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THE STATE OF TEXAS
COUNTY OF HAYS

77134

WHEREAS, by written instrument dated August 17, 1967, and recorded in Volume 218, pages 610-620, of the Deed Records of Hays County, Texas, W. J. Gebhard, Jr. and C. Mike Murphy, Jr., created a restricted residential subdivision known as Twin Bluffs Subdivision in Hays County, Texas, and made to apply to said land so subdivided the covenants, reservations, restrictions, limitations, easements and conditions set out in the above mentioned instrument, which together with its record, is referred to herein and made a part hereof for all pertinent, legal and descriptive purposes; and,

WHEREAS, the above mentioned instrument provides that any one or all of such restrictions may be altered or modified, in whole or in part, by a vote of the owners of the fee simple title to Seventy-five Percent (75%) of the front footage of all tracts of land in said subdivision with one vote for each lot within said subdivision owned by them; and,

WHEREAS, the owners of the fee simple title to Seventy-five Percent (75%) of the front footage of all tracts in said subdivision are desirous of preserving and retaining all of said covenants, reservations, restrictions, limitations, and conditions, in full legal force and effect as expressed in said instrument, save only paragraph VI A., which they desire to alter, change and modify in the respect and to the extent hereinafter stated.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, W. J. Gebhard, Jr. and C. Mike Murphy, Jr., do hereby provide as to the restricted residential area defined in said instrument that paragraph VI A. which reads in said instrument as follows:

"All numbered tracts in the subdivision shall be known and described as residential sites. No structure shall be erected or permitted to remain on any such site other than:
A. A single family dwelling containing at least 1200 square feet of living area, with at least 50% of the outside perimeter walls constructed of masonry facing; and/or a single family dwelling containing 1500 square feet of living area with no outside perimeter walls of masonry facing."

"All numbered tracts in the subdivision shall be known and described as residential sites. No structure shall be erected or permitted to remain on any such site other than:
A. A single family dwelling containing at least 800 square feet of living area, with at least 50% of the outside perimeter walls constructed of masonry facing; and/or a single family dwelling containing 1100 square feet of living area with no outside perimeter walls of masonry facing."

And we, Jerry C. Brownfield and wife, Darlyne Brownfield, Lot No. One (1); Charles R. Ramsay and wife, Janette Ramsay, Lot No. Two (2); James P. Malloy and wife, Marianne Malloy, Lots Nos. Three (3), Four (4), and Five (5); J. W. Haenelt, Jr. and wife, Merlyn Haenelt, Lot No. Six (6); Earl H. Baker, Jr. and wife, Collette Baker, Lot No. Eight (8); Adrienne Rollins, and husband, Jack Rollins, Lot No. Nine (9); Verner C. Parish, Jr. and wife, Pat Parish, Lot No. Eleven (11); ~~Mrs. XXXXXXXXXXXXXXXXXX~~, Lot No. Twelve (12); W. J. Gebhard, Jr. and wife, Jean Gebhard, and C. Mike Murphy, Jr. and wife, Pat Murphy, Lots Nos. Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) Seventeen (17), Eighteen (18) and Nineteen (19); W. J. Gebhard, Jr. and C. Mike Murphy, Jr. Lots Nos. Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), and Twenty-seven (27); Aubrey W. Cole and wife, DUITA Cole, Lot No. Twenty-eight (28); D. H. Stanley and wife, RILLANA Stanley, Lot No. Twenty-nine (29); Victor A. Mercantante and wife, Dominica M. Mercantante, Lot No. Thirty (30); being the owners of the fee simple title to 75% of the front footage of all tracts in the above mentioned subdivision in consideration of the benefits which will accrue to us as the owners of part of said restricted subdivision above mentioned from the modifications of the restrictions expressed as above set out, do hereby agree with W. J. Gebhard, Jr. and C. Mike Murphy, Jr., and their heirs and assigns, that the said restrictions may be altered, changed, and modified as hereinabove set forth; and we do execute this instrument solely for the purpose of evidencing our consent to and acquiescence in the said modifications.

WITNESS OUR HANDS this the 26th day of October, 1971.

Jerry C. Brownfield
Jerry C. Brownfield

Darlene Brownfield
Darlene Brownfield

Charles R. Ramsay
Charles R. Ramsay

Janette Ramsay
Janette Ramsay

James P. Malloy
James P. Malloy

Marianne Malloy
Marianne Malloy

J. W. Haenelt, Jr.
J. W. Haenelt, Jr.

Merlyn Haenelt
Merlyn Haenelt

Earl H. Baker, Jr.
Earl H. Baker, Jr.

Collette Baker
Collette Baker

Adrianne Rollins
Adrianne Rollins

Jack Rollins
Jack Rollins

Verner C. Parish, Jr.
Verner C. Parish, Jr.

Pat Parish
Pat Parish

~~James S. Gibson, Jr.~~

~~James S. Gibson, Jr.~~

W. J. Gebhard, Jr.
W. J. Gebhard, Jr.

Jean Gebhard
Jean Gebhard

C. Mike Murphy, Jr.
C. Mike Murphy, Jr.

Pat Murphy
Pat Murphy

Aubrey W. Cole
Aubrey W. Cole

Quita Cole
Quita Cole

D. H. Stanley
D. H. Stanley

Norma J. Stanley
Norma J. Stanley

Victor A. Mercantante
Victor A. Mercantante

Dominica M. Mercantante
Dominica M. Mercantante

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Jerry C. Brownfield and Darlyne Brownfield, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of January, 1972.

Carolyn A. Paulik
Notary Public in and for
Harris County, Texas.

THE STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Charles R. Ramsay and Janette Ramsay, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of June, 1972.

Rosemary Rodriguez
Notary Public in and for
Hays County, Texas.

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared James P. Molloy and Marianne Molloy, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of November, 1971.

Carolyn A. Paulik
Notary Public in and for
Harris County, Texas.

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared J. W. Haenelt, Jr. and Merlyn Haenelt, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of January, 1972.

Carolyn A. Paulik
Notary Public in and for
Harris County, Texas.

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THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Robert F. Harris and Parker Harris, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1971.

Notary Public in and for
County, Texas.

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Earl H. Baker, Jr. and Collette Baker, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of March, 1972.

Carolyn Paulik

Notary Public in and for
County, Texas.

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jack Rollins and Adrienne Rollins, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of February, 1972.

Miss E. E. Eames

Notary Public in and for
County, Texas.

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Verner C. Parish, Jr. and Pat Parish, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of March, 1972.

Carolyn Paulik

Notary Public in and for
County, Texas.

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Macklin Benagh and Agnes Simmons Benagh, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1971.

Notary Public in and for
_____ County, Texas.

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared W. J. Gebhard, Jr. and Jean Gebhard, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of November, 1971.

Carolyn A. Parlik
Notary Public in and for
Harris County, Texas.

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared C. Mike Murphy, Jr. and Pat Murphy, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4 day of April, 1972.

Louise Friedland
Notary Public in and for
Harris County, Texas.

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Aubrey W. Cole and Quita Cole, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of Oct., 1971.

Carolyn A. Parlik
Notary Public in and for
Harris County, Texas.

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THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared D. H. Stanley and Wilma J. Stanley, husband and wife known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of October, 1971.

Carolyn A. Parlitz
Notary Public in and for
Harris County, Texas.

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Victor A. Mercantante and Dominica M. Mercantante, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of Feb., 1972.

Carolyn A. Parlitz
Notary Public in and for
Harris County, Texas.

THE STATE OF TEXAS
COUNTY OF HAYS

I, LYDELL B. CLAYTON, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication, was filed for record in my office on the 12th day of June A.D., 1972 at 3:00 o'clock P. M., and duly recorded on the 13th day of June A.D., 1972 at 9:30 o'clock A. M., in the Deed Records of said County in Book Number 251 Pages 40-46 inclusive.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF HAYS COUNTY, TEXAS, the date last above written.
Lydell B. Clayton By [Signature] Deputy
LYDELL B. CLAYTON, Clerk of the County Court within and for the County