

FILE NO. 425569

FIRST AMENDMENT TO THE RESTRICTIVE COVENANTS
OF
LEILA ESTATES

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF SAN PATRICIO)

That the undersigned, being the Architectural Control Committee of Leila Estates, do hereby make this the First Amendment to the Restrictive Covenants of Leila Estates.

WHEREAS, LEILA ESTATES in an unrecorded subdivision in San Patricio County consisting of sixteen (16) lots which are limited and restricted by the terms of the "RESTRICTIVE COVENANTS OF LEILA ESTATES", recorded under Clerk's File No. 322249 of the Real Property Records of San Patricio County, Texas, (the "Restrictive Covenants"), and

WHEREAS, the Restrictive Covenants restrict all the lots to the erection of only one (1) detached single-family dwelling unit, and

WHEREAS, lots Six and Seven of Leila Estates are oversized lots which will accommodate more than one single-family residential unit, and

WHEREAS, the Architectural Control Committee desires to modify the Restrictive Covenants to permit two (2) single-family dwelling units to be built on Lot Six and on Lot Seven.

NOW THEREFORE, The Restrictive Covenants of Leila Estate are hereby modified as to lots Six and Seven as follow:

1. A maximum of Two (2) single-family dwelling units may be built on each lot
1. The first single-family dwelling unit built on a lot must face Leila Street with a minimum set back building line from Leila Street of fifty (50) feet.
2. Prior to the construction of a second single-family dwelling unit on a lot, the owner of the lot must construct a paved private road perpendicular to Leila Street and a minimum width of fifteen (15) feet. The Architectural Control committee must approve the site and plans for the private road prior to its construction, which approval will not be unreasonably withheld.
3. The second single-family dwelling unit built on a lot must face the private road and shall have a minimum side

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set back line from Leila Street of two-hundred (200) feet.

4. Except for the above modifications, the use, limitations and restrictions as set out in the Restrictive Covenants shall apply to lots Six and Seven of Leila Estates.

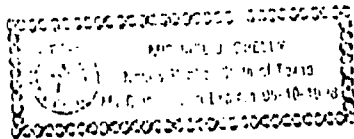
EXECUTED this the 24th day of January, 1995.

Architectural Control Committee
of Liela Estates

Charles Montgomery
Charles Montgomery, President

STATE OF TEXAS)
COUNTY OF SAN PATRICIO)

This instrument was acknowledged before me on the 24th day of January, 1995, by Charles Montgomery, President of the Architectural Control Committee of Liela Estates, on behalf of said Committee.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

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COMPAILED

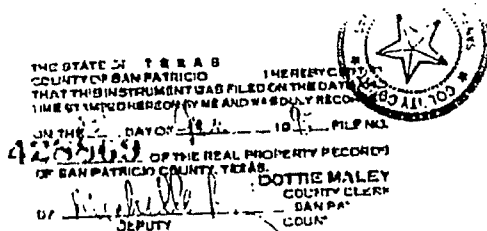
FILED FOR RECORD

at 8:00 A.M. on 1/24/95

JAN 23 1995

DOTTIE MALEY
CLERK COUNTY COURT SAN PATRICIO CO., TEX
By [Signature] Deputy

MICHELLE RING



NOTARIES

Filed for Record 23rd Day of Jan. 1995 at 8:00 A.M.
Compared 24th Day of Jan. 1995 at 12:30 P.M.

Real Property File Number 428869

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By David Eakin Deputy

DOTTIE MALEY, County Clerk
San Patricio County, Texas

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