

STATE OF TEXAS
COUNTY OF SABINE

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AMENDMENT TO PLAT OF
RAYBURN RIDGE PHASE NO. 1

This instrument is executed on this ____ day of April, 2022, by DARYL MELTON, as County Judge of SABINE COUNTY, TEXAS (the "County").

WHEREAS, by DECLARATION OF RESTRICTIVE COVENANTS of RAYBURN RIDGE PHASE NO. 1 (the "Subdivision") dated April 16, 2021, executed on behalf of T-Hardin Properties, LLC, a Texas limited liability company dba Rayburn Ridge (the "Developer"), recorded under Vol. 475, Pg. 1011, et seq, Official Public Records of Sabine County, Texas (the "Declaration"), certain Restrictive Covenants (the "Restrictions") were imposed upon the real property described as follows (the "Property"):

Being a 17.259 acre tract or parcel of land more particularly described on Exhibit "A" attached and depicted on Exhibit "B" attached, the plat of which was recorded in Vol. 1, Pg. 258, Plat Records, Sabine County, Texas (the "Plat")

WHEREAS, by AMENDMENT OF RESTRICTIVE COVENANTS, the Developer has amended the Restrictions established by the Declaration as follows:

Section B. Construction and Maintenance Standards

13. No lot in the subdivision can be subdivided into smaller lots without the prior written consent of the Developer. Only one residence can be constructed on each lot, or combination of contiguous lots, or contiguous portions thereof, as may be consented to by Developer as provided herein. All side setbacks and utility easements between any such combined contiguous lots, or contiguous portions thereof, shall be waived and released to as to not impede the construction of any such residence constructed thereon.

WHEREAS, such potential combinations of portions of existing platted abutting lots will result in fewer homes constructed than the maximum number of homes constructed as originally planned on each individually lot established by the Plat;

WHEREAS, such potential lot or contiguous portion combinations, specifically including, but not limited to, (i) Lot 7 & the contiguous northerly portion of Lot 8; (ii) Lot 9 & the contiguous southerly portion of Lot 8; (iii) Lot 10 & the contiguous southerly half of Lot 11; and (iv) Lot 12 & the contiguous northerly half of Lot 11 may be deemed tantamount to de facto amendments to the Plat, thereby requiring approval by the Sabine County Commissioner's Court in accordance Chapter 232, Texas Local Government Code (the "Statute");

WHEREAS, Developer and Steve Nichols and wife, Stephanie Nichols (collectively, "Lot Owner"), currently the only owners of lots within the Subdivision, join in this instrument to evidence their consent to the amendment of the Plat in accordance with the Statute; and

WHEREAS, Developer brought this matter before the Sabine County Commissioner's Court for consideration, which this day was unanimously approved by the Commissioners.

NOW, THEREFORE, the County, joined by the Developer and Lot Owner, hereby amends the Plat as set forth above.

EXECUTED this the ____ day of April, 2022.

SABINE COUNTY, TEXAS

By: *Daryl Melton*
Daryl Melton, County Judge

T-HARDIN PROPERTIES, LLC, a Texas limited liability company, dba Rayburn Ridge

By: *[Signature]*
Theron L. Tate, Manager

Steve Nichols
Steve Nichols
Stephanie Nichols
Stephanie Nichols

THE STATE OF TEXAS §
COUNTY OF SABINE §

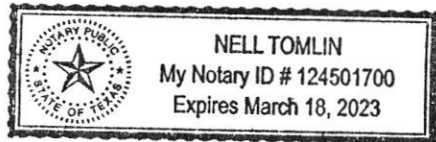
This instrument was acknowledged before me on this the ____ day of April, 2022, by DARYL MELTON, as County Judge of SABINE COUNTY, TEXAS, for and on behalf of said county.

Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF *Jasper* §

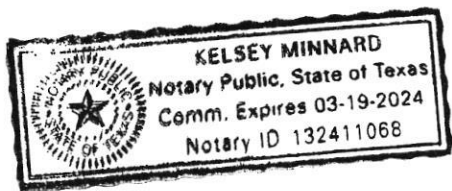
This instrument was acknowledged before me on this the *4/8/22* day of April, 2022, by STEVE NICHOLS and STEPHANIE NICHOLS.

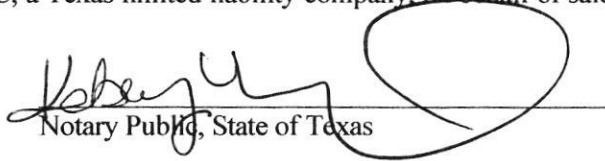
Nell Tomlin
Notary Public, State of Texas



THE STATE OF TEXAS §
COUNTY OF Jefferson §

This instrument was acknowledged before me on this the 6th day of April, 2022, by THERON L. TATE, Manager of T-HARDIN PROPERTIES, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Theron L. Tate
T-Hardin Properties, LLC
8937 5th St.
Beaumont, Texas 77705