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FIRST AMENDMENT
to the
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
for
PRAIRIE RIDGE

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Prairie Ridge is made by Prairie Ridge Partners, LP, a Texas limited partnership, Declarant (as identified and defined in the Declaration).

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Prairie Ridge (the "Declaration") was recorded in the Official Public Records of Real Property of Ellis County, Texas on April 13, 2020 under Instrument No. 2011682; and

WHEREAS, the Declaration is applicable to Prairie Ridge, Phase 1, a subdivision in Ellis County, Texas according to the map or plat thereof recorded under Volume K, Page 60 of the Plat Records of Ellis County, Texas; and

WHEREAS, the Declaration incorrectly refers to Prairie Ridge, Phase 1A and incorrectly identifies the non-residential lots in Prairie Ridge, Phase 1; and

WHEREAS, Article VIII, Section 8.1, of the Declaration authorizes Declarant, during the Development Period, to amend the Declaration without the joinder or consent of any other party so long as the amendment does not materially and adversely affect any substantive rights of the Lot Owners;

WHEREAS, Declarant desires to amend the Declaration to correct the inadvertent errors; and

WHEREAS, the Development Period still exists and this amendment will not materially and adversely affect any substantive rights of the Lot Owners;

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. The first recital in the preamble to the Declaration is amended to read:

WHEREAS, Declarant is the owner of the following real property in Ellis County, Texas (the "Property"):

Prairie Ridge, Phase 1, a subdivision in Ellis County, Texas
according to the map or plat thereof recorded in Volume K,
Page 60, of the Plat Records of Ellis County, Texas.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2037063 FILING DATE/TIME: 04/09, 2020 @ 03:20:00 PM

2. Article I, Section N, of the Declaration, the definition of "Lot or Lots", is amended to read:

N. LOT or LOTS - Each of the residential Lots shown on the Plat. Non-residential lots shown on the Plat are not "Lots" as that term is defined and used in this Declaration. In Prairie Ridge, Phase 1, the non-residential lots include:

- Lots 1X, 2X and 3X in Block D
- Lots 1X, 2X, 3X and 4X in Block E
- Lots 1X, 2X and 3X in Block F
- Lots 1X and 2X in Block H
- Lots 1X, 2X and 3X in Block J
- Lots 1X, 2X, 3X and 4X in Block K
- Lots 1X, 2X and 3X in Block L
- Lot 1X in Block M
- Lots 1X, 2X and 3X in Block N

3. Article I, Section T, of the Declaration, the definition of "Plat", is amended to read:

T. PLAT - The plat for Prairie Ridge, Phase 1, recorded in Volume K, Page 60, of the Plat Records of Ellis County, Texas; the plat for any other real property annexed and made a part of the Community; and any amending plat or replat of any such plat.

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, except as otherwise provided in this instrument.

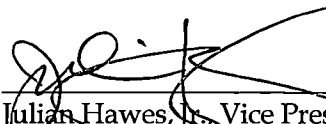
Except as amended herein, all provisions in the Declaration remain in full force and effect.

EXECUTED on the date of the acknowledgement, to be effective upon recording in the Official Public Records of Real Property of Ellis County, Texas.

PRAIRIE RIDGE PARTNERS, LP,
a Texas limited partnership

By: Prairie Ridge Partners GP, LLC
a Texas limited liability company
its General Partner

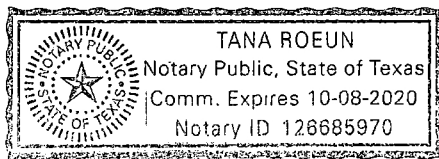
By: PRA GP No. 2, Inc.
a Texas corporation
its Manager

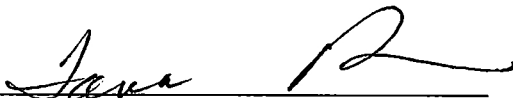
By: 
Julian Hawes, Jr. Vice President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Julian Hawes, Jr., Vice President of Prairie Ridge Partners, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed and in capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of SEPTEMBER, 2020.





Notary Public in and for the State of Texas

Roberts Markel Weinberg Butler Bailey
2800 Post Oak Boulevard, Suite 5777
Houston, Texas 77056

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Justin Valdez

COUNTY CLERK, ELLIS COUNTY, TEXAS

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INST NO. 2037063
ON Oct 09, 2020 at 03:20:00 PM