

**FIRST SUPPLEMENT TO  
DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS  
OF WILLOW VISTA ESTATES, SAGINAW, TEXAS**

STATE OF TEXAS                   §  
  §            KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT       §

WHEREAS, SAGINAW JOINT VENTURE, a Texas joint venture ("Saginaw Joint Venture"), is the Developer of Willow Vista Estates, a subdivision located in Saginaw, Texas, County of Tarrant, such real property previously being described in that certain Declaration of Restrictions, Covenants and Conditions of Willow Vista Estates, Saginaw, Texas recorded in Volume 15825, Page 175, Deed Records, Tarrant County, Texas (the "Declaration"); and

WHEREAS, Developer is executing this First Supplement to the Declaration of Restrictions, Covenants and Conditions of Willow Vista Estates, Saginaw, Texas (the "First Supplement") in order to incorporate additional properties as "The Properties" pursuant to Article I, Section 1, subsection b. of the Declaration. Such additional properties (the "Additional Properties") are described in Exhibit A and B attached hereto and incorporated herein fully by reference, and shall be further described by additional supplements when such properties are platted. Developer executes this First Supplement pursuant to the rights reserved to Developer in Article IX Section 2 of the Declaration in which Developer reserved the right to redivide and replat any of The Property shown on any present or future plat of any Lot or Unit on The Properties; and

NOW, THEREFORE, Developer declares that the Additional Properties described in Exhibit A and B shall be held, transferred, sold, conveyed and occupied subject to the Declaration as future phases of Willow Vista Estates such that Owners of all Lots platted in the future out the Additional Properties shall be subject to the Declarations and shall have all the same rights, privileges and obligations as the Owners of The Property originally made subject to the Declarations, including membership in the Willow Vista Estates Homeowners Association, Inc.

Except as specifically supplemented hereby, all provisions of the Declaration shall remain the same and shall be in full force and effect within any period.

EXECUTED this 4<sup>th</sup> day of February, 2004.

SAGINAW JOINT VENTURE, a Texas joint venture  
Owner, Developer and Declarant

By: Centurion American Custom Homes, Inc.,  
a Texas corporation,  
Its Managing Joint Venturer.

By: [Signature]  
Mehrdad Moayedi  
President

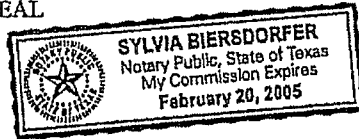
FILED  
TARRANT COUNTY TEXAS  
2004 FEB 20 PM 4:32  
SUZANNE HENDERSON  
COUNTY CLERK

STATE OF TEXAS           §  
                                      §  
COUNTY OF TARRANT   §

BEFORE ME on this day personally appeared Mehrdad Moayedi, President of Centurion American Custom Homes, Inc., a Texas corporation serving as the Managing Joint Venturer of Saginaw Joint Venture, a Texas joint venture and Declarant and Developer herein, who acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4<sup>th</sup> day of February, 2004.

SEAL



Sylvia Biersdorfer  
Notary Public in and for the State of Texas  
My Commissions Expires: 2/20/05

Return to:

Saginaw Joint Venture  
3901 Airport Freeway, Suite 200  
Bedford, TX 76021

390160.1

EXHIBIT "A"

1 (we), The Underigned, represent(s) of the 25.87 Acres of Land Shown on this Plat within the ALEXANDER ALBRIGHT SURVEY, ABSTRACT NO. 1849, City of Soginaw, Tarrant County, Texas, and being a portion of Unit certain tract of land conveyed to J.D. Menall, Jr. by deed recorded in Volume 10182, page 318, Deed Records Tarrant County, Texas, sold 25.73 acres being more particularly described by metes and bounds as follows:

Beginning at a 1/2" Iron Pin found at the southeast corner of Willow Vista Estates, Phase I, an addition to The City of Soginaw, Texas, as recorded in Cabinet A, Slide 7818, Plat Records Tarrant County, Texas, said Iron Pin also being in the west right-of-way line of Amber Drive (80' row). Thence along said west-right-of-way line as follows:

South 00 degrees 14 minutes 57. seconds East a distance of 85.93 feet to a 1/2" iron pin set in the southeast corner of herein described tract.

Thence departing the west right-of-way line of said Amber Drive, North 80 degrees 01 minutes 16 seconds West a distance of 152.00 feet to a 1/2" iron pin set, said point being the beginning of a non-tangent curve to the right with a radius of 415.00 feet.

THENCE along non-tangent curve with an arc length of 383.45 feet thru a central angle of 52 degrees 50 minutes 38 seconds whose chord bears South 00 degrees 42 minutes 22 seconds West with a chord length of 389.98 feet to a 1/2" iron pin set;

THENCE South 10 degrees 00 minutes 00 seconds West a distance of 309.47 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 120.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds West a distance of 50.00 feet to a 1/2" iron pin set;

THENCE South 90 degrees 00 minutes 00 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 110.00 feet to a 1/2" iron pin set;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 15.43 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 110.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds West a distance of 40.00 feet to a 1/2" iron pin set;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 35.14 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 110.00 feet to a 1/2" iron pin set;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 37.82 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 110.00 feet to a 1/2" iron pin set;

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 35.00 feet to a 1/2" iron pin set;

THENCE South 90 degrees 00 minutes 00 seconds East a distance of 30.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 42.88 feet to a 1/2" iron pin set;

THENCE North 00 degrees 00 minutes 00 seconds West a distance of 110.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 378.85 feet to a 1/2" iron pin set;

THENCE North 89 degrees 38 minutes 09 seconds West a distance of 94.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 110.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 38 minutes 09 seconds West a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 10.00 feet to a 1/2" iron pin set;

THENCE South 89 degrees 30 minutes 09 seconds East a distance of 220.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 10.00 feet to a 1/2" iron pin set;

THENCE North 89 degrees 30 minutes 09 seconds West a distance of 10.18 feet to a 1/2" iron pin set;

THENCE North 00 degrees 23 minutes 51 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE South 89 degrees 36 minutes 09 seconds East a distance of 9.31 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 220.00 feet to a 1/2" iron pin set;

THENCE North 89 degrees 36 minutes 09 seconds West a distance of 10.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 23 minutes 51 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE South 89 degrees 36 minutes 09 seconds East a distance of 9.85 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 110.00 feet to a 1/2" iron pin set;

THENCE South 89 degrees 36 minutes 09 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 13 minutes 38 seconds East a distance of 21.85 feet to a 1/2" iron pin set;

THENCE North 00 degrees 07 minutes 18 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE South 89 degrees 36 minutes 09 seconds East a distance of 10.00 feet to a 1/2" iron pin set;

THENCE North 00 degrees 07 minutes 18 seconds East a distance of 110.00 feet to a 1/2" iron pin set, said point being the northwest corner of herein described tract, said point also being the south line of Willow Vista Estates Phase II, an addition to The City of Soginaw, Tarrant County, Texas as recorded in Cabinet A, Slide , Plat records Tarrant County, Texas;

THENCE along the south line of said Willow Vista Estates and the north line of said herein described tract South 89 degrees 36 minutes 09 seconds East a distance of 435.88 feet to a 1/2" iron pin set, said point also being the northwest corner of Lot 18, Block 4, of said Willow Vista Estates Phase I.

THENCE departing the south line of said Willow Vista Estates, along the west line of said Willow Vista Estates Phase I and the east line of herein described tract the following curve:

South 00 degrees 00 minutes 57 seconds East a distance of 28.83 feet to a 1/2" iron pin set, said point being the beginning of a curve to the left with a radius of 530.00 feet;

ALONG said curve to the left with an arc length of 74.17 feet thru a central angle of 05 degrees 44 minutes 42 seconds West whose chord bears South 03 degrees 12 minutes 24 seconds West with a chord length of 74.12 feet to a 1/2" iron pin set;

South 00 degrees 11 minutes 28 seconds East a distance of 1262.34 feet to a 1/2" iron pin set, said point being the beginning of a curve to the left with a radius 350.00 feet;

ALONG said curve to the left with an arc length of 254.68 feet, with a central angle 41 degrees 41 minutes 20 seconds, whose chord bears South 23 degrees 02 minutes 08 East with a chord length 248.00 feet, to a 1/2" iron pin set;

THENCE South 41 degrees 34 minutes 13 seconds West a distance of 59.92 feet to a 1/2" iron pin set;

THENCE South 45 degrees 48 minutes 51 seconds West a distance of 50.39 feet to a 1/2" iron pin set, said point being the beginning of a non-tangent curve to the left with a radius of 450.00 feet;

ALONG said non-tangent curve to the left with an arc length of 34.25 feet, with a central angle 04 degrees 18 minutes 02 seconds whose chord bears South 45 degrees 04 minutes 28 seconds East with a chord length of 34.25 to a 1/2" iron pin set;

THENCE South 38 degrees 40 minutes 38 seconds West a distance of 25.00 feet to a 1/2" iron pin set;

THENCE South 50 degrees 19 minutes 22 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 30 degrees 40 minutes 38 seconds East a distance of 25.00 feet to a 1/2" iron pin set, said point being the beginning of a non-tangent curve to the left whose radius is 450.00 feet;

ALONG said non-tangent curve whose arc length is 191.83 feet thru a central angle 23 degrees 53 minutes 39 seconds whose chord bears South 63 degrees 23 minutes 07 seconds East with a chord length of 180.45, to a 1/2" iron pin set, said point being the beginning of a reverse curve whose radius is 400.00 feet;

ALONG reverse curve with an arc length of 84.00 feet thru a central angle of 12 degrees 01 minutes 54 seconds whose chord bears South 71 degrees 19 minutes 00 seconds East with a chord length of 83.54 feet to a 1/2" iron pin set;

THENCE South 25 degrees 18 minutes 57 seconds West a distance of 25.00 feet to a 1/2" iron pin set;

THENCE South 51 degrees 43 minutes 03 seconds East a distance of 50.00 feet to a 1/2" iron pin set;

THENCE North 28 degrees 18 minutes 07 seconds East a distance of 25.00 feet to a 1/2" iron pin set, said point being the beginning of a non-tangent curve to the right whose radius is 400.00 feet;

ALONG non-tangent curve whose arc length is 289.29 thru a central angle of 41 degrees 28 minutes 44 seconds whose chord bears South 37 degrees 23 minutes 11 seconds East with a chord length of 283.40 feet TO THE POINT OF BEGINNING, and containing 25.87 acres, of land more or less;

and designated herein as Lots 1-14 & Lot H Block 5, Lots 1-11 & J7-43, Block 8, Lots 1-14, 27-84 & 97-102 Block 7

Lots 1-5, 21-32, & 55-60, Block 8, Lots 1-5 & 25-30, Block 9, Lots 1-6, Block 10 Willow Vista Estates, Phase 2

to the City of Soginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public

forever all streets, alleys, parks, water courses, drains, easements,

rights-of-way and public places thereon shown for the purpose and consideration therein expressed

COUNTY CLERK'S MEMO  
PORTIONS OF THIS DOCUMENT  
NOT LEGIBLE WHEN RECEIVED

EXHIBIT "B"

All remaining residential lots;

Being 109.270 acres situated in the A.F. ALBRIGHT SURVEY, ABSTRACT NO. 1849, City of Saginaw, Tarrant County, Texas, and being a portion of that certain tract conveyed to J.D. McNeill, Jr. and Verna Mae McNeill by deed recorded in Volume 10122, Page 318, Deed Records, Tarrant County, Texas, said 109.270 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 2" pipe found at the Northwest corner of said McNeill tract and the Southwest corner of a tract conveyed to Randy L. Pack by deed recorded in Volume 13037, Page 181, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees, 36 minutes, 09 seconds East, along the common line of said McNeill and Pack tracts, 1734.94 feet to a 1/2 inch iron found at the Northeast corner of said McNeill tract and the West line of AMBERS MEADOWS ADDITION, an Addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3269, Plat Records, Texas;

THENCE South 00 degrees, 14 minutes, 57 seconds East, along the common line of said McNeill tract and said AMBER MEADOWS ADDITION, 2732.67 feet to a 1/2" iron set with Swift Eng. cap in the North line of McLeroy Boulevard (R.O.W. varies);

THENCE North 89 degrees, 18 minutes, 17 seconds West, along the North line of said McLeroy Boulevard, 1754.83 feet to a 1/2 inch iron set with Swift Eng. cap at the intersection of the North line of said McLeroy Boulevard and East line of Knowles Drive (R.O.W. varies);

THENCE North 00 degrees, 10 minutes, 00 seconds East, along the East line of said Knowles Drive, at 387.33 feet pass a 1/2" iron found at the most Southerly Southeast corner of COURTS OF WILLOW CREEK ADDITION, an Addition to the City of Saginaw, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 5127, Plat Records, Tarrant County, Texas, continuing in all 2723.40 feet to the POINT OF BEGINNING and containing 109.270 acre of land.

390160.1

Texas Bank, Lienholder

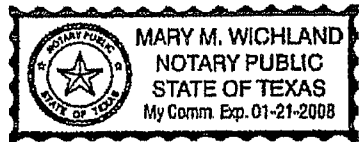
By: [Signature]  
Typed Name: Tyler K. Moore  
Its: Asst. V.P.

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 12<sup>th</sup> day of February, 2004, by Tyler K. Moore as Assist. Vice President of Texas Bank Bank, for the purpose and consideration therein expressed and in the capacity therein stated.

[Signature]  
Notary Public

390160.1



CENTURION AMERICA  
3901 AIRPORT FRWY #200

BEDFORD TX 76021



Submitter: SAGINAW JOINT

---

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

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

Filed For Registration: 02/23/2004 08:12 AM  
Document No.: D204054505  
WD 6 PGS \$22.00

By: \_\_\_\_\_



D204054505

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.