



**Supplemental Declaration of  
Covenants, Conditions and Restrictions of  
The Meadows Subdivision, Phase Two - West,  
an Addition to the City of Beaumont, Jefferson County, Texas**

This Supplemental Declaration of Covenants, Conditions and Restrictions (the "Supplemental Declaration") is made and executed on the date hereinafter set forth by A. Huston Properties, LLC, a Texas limited liability company (the "Declarant").

WHEREAS this instrument is filed as a supplement and modification of that certain Declaration of Covenants, Conditions and Restrictions of The Meadows, Phase I-A (the "Original Declaration") which was recorded under File No. 2008033263 in the Official Public Records of Jefferson County, Texas; and

WHEREAS Declarant is an owner of a certain tract of 6.478 acres, more or less, out of and a part of the A. Huston League, Abstract No. 33, Beaumont, Jefferson County, Texas and being specifically described on the attached Exhibit A; and

WHEREAS Declarant has caused the Land to be subdivided and platted into an addition to the City of Beaumont, Jefferson County, Texas known and to be known as "The Meadows Subdivision, Phase Two - West, an Addition to the City of Beaumont, Jefferson County, Texas" (the "Addition") in accordance with the final Plat of said Addition prepared by Schaumberg & Polk, and filed for record in the office of the County Clerk of Jefferson County, Texas (the "Plat"); and

WHEREAS Declarant desires to (i) dedicate the easements for streets, utilities and storm sewer reflected on the Plat; (ii) reserve in favor of itself and/or The Meadows Owners Association certain easements on and across the lots in the Addition; and (iii) impose the protective and restrictive covenants of that certain Original Declaration on the lots in the Addition and any common area related to such Addition; and

NOW, THEREFORE, the Declarant hereby adopts the Plat of the Addition and hereby dedicates the easements for streets, utilities and storm drainage as reflected upon the Plat and hereby imposes upon the lots and common areas in the Addition the basic restrictions and protective covenants set forth within the Original Declaration.

For purposes of enhancing and protecting the value, attractiveness and desirability of the Lots in the Addition, and for the purpose of providing for the orderly development, use and enjoyment of the Lots in the Addition, Declarant hereby declares that all of the Land in the Addition shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth within the Original Declaration and within the Plat, which shall constitute covenants running with the land and shall be binding upon all parties having any title or interest in the Addition, or any part thereof, and upon such parties' respective heirs, successors, legal representatives, devisees, lessees and assigns,

and shall inure to the benefit of such parties and their respective heirs, successors, legal representatives, devisees, lessees and assigns.

In witness whereof, Declarant has caused this Supplemental Declaration to be executed on this 15<sup>th</sup> day of APRIL, 2014.

DECLARANT:

A. Huston Properties, LLC  
By: Eloi Developments, LLC,  
Its Agent and Attorney-in-Fact

By: *Martin Broussard*  
Name: MARTIN BROUSSARD  
Title: MANAGER

STATE OF TEXAS           §  
  §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on APRIL 1, 2014 by MARTIN BROUSSARD, the MANAGER of Eloi Developments, LLC, as Agent and Attorney-in-Fact of A. Huston Properties, LLC, on behalf of said limited liability company.



*Sandy L. Carr*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A  
To Supplemental Declaration

**BEING** a 6.478 acre tract of land out of and a part of the remnant of that certain Broussard called 200.00 acre tract of land, more fully described as "Exhibit A" and recorded in Clerk's File No. 98-9829841 of the Official Public Records of Jefferson County, Texas. Said 6.478 acre tract of land being situated in the A. Huston League, Abstract No. 33, Jefferson County, Texas and being more particularly described as follows:

**COMMENCING** at a 3/4 inch iron rod found in the South right-of-way of Dishman Road (60 foot wide right-of-way) for the Northwest corner of said Broussard tract, same being the Northeast corner of that certain LNVA tract, more fully described as "Strip No. 2" and recorded in Volume 948, Page 160 of the Deed Records of said Jefferson County;

**THENCE** South 02 deg. 43 min. 05 sec. East along and with the West line of said Broussard tract, same being the East line of said LNVA tract, at a distance of 200.68 feet passing a 1/2 inch iron rod found for the most Westerly Northwest corner of The Meadows Subdivision, Phase One "A" West, more fully described and recorded in Clerk's File No. 2008040332 of said Official Public Records, continuing along and with the West line of said Meadows Subdivision, Phase One "A" West, same being the East line of said LNVA tract a total distance of 500.68 feet to a 1/2 inch iron rod with cap stamped "S&P" found for the most Westerly Southwest corner of said Meadows Subdivision, Phase One "A" West and the **POINT OF BEGINNING** of the tract herein described;

**THENCE** North 87 deg. 03 min. 48 sec. East along and with the Westerly South line of said Meadows Subdivision, Phase One "A" West, a distance of 108.46 feet to a 1/2 inch iron rod with cap stamped "S&P" found for corner;

**THENCE** South 80 deg. 50 min. 31 sec. East continuing along and with said Westerly South line of Meadows Subdivision, Phase One "A" West, a distance of 157.95 feet to a 1/2 inch iron rod with cap stamped "S&P" found for corner in the East right-of-way line of Sage Street (50 foot wide right-of-way);

**THENCE** in a Northerly direction along and with the East line of said West Sage and a curve to the right, having a radius of 200.00 feet, a chord bearing of North 14 deg. 53 min. 59 sec. East, a chord length of 40.02 feet, a delta angle of 11 deg. 29 min. 00 sec., and an arc distance of 40.08 feet to a 1/2 inch iron rod with cap stamped "S&P" found for corner;

**THENCE** North 87 deg. 03 min. 48 sec. East continuing along and with said Westerly South line of Meadows Subdivision, Phase One "A" West, a distance of 263.30 feet to a 1/2 inch iron rod with cap stamped "S&P" found for corner;

ORIGINAL

THENCE South 02 deg. 56 min. 12 sec. East along and with the Southerly West line of said Meadows Subdivision, Phase One "A" West, at a distance of 195.00 feet passing the Southerly Southwest corner of said Meadows Subdivision, Phase One "A" West, continuing a total distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" set for corner;

THENCE South 87 deg. 03 min. 48 sec. West, a distance of 87.50 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" set for corner;

THENCE South 02 deg. 56 min. 12 sec. East, a distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" set for corner;

THENCE South 87 deg. 03 min. 48 sec. West, a distance of 217.50 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" set for corner;

THENCE North 02 deg. 56 min. 12 sec. West, a distance of 47.48 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" set for corner;

THENCE South 87 deg. 03 min. 48 sec. West, a distance of 235.55 feet to a 5/8 inch iron rod with cap stamped "WORTECH SURVEYORS" set for corner in the West line of said Broussard tract, same being the East line of said LNVA tract;

THENCE North 02 deg. 43 min. 05 sec. West along and with the West line of said Broussard tract, same being the East line of said LNVA tract, a distance of 548.05 feet to the **PLACE OF BEGINNING**, containing 6.478 acres of land, more or less.

Return to:  
CITY OF BEAUMONT  
ADINA WARD  
P O BOX 3827  
BEAUMONT TX 77704-3827

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Carolyn L. Guidry*

Carolyn L. Guidry, County Clerk  
Jefferson County, Texas

May 01, 2014 03:58:27 PM

FEE: \$38.00

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