

303914

VOL 795 PAGE 425

DEEDS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CAPE CONROE II LIMITED, a limited partnership d/b/a U. S. Land Development Co., the owner and developer of that certain real property comprising CAPE CONROE, SECTION II, according to the map or plat thereof recorded in Volume 10, page 49 of the Plat Records of Montgomery County, Texas, to which map or plat and its record thereof reference is made for full and particular description of said real property; and

WHEREAS, CAPE CONROE II LIMITED, in its desire to keep the development of said real property for the mutual benefit and pleasure of the owners of lots in said subdivision and for the protection of such property values, there is filed of record in Volume 789, pages 346, et seq. of the Deed Records of Montgomery County, Texas, an instrument (hereinafter referred to as "Restrictions") dated September 29, 1972, covering the declarations, reservations, dedications, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said Cape Conroe, Section II, including the dedicated roads, avenues, streets and waterways therein; and

WHEREAS, it is the desire of CAPE CONROE II LIMITED to amend said Restrictions insofar and only insofar as Subparagraphs A. and B. of Article 2. and Subparagraph B. of Article 3. on page 2 thereof is concerned.

NOW, THEREFORE, said Restrictions dated September 29, 1972, recorded in Volume 789, page 346, et seq. is hereby amended by deleting Subparagraphs A. and B. of Article 2. and Subparagraph B. of Article 3. thereof in its entirety and substitute therefor as the new and amended Subparagraphs A. and B. of Article 2. and Subparagraph B. of Article 3. as follows:

Article 2.

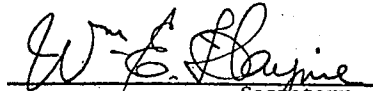
- "A. Lots 1 through 3 and Lots R-18 through R-22 in Block 1, Lots R-23 through R-27 in Block 10 and Lots 1 and 2 in Block 11 for commercial development purposes."
- "B. All remaining areas or lots identified with an "R" before the numeral and Lots 1, 2 and 3 in Block 14 are unrestricted areas and lots."

Article 3.

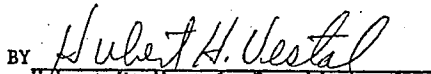
- "B. Lots T-1 through T-72 in Block 14 are designated as townhouse lots. Further, Lots 34 through 54 in Block 1 and Lots 1 through 22 in Block 2 are designated and may be utilized either as single dwelling lots or may be subdivided into townhouse lots; provided, however, in the event any such lots are subdivided into townhouse lots, each such subdivided townhouse lot shall have a minimum front footage width of 25 feet."

IN WITNESS WHEREOF, CAPE CONROE II LIMITED, acting through its General Partner, Tex-Ves Land Development, Inc., has caused these presents to be executed, all thereunto duly authorized, on this the 16th day of October, 1972.

ATTEST:


Secretary

CAPE CONROE II LIMITED

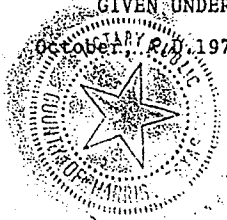
BY 
Hubert H. Vestal, President of
Tex-Ves Land Development, Inc.,
General Partner.

THE STATE OF TEXAS I
 I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared Hubert H. Vestal, known to me to be the person whose name is subscribed to the foregoing instrument as President of Tex-Ves Land Development, Inc., a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th day of

October, 1972.



Laverne Greer
Notary Public, Harris County, Texas.

FILED FOR RECORD
AT 4:00 O'CLOCK P. M.

NOV 20 1972

ROY HARRIS, Clerk
County Court, Montgomery Co., Tx.
By: *Richard N. Jackson* 6/16/72