El Camino Real Estates, Phase II First Amended Restrictions

Whereas, the El Camino Real Estates, Phase II Restrictions, Section 2 – TERM AND ENFORCEMENT, Subparagraph (e) provides that the Grantor, San Gabriel Properties, LLC shall have the right to amend the original Declaration entitled El Camino Real Estates, Phase II Restrictions if the amendment is made prior to 100% of the lots have been sold and is consistent with and in furtherance of the general plan and scheme of development as evidenced by these Restrictions.

Whereas, at this time 100% of the lots in San Gabriel Properties, LLC have not been sold and the amendment is consistent with and in furtherance of the general plan and scheme of development as evidenced by these Restrictions.

Now therefore, the Grantor, San Gabriel Properties, LLC has determined that Section 1. Restriction, Subparagraph c) shall be and is amended as follows, to wit:

Setbacks. (a) Except for the variance provided for Lots 33 and 34 hereinafter, no structure shall be located within 50 feet of the boundary of any tract that is adjacent to any road in the subdivision and within 15 feet of any other boundary line of any Tract. (b) With respect to the north lot lines of Lots 33 and 34, regardless of the proximity to any road, the set back shall be 15 feet and so that on those two lots only, a structure may be located within 15 feet of the north lot lines of said lots. The purpose of this exception is to allow for proper drainage across said lots while allowing a residential structure to be located on said lots.
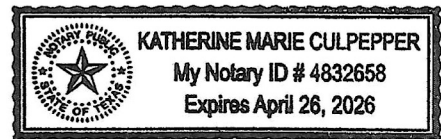
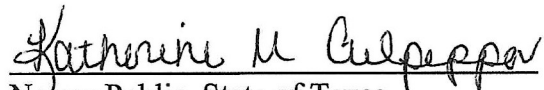SIGNED this 30 day of June 2022.

SAN GABRIEL PROPERTIES, LLC

By: _____

BARRY E. PARKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF MILAM §

This instrument was acknowledged before me on the 30th day of June 2022 by Barry E. Parker, President of San Gabriel Properties, LLC on behalf of said limited liability company.

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Notary Public, State of Texas