



~~Return to: David Teague, P.O. Box 16326, Lubbock, Texas 79490~~

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### **Declaration of Amended/Supplemental Restrictions**

This Declaration of Amended/Supplemental Restrictions is made effective as of the June 23, 2025, at Lubbock, Texas, by PRINCESS LAND CO, LLC, a Texas limited liability company (hereinafter **"Declarant"**).

#### **Recitals**

Declarant is the owner of all those certain lots located in Lubbock County, Texas, described as follows (the **"Lots"**):

Lots Seventy-Three (73), Seventy-Four (74), Seventy-Five (75), Seventy-Eight (78), Seventy-Nine (79), Eighty-Two (82), Eighty-Three (83), Eighty-Four (84), Eighty-Five (85), Eighty-Six (86), Eighty-Nine (89) and Ninety (90), Spanish Bit Court, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof, recorded in/under Clerk's File No. 2022045880, corrected in Clerk's File No. 2023036891, of the Official Public Records of Lubbock County, Texas.

#### **ARTICLE I**

##### **Supplemental Restrictions**

**Building Locations and Minimum Set Back Line for the South Side of the Lots Seventy-Three (73), Seventy-Eight (78), Seventy-Nine (79), Eighty-Four (84), Eighty-Five (85) and Ninety (90):** The South side setback line for Lots Seventy-Three (73), Seventy-Eight (78), Seventy-Nine (79), Eighty-Four (84), Eighty-Five (85) and Ninety (90), is hereby amended to be twenty feet (20') from the South property line of each of the lots and no residence, dwelling, garage, outbuilding, barn, playhouse, playscape, office, shop building, shed or other structure shall ever be permitted to be constructed within twenty feet (20') of the South property line of any of the lots listed in this paragraph.

**Building Locations and Minimum Set Back Line for the Back Side of the Lots Seventy-Three (73), Seventy-Four (74), Seventy-Five (75), Seventy-Eight (78), Seventy-Nine (79), Eighty-Two (82), Eighty-Three (83), Eighty-Four (84), Eighty-Five (85), Eighty-Six (86), Eighty-Nine (89) and Ninety (90):** The Back Side setback line for Lots Seventy-Three (73), Seventy-Four (74), Seventy-Five (75), Seventy-Eight (78), Seventy-Nine (79), Eighty-Two (82), Eighty-Three (83), Eighty-Four (84), Eighty-Five (85), Eighty-Six (86), Eighty-Nine (89) and Ninety (90) is hereby amended to be twenty feet (20') from the Back Side property line of each of the lots and no residence, dwelling, garage, outbuilding, barn, playhouse, playscape, office, shop building, shed or other structure shall ever be permitted to be constructed within twenty feet (20') of the Back Side property line of any of the lots listed in this paragraph. **"Back Side"** as used herein shall mean the side of each respective lot opposite the street each respective lot faces.

#### **ARTICLE II**

##### **Enforcement**

The Declarant and the Spanish Bit Homeowners Association shall each have the right and standing to enforce the restrictions imposed herein.

This Declaration of Supplemental Restrictions is binding on Declarant and its successors and assigns.

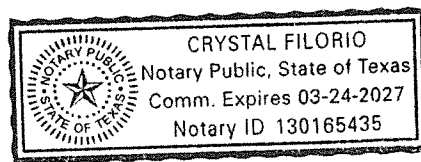
Executed on the date of acknowledgment to be effective June 23, 2025.

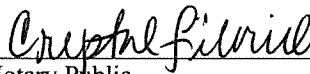
PRINCESS LAND CO, LLC,  
a Texas limited liability company

By:   
Tim Collins, Managing Member

THE STATE OF TEXAS       §  
  §  
COUNTY OF LUBBOCK       §

This instrument was acknowledged before me on the 30 day of June, 2025, by Tim Collins, Managing Member of PRINCESS LAND CO, LLC, a Texas limited liability company.



  
Notary Public