORDINANCES. THE CITY OF LUBBOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN.

ENCUMBRANCES NOT SHOWN:

1. THIS PLAT IS SUBJECT TO THE CITY OF LUBBOCK'S ZONING ORDINANCES AND OTHER APPLICABLE ORDINANCES. THE CITY OF LUBBOCK IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN. THE CITY OF LUBBOCK IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS PLAT OR THE INFORMATION CONTAINED HEREIN.



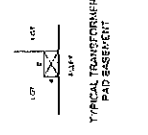
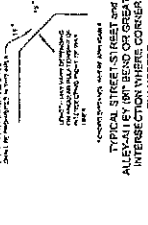
Robert J. [Name]
 Professional Engineer
 License No. [Number]
 State of Texas

LOT TABLE

LOT	AREA	AREA
165	1.23	1.23
166	1.23	1.23
167	1.23	1.23
168	1.23	1.23
169	1.23	1.23
170	1.23	1.23
171	1.23	1.23
172	1.23	1.23
173	1.23	1.23
174	1.23	1.23
175	1.23	1.23
176	1.23	1.23
177	1.23	1.23
178	1.23	1.23
179	1.23	1.23
180	1.23	1.23
181	1.23	1.23
182	1.23	1.23
183	1.23	1.23
184	1.23	1.23
185	1.23	1.23
186	1.23	1.23
187	1.23	1.23
188	1.23	1.23
189	1.23	1.23
190	1.23	1.23
191	1.23	1.23
192	1.23	1.23
193	1.23	1.23
194	1.23	1.23
195	1.23	1.23
196	1.23	1.23
197	1.23	1.23
198	1.23	1.23
199	1.23	1.23
200	1.23	1.23
201	1.23	1.23
202	1.23	1.23
203	1.23	1.23
204	1.23	1.23
205	1.23	1.23
206	1.23	1.23
207	1.23	1.23
208	1.23	1.23
209	1.23	1.23
210	1.23	1.23
211	1.23	1.23
212	1.23	1.23
213	1.23	1.23
214	1.23	1.23
215	1.23	1.23
216	1.23	1.23
217	1.23	1.23
218	1.23	1.23
219	1.23	1.23
220	1.23	1.23
221	1.23	1.23
222	1.23	1.23
223	1.23	1.23
224	1.23	1.23
225	1.23	1.23
226	1.23	1.23
227	1.23	1.23
228	1.23	1.23
229	1.23	1.23
230	1.23	1.23
231	1.23	1.23
232	1.23	1.23
233	1.23	1.23
234	1.23	1.23
235	1.23	1.23
236	1.23	1.23
237	1.23	1.23

AREA TABLE

AREA	AREA	AREA
165	1.23	1.23
166	1.23	1.23
167	1.23	1.23
168	1.23	1.23
169	1.23	1.23
170	1.23	1.23
171	1.23	1.23
172	1.23	1.23
173	1.23	1.23
174	1.23	1.23
175	1.23	1.23
176	1.23	1.23
177	1.23	1.23
178	1.23	1.23
179	1.23	1.23
180	1.23	1.23
181	1.23	1.23
182	1.23	1.23
183	1.23	1.23
184	1.23	1.23
185	1.23	1.23
186	1.23	1.23
187	1.23	1.23
188	1.23	1.23
189	1.23	1.23
190	1.23	1.23
191	1.23	1.23
192	1.23	1.23
193	1.23	1.23
194	1.23	1.23
195	1.23	1.23
196	1.23	1.23
197	1.23	1.23
198	1.23	1.23
199	1.23	1.23
200	1.23	1.23
201	1.23	1.23
202	1.23	1.23
203	1.23	1.23
204	1.23	1.23
205	1.23	1.23
206	1.23	1.23
207	1.23	1.23
208	1.23	1.23
209	1.23	1.23
210	1.23	1.23
211	1.23	1.23
212	1.23	1.23
213	1.23	1.23
214	1.23	1.23
215	1.23	1.23
216	1.23	1.23
217	1.23	1.23
218	1.23	1.23
219	1.23	1.23
220	1.23	1.23
221	1.23	1.23
222	1.23	1.23
223	1.23	1.23
224	1.23	1.23
225	1.23	1.23
226	1.23	1.23
227	1.23	1.23
228	1.23	1.23
229	1.23	1.23
230	1.23	1.23
231	1.23	1.23
232	1.23	1.23
233	1.23	1.23
234	1.23	1.23
235	1.23	1.23
236	1.23	1.23
237	1.23	1.23



Robert J. [Name]
 Professional Engineer
 License No. [Number]
 State of Texas

EXHIBIT "B"
USPS CLUSTER BOX LOCATIONS

[See attached]

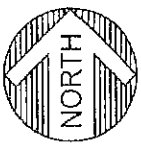
LOTS 165 - 237

STONEWOOD ESTATES

CLUSTER MAIL BOX CONFIGURATION



- (A) - (F) CLUSTER MAIL BOX LOCATIONS
- (A) - LOTS 165-170, 195-199
 - (B) - LOTS 171-176, 189-194
 - (C) - LOTS 177-182, 183-188
 - (D) - LOTS 200-204, 231-237
 - (E) - LOTS 205-210, 225-230
 - (F) - LOTS 211-224



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/09/2020 11:35 AM
FEE: \$58.00
2020028374