

Vol 1302-059

AMENDMENT TO COVENANTS & DEED RESTRICTIONS  
For  
CHAMBERS POINT SUBDIVISION, PHASE II

000850

THE STATE OF TEXAS

§

§

COUNTY OF NAVARRO

§

KNOW ALL MEN BY THESE PRESENTS, that Jackson Lake Properties Joint Venture and those individuals set forth on the signature page hereto, the owners of the lots described on Exhibit "A" attached hereto of CHAMBERS POINT Subdivision, Phase II, as filed in Volume 6, Page 271 of the Official Plat Records of Navarro County, Texas, do hereby acknowledge, declare that the Covenants & Deed Restrictions for Chambers Point Subdivision, Phase II ("Covenants") recorded in Volume 1192, Page 229, of the Records of Navarro County, Texas, are hereby amended as to the lots described on Exhibit "A" as follows:

1. All references to "Jackson Lake Properties Joint Venture" or "the undersigned" in Sections 1 through 20 shall be changed to "Chambers Point Homeowners Association, Inc."
2. The phrase "comply with" shall be inserted between the words "and these" in the next to last line of Section 2.
3. The following sentence shall be added to the end of Section 3:  
"Failure of the Architectural Control Committee to either approve or reject any submittal within such three week period shall be deemed approval."
4. The first line of Section 4 shall be amended to read as follows:  
"Subject to the other provisions herein, all construction"
5. The fifth sentence of Section 4 shall be amended to read as follows:  
"All buildings must have at least sixty percent (60%) combined brick and/or glass on the exterior unless otherwise approved in writing by the Architectural Control Committee."
6. In Section 5, the number "1,200" shall be changed to "1,600".
7. The second sentence of Section 8 shall be amended to read as follows:  
"Except that on lots or combinations of adjoining lots with common ownership and acreage in excess of two (2) acres, horses may be kept in the number of one (1) horse per every two (2) acres."
8. In Section 10, the last word "Board" is hereby deleted and substituted with the following language:

"Control and Improvement District No. One."



9. In Section 11, the phrase "and mowed" shall be inserted between the words "cleaned and" and the phrase "tall grass" shall be inserted between the words "weeds and", both in the first sentence.
10. In Section 11, this additional sentence shall be inserted between the first and second sentence: "At no time shall junk cars or other inoperable equipment be stored on the lot."
11. In Section 11, the phrase "mowed and" shall be inserted between the words "lot cleaned" in the new third sentence.
12. In Section 11, the phrase ", remove junk cars or inoperable equipment" shall be inserted between "cleaned and" in the new third sentence.
13. In Section 19, a period shall be inserted after the phrase "or provision herein" in the last sentence and the balance of the sentence commencing with "which occurs during...." is hereby deleted.
14. As used in these Covenants (as amended hereby), and the Bylaws of the Association, the following terms shall have the following meanings:
  - a. "Assessment" shall mean the charge against each Lot Owner and his lot, representing a portion of the total cost to the Association of maintaining, improving, repairing, replacing and managing the Common Areas, which are to paid uniformly and equally by each Lot Owner of the Association, as provided herein.
  - b. "Association" shall mean Chambers Point Homeowners Association, Inc., a Texas non-profit corporation, the Bylaws of which shall govern the administration of the Chambers Point property and the membership of which shall be composed of all of the Owners of the Lots of the Subdivision and any additions and phases thereto.
  - c. "Board" or "Board of Directors" shall refer to the Board of Directors of Chambers Point Homeowners Association, Inc.
  - d. "Common Area" shall mean and include all of the property described in Exhibit "B" attached hereto, any parks, public boat ramps and docks, any picnic areas and all of any other improvements located or to be located in or thereon.
  - e. "First Mortgagee" shall mean the holder of a first mortgage lien on any lot in the Subdivision.
  - f. "Lot" and "Lots" shall mean those lots described on Exhibit "A" attached hereto and any additional lots that the owner of each lot shall agree in writing to make subject to this Amendment to Covenants & Deed Restrictions.
  - g. "Owner" shall mean a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who owns title to one or more Lots.



- h. "Special Assessment" shall mean in addition to the Assessment described above, the amount the Association may levy, in any assessment year, applicable to that year only for (i) the cost of any construction, reconstruction, repair or replacement of a capital improvement upon or in the Common Area, including roads, fixtures and personal property related thereto; or (ii) the expense of any other contingency or cost deemed necessary by the Association.
- i. "Subdivision" shall mean Chambers Point Subdivision, Phase I and Chambers Point Subdivision, Phase II, as filed in the Official Plat Records of Navarro County, Texas, and any additions and phases thereto.

The following sections are hereby added to the Covenants:

- 21. Upon the recordation of this Amendment to Covenants and Deed Restrictions for Chambers Point Subdivision, Phase II, each Lot Owner will automatically become a member of the Association. At the time of closing on the purchase of any lot in the Chambers Point Subdivision, Phase II, each purchaser will automatically become a member of the Association. An assessment is hereby made of SIX DOLLARS (\$6.00) per month per Lot to each Owner for only one Lot and an assessment of FOUR DOLLARS (\$4.00) per month per Lot for any numbers of Lots in excess of one, payable annually on the first (1st) day of January of each year. The assessment charge for a Lot purchased during the calendar year shall be prorated from the date of purchase to the end of that calendar year.

The assessment is payable to the Association at its office in Dallas County, Texas, or at any location that its office may be changed to at a future date.

The fund created by the assessment in charges shall be used to cover expenses incurred in the maintenance and operation of the common area properties, and facilities of the Subdivision or for community improvement thereon, including but not limited to the construction and reconstruction, improvement and maintenance of roads, mowing of roadways, parks, public boat ramp, dock and picnic area, and other improvements or services at said Subdivision and for such other uses as may be approved by the Association.

The assessment charges may be raised by the then current Directors of the Association if necessary to provide adequate funds to carry out the purposes of that Association.

Such assessment charges shall extend for the life of these Covenants and shall be extended automatically at the same time the Covenants may be extended.

- 22. In addition to the Assessments authorized above, at any time the Association may levy in any calendar year a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of roads, parks, public boat ramps, docks and picnic areas or other improvement located or to be located upon the Common Areas,



provided that any such Assessment shall be approved by a two-thirds (2/3) vote of the quorum of Owners voting in person or by proxy at a meeting (annual or special) of the Association duly called for such purpose.

23. No Owner may exempt himself from liability for his contribution toward the Common Areas by waiver of the use or enjoyment of any of the Common Areas or improvements located thereon.
24. All sums due but unpaid by a Lot Owner for his share of Assessments, including interest thereon at ten percent (10%) per annum, shall constitute a lien on such Lot superior to all other liens and encumbrances, except only for: (i) all taxes and special assessments levied by governmental and taxing authorities; and (ii) all liens securing sums due or to become due under any mortgage vendor's lien or deed of trust filed of record prior to the time such costs, charges, expenses and/or assessments become due.
25. To evidence such lien, the Association may, but shall not be required to, prepare written notice setting forth the amount of such paid indebtedness, the name of the Owner of the Lot and a description of the Lot. Such notice shall be signed by one of the Board of Directors and may be recorded in the office of the Clerk and Recorder of Navarro County, Texas. Such lien for the Assessment shall attach from the date of the failure of payment of the Assessment. Such lien may be enforced by foreclosure of the defaulting Owner's Lot by the Association. Any such foreclosure sale is to be conducted in accordance with the provisions applicable to the exercise of powers of sale in mortgages and deeds of trust, as set forth in Section 51.002 of the Texas Property Code as may be amended from time to time, or in any manner permitted by law. Each Owner, by accepting a deed to his Lot, expressly grants to the Association a power of sale, as set forth in said Section 51.002, in connection with the Assessment lien. The Board of Directors is hereby authorized to appoint a trustee to hold any such foreclosure sale. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceedings, the costs and expenses for filing notice or claim of lien and all reasonable attorneys' fees. The Association shall have the power to bid on the Lot at the foreclosure sale and to acquire and hold, lease, mortgage and convey same.
26. The amount of the Assessment levied against each Lot shall also be a debt of the Owner thereof at the time the Assessment is made. Suit to recover a money judgment for unpaid Assessments shall be maintainable without foreclosing or waiving the lien securing same.
27. Each Owner shall comply strictly with the provisions of these Covenants, the Bylaws and the decisions and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time.
28. The administration of the Association shall be governed by the Bylaws. The Association shall be managed by a Board of Directors, duly appointed or elected, pursuant to the terms and conditions of the Bylaws.
29. Immediately after the recordation of these Covenants, Jackson Lake Properties Joint Venture shall execute and deliver a deed to the Association conveying title to the property described on Exhibit "B" to



the Association. Jackson Lake Joint Venture shall have the right to deed additional property to the Association for Common Areas and the Association shall accept and maintain the property described on Exhibit "B" and any such additional property.

30. These Covenants shall not be revoked, nor shall any of the provisions herein be amended from the date these Covenants are recorded unless the Owners representing at least ninety percent (90%) of the ownership of the Lots agree to such revocation or amendment by instruments duly executed and recorded.
31. All notices, demands or other correspondence intended to be served upon Owner shall be sent by ordinary or certified mail, postage prepared, addressed in the name of such Owner in care of the address of such Owner. All notices, demands or other correspondence intended to be served upon the Board of Directors of the Association or the Association, shall be sent by ordinary or certified mail, postage prepaid to the Association's address.
32. Whenever the applications and provisions of these Covenants conflict with the applications of any provisions of the Bylaws adopted by the Association, the provisions or applications of these Covenants shall prevail.

Except as modified above, all other terms and conditions of the Covenants & Deed Restrictions for Chambers Point Subdivision, Phase II shall remain in full force and effect.

Any other owner of a lot in the Subdivision which is not listed on Exhibit "A" shall have the right, but not the obligation, to consent ("Consent") at a later date to this Amendment to Covenants & Deed Restrictions and to subject such lot to the terms and conditions of such Amendment. Upon the execution of the Consent, recordation in the Records of Navarro County, Texas and furnishing evidence of such recordation to the Association, such lot shall automatically become subject to the terms and conditions of this Amendment. A copy of the form of Consent to be executed and recorded is attached hereto as Exhibit "C".

This Agreement may be executed in several counterparts and all such counterparts so executed shall constitute one agreement binding on all the parties hereto, notwithstanding that all the parties are not signatory to the original of the same counterpart.

BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and delivered as of the \_\_\_\_\_ day of October, 1994.

Address:

8235 Douglas Avenue  
Suite 650, LB 65  
Dallas, Texas 75243

712 Carriage Way  
Duncanville, Texas 75137

6480 Collidge  
Groves, Texas 77619

3545 Milton  
Dallas, Texas 75215

828 Woodridge Drive  
DeSoto, Texas 75115

204 E. Embercrest  
Arlington, Texas 76018

2124 Santa Fe Trail  
Tyler, Texas 75703

300 Spring Ridge Trace  
Roswell, Georgia 30076

5303 Summit Lodge  
Katy, Texas 77449

JACKSON LAKE PROPERTIES JOINT VENTURE

By: \_\_\_\_\_

J.G. Jackson, Managing Partner

Lots B-2, B-3, B-4, B-5, B-19, B-23

\_\_\_\_\_  
Lorenzo Brown

\_\_\_\_\_  
Billy Carl Cash

\_\_\_\_\_  
Deborah L. Cash

\_\_\_\_\_  
John Charles Cooper, Jr.

\_\_\_\_\_  
Linda Perry Cooper

\_\_\_\_\_  
Caesar P. Flores

\_\_\_\_\_  
Patty M. Flores

\_\_\_\_\_  
Randy A. Genzel

\_\_\_\_\_  
Linda R. Genzel

\_\_\_\_\_  
Thomas N. Green

\_\_\_\_\_  
Brenda Green

\_\_\_\_\_  
Robert L. Griffin

\_\_\_\_\_  
Vaughn Griffin

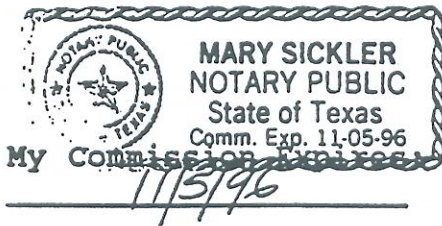
\_\_\_\_\_  
F.H. Hawkins

\_\_\_\_\_  
Mary Hawkins



STATE OF TEXAS §  
COUNTY OF DALLAS §

This document was acknowledged before me by J.G. Jackson, Managing Partner of JACKSON LAKE PROPERTIES JOINT VENTURE, on this 3rd day of February, 1994 on behalf of said joint venture.



Mary Sickler  
Notary Public of and for  
The State of Texas

MARY SICKLER  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by LORENZO BROWN before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by BILLY CARL CASH and DEBORAH L. CASH before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and delivered as of the \_\_\_\_\_ day of October, 1994.

Address:

JACKSON LAKE PROPERTIES JOINT VENTURE

8235 Douglas Avenue  
Suite 650, LB 65  
Dallas, Texas 75243

By: \_\_\_\_\_  
J.G. Jackson, Managing Partner

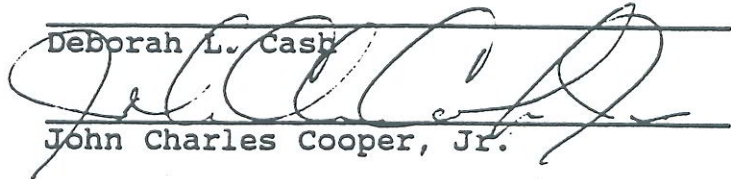
712 Carriage Way  
Duncanville, Texas 75137

\_\_\_\_\_  
Lorenzo Brown

6480 Collidge  
Groves, Texas 77619

\_\_\_\_\_  
Billy Carl Cash

3545 Milton  
Dallas, Texas 75215  
Lot B-21

\_\_\_\_\_  
Deborah L. Cash  
  
\_\_\_\_\_  
John Charles Cooper, Jr.

\_\_\_\_\_  
Linda Perry Cooper

828 Woodridge Drive  
DeSoto, Texas 75115

\_\_\_\_\_  
Caesar P. Flores

\_\_\_\_\_  
Patty M. Flores

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Arlington, Texas 76018

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Brenda Green

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5303 Summit Lodge  
Katy, Texas 77449

\_\_\_\_\_  
F.H. Hawkins

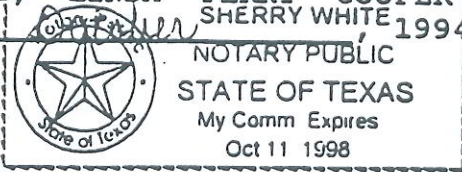
\_\_\_\_\_  
Mary Hawkins



STATE OF TEXAS §  
COUNTY OF Dallas §

Vol 1302 No 067

This document was acknowledged by JOHN CHARLES COOPER, JR. and wife, ~~LINDA PERRY COOPER~~ before me on this 14th day of October, 1994.



Sherry White  
Notary Public of and for  
The State of Texas

My Commission Expires:  
Oct. 11, 1998

SHERRY WHITE  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by CAESAR P. FLORES and wife PATTY M. FLORES before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by RANDY A. GENZEL and wife, LINDA R. GENZEL before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed and delivered as of the \_\_\_\_\_ day of October, 1994.

Address:

JACKSON LAKE PROPERTIES JOINT VENTURE

8235 Douglas Avenue  
Suite 650, LB 65  
Dallas, Texas 75243

By: \_\_\_\_\_  
J.G. Jackson, Managing Partner

712 Carriage Way  
Duncanville, Texas 75137

\_\_\_\_\_  
Lorenzo Brown

6480 Collidge  
Groves, Texas 77619

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Deborah L. Cash

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Dallas, Texas 75215

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John Charles Cooper, Jr.

\_\_\_\_\_  
Linda Perry Cooper

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Linda R. Genzel

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\_\_\_\_\_  
Brenda Green

300 Spring Ridge Trace  
Roswell, Georgia 30076

\_\_\_\_\_  
Robert L. Griffin

\_\_\_\_\_  
Vaughn Griffin

5303 Summit Lodge  
Katy, Texas 77449  
Lots B-24, B-25

\_\_\_\_\_  
*F.H. Hawkins*  
F.H. Hawkins

\_\_\_\_\_  
*Mary Hawkins*  
Mary Hawkins



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by ROBERT L. GRIFFIN and wife, VAUGHN GRIFFIN before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF Harris §

This document was acknowledged by F.H. HAWKINS and MARY HAWKINS before me on this 26<sup>th</sup> day of Oct, 1994.

Bryon W Evenson  
Notary Public of and for  
The State of Texas

My Commission Expires:  
5-18-96

BRYON W EVENSON  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by ALAN R. LATTA and wife, DIANNA L. LATTA before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

510 Brookshire  
Richardson, Texas 75080

Alan R. Latta

7 Pecan Point  
Kerens, Texas 75144  
Lot B-7

Dianna L. Latta

Douglas M. McDaniel

Linda S. McDaniel

Route 1, Box 1557  
Boerne, Texas 78006

Billy R. McGirk

Rita F. McGirk

833 Oakbluff Drive  
Lancaster, Texas 75146

Steven J. Neal

Sarah C. Neal

511 N. Goodman  
Kerens, Texas 75144

Larry E. Robinson

Patricia D. Robinson

801 Cypress, Apt. 13H  
Greenwood, Mississippi  
38930

Charles L. Rogers

Jeanette Rogers

801 Eagle Creek Road  
West Union, Ohio 45693

Robbie Urquhart

Jo Ann Urquhart

3765 Crown Shore  
Dallas, Texas 75244

Howard W. Ward

Gloria A. Ward

400 Grand Turk Court  
Irving, Texas 75060

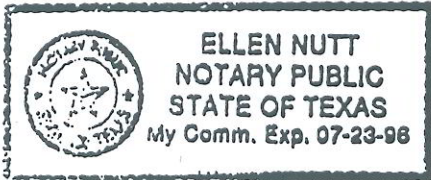
Robert Dwayne Yelton

Frances A. Beningo



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by DOUGLAS M. McDANIEL and LINDA C. McDANIEL before me on this 30 day of November, 1994.



My Commission Expires: \_\_\_\_\_

Ellen Nutt  
Notary Public of and for  
The State of Texas

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by BILLY R. MCGIRK and wife, RITA F. MCGIRK before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by STEVEN J. NEAL and wife, SARAH C. NEAL before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

510 Brookshire  
Richardson, Texas 75080

Alan R. Latta

7 Pecan Point  
Kerens, Texas 75144

Dianna L. Latta

Douglas M. McDaniel

~~Route 1, Box 1557~~  
~~Boerne, Texas 78006~~  
20 Overlook Dr. Ch. Pt  
Kerens, Tx. 75144  
Lot B-20

Linda S. McDaniel

*Billy R. McGirk*  
Billy R. McGirk

*Rita F. McGirk*  
Rita F. McGirk

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Lancaster, Texas 75146

Steven J. Neal

Sarah C. Neal

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Kerens, Texas 75144

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Dallas, Texas 75244

Howard W. Ward

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400 Grand Turk Court  
Irving, Texas 75060

Robert Dwayne Yelton

Frances A. Beningo



STATE OF TEXAS       §  
                             §  
COUNTY OF \_\_\_\_\_ §

Vol 1302 Page 073

This document was acknowledged by DOUGLAS M. McDANIEL and  
LINDA C. McDANIEL before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS       §  
                             §  
COUNTY OF Johnson §

This document was acknowledged by BILLY R. MCGIRK and wife,  
RITA F. MCGIRK before me on this 8th day of  
January, 1995.



My Commission Expires:  
\_\_\_\_\_

Wilma Saunders  
\_\_\_\_\_  
Notary Public of and for  
The State of Texas

WILMA SAUNDERS  
\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS       §  
                             §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by STEVEN J. NEAL and wife,  
SARAH C. NEAL before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

510 Brookshire  
Richardson, Texas 75080

Alan R. Latta

7 Pecan Point  
Kerens, Texas 75144

Dianna L. Latta

Douglas M. McDaniel

Route 1, Box 1557  
Boerne, Texas 78006

Linda S. McDaniel

Billy R. McGirk

833 Oakbluff Drive  
Lancaster, Texas 75146  
Lot B-6

Rita F. McGirk

*Steven J. Neal*  
Steven J. Neal

*Sarah C. Neal*  
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400 Grand Turk Court  
Irving, Texas 75060

Robert Dwayne Yelton

Frances A. Beningo



STATE OF TEXAS       §  
                             §  
COUNTY OF \_\_\_\_\_ §

Vol 1302-1075

This document was acknowledged by DOUGLAS M. McDANIEL and  
LINDA C. McDANIEL before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS       §  
                             §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by BILLY R. MCGIRK and wife,  
RITA F. MCGIRK before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS       §  
                             §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by STEVEN J. NEAL and wife,  
SARAH C. NEAL before me on this 18<sup>th</sup> day of  
Jan., ~~1994~~. 1995

Sherry Henderson  
\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public



510 Brookshire  
Richardson, Texas 75080

Alan R. Latta

7 Pecan Point  
Kerens, Texas 75144

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Lot B-1

Sarah C. Neal

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*Patricia D. Robinson*

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Robert Dwayne Yelton

Frances A. Beningo

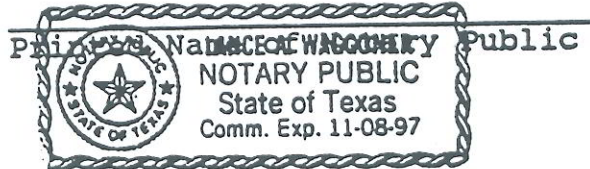


STATE OF TEXAS §  
COUNTY OF NAVARO §

This document was acknowledged by LARRY E. ROBINSON and wife,  
PATRICIA D. ROBINSON before me on this 10 day of  
October, 1994.

*Jana A. Wagoner*  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by CHARLES L. ROGERS and wife,  
JEANETTE ROGERS before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This document was acknowledged by ROBBIE L. URQUHART and wife  
GLORIA A. WARD before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 1994.

\_\_\_\_\_  
Notary Public of and for  
The State of Texas

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary Public

Vol 1302 p. 078

EXHIBIT A

To Amendment to Covenants & Deed Restrictions  
for  
Chambers Point Subdivision, Phase II

Lots in Phase II of Chambers Point Subdivision as shown by the plat thereof duly recorded in Volume 6, Page 271, of the Plat Records, Navarro County, Texas.

Lot Number

B-1 thru B-7, B-19 thru B-21, B-23 thru B-25



EXHIBIT B  
TO AMENDMENT TO COVENANTS &  
DEED RESTRICTIONS FOR CHAMBERS POINT SUBDIVISION

CHAMBERS POINT, PHASE I  
Vacant Lot

NAVARRO COUNTY

Lot 12 in Phase I of Chambers Point Subdivision as shown by the plat thereof duly recorded in Volume 6, Page 217, of the Plat Records, Navarro County, Texas.

CHAMBERS POINT, PHASE II  
BOAT DOCK AND RAMP

ELIJAH POWERS SURVEY  
ABSTRACT 633

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Elijah Powers Survey Abstract 633, Navarro County, Texas, and being all of the Boat Launch Area of Chambers Point, Phase II, a subdivision on Richland-Chambers Reservoir as shown of record in Volume 6, Page 271 of the Plat Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at the original southwest corner of the above mentioned Boat Launch tract and an angle corner of Lot B15 on the west line of a cul-de-sac curve on Chambers Point Drive;

THENCE N 44°30'52"W 91.41 feet to a point for corner located on the elevation 315 contour of Richland-Chambers Reservoir;

THENCE along said contour N 17°07'49"W 44.56 feet, N 46°58'20"E 11.32 feet, S 68°59'57"E 24.77 feet and N 54°35'06"E 23.21 feet to a point for corner;

THENCE S 44°30'52"E 115.80 feet to a point for corner located on the north line of said Chambers Point Drive for the beginning of a curve to the left;

THENCE with said curve having a Delta Angle of 82°31'00" a Radius of 50.00 feet, a Chord of S 65°12'16"W 65.95 feet for a Length of 72.01 feet to the place of beginning and containing 0.166 acre of land.

## Consent Form

STATE OF TEXAS       §  
                               §  
 COUNTY OF NAVARRO   §

Know all men by these presents that \_\_\_\_\_, the owner of I  
 \_\_\_\_ of Chambers Point Subdivision, Phase II, as filed in Volume 6, Page 2  
 of the Official Plat Records of Navarro County, Texas, does here  
 acknowledge and declare his/her/their/its consent to the Amendment  
 Covenant & Deed Restrictions for Chambers Point Subdivision, Phase I  
 Amendment dated October 14, 1994 and hereby subjects such Lot to the ter  
 and conditions of the Amendment.

Executed this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

BEFORE ME, the undersigned authority, on this day personally appear  
 \_\_\_\_\_, known to me to be the person whose name is subscribed to  
 the foregoing instrument, and acknowledged to me that he/she executed th  
 same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day o  
 \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
 Notary Public in and for the  
 State of Texas

\_\_\_\_\_  
 Printed Name of Notary Public

\_\_\_\_\_  
 Commission Expires:

THE STATE OF TEXAS }  
 County of Navarro



I, JAMES F. DOOLEN, Clerk of the County Court in and for Navarro County  
 Texas, do hereby certify that this Instrument was FILED AND RECORDED at 11<sup>3</sup>  
 o'Clock AM 2-9 1995, in volume 1302 page 59  
 of the Records of Navarro County.

*James F. Doolen*