MAY 2000
SUB-DIVIDING
LOTS 22 & 14

39 596-598 OPR

05-22-00 02:04 28PM BRYLA & SCHOESSOW 1830 997 2172 # 4/ 6

CJB/emh/RE7

AMENDMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SPRING CREEK ESTATES SUBDIVISION

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GILLESPIE §

WHEREAS, the Spring Creek Estates Subdivision (herein "Subdivision") is described in the map or plat of said Subdivision as recorded in Volume 2, Page 182 of the Plat Records of Gillespie County, Texas; and

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WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Spring Creek Estates Subdivision (herein "Declaration") is recorded at Volume 378, Pages 991-1003 of the Official Public Records of Real Property of Gillespie County, Texas; and

WHEREAS, the undersigned are the owners of the fee simple title in and to 90% of the real property within the subdivision determined on an acreage basis; and

WHEREAS, the Declarant, Dizdar Development Ltd., a Texas limited partnership, has reserved the right to amend the Declaration for any reason deemed necessary for the benefit of the overall development of the property and pursuant to ARTICLE 10., Amendment, the owners of the fee simple title to the lots within the Subdivision may amend the Declarations and owners of 90% of the real property determined on an acreage basis agree that the Declarations shall be amended as follows;

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions of Spring Creek Estates Subdivision are amended to

NOTE: To the extent that these restrictions violate 42USC3604(c) by indicating a preference, limitation of discrimination based on race, color religion, sex, handicap, familial status or national origin, such restrictions are hereby omitted.

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add the following subparagraph to paragraph 6. (g) Building Restrictions of such Declaration:

Notwithstanding the prohibition against subdivision of any part of the property into tracts less than 20 total acres, a further exception to such prohibition shall permit the following:

1. Tract No. 22 is subdivided into two tracts of land, one tract containing 2.65 acres of land and the second tract containing 8.853 acres of land.

2. Tract No. 14 is subdivided into two tracts of land, one tract containing 7.78 acres of land and the second tract containing 17.789 acres of land.

The amendment herein shall be effective from and after the date that it is duly filed in the Official Public Records-Real Property of Gillespie County, Texas.

In all other respects, the provisions of the Declaration of Covenants, Conditions and Restrictions of Spring Creek Estates Subdivision as amended shall continue in full force and effect as written without change.

This amendment may be signed in one or more counterparts, but the executed counterparts, when taken together shall be construed as a single instrument.

EXECUTED this the 23 day of May, 2000

DIZDAR DEVELOPMENT LTD., a Texas Limited Partnership

BY: DIZDAR CORP., a Texas corporation, its sole general partner

BY: _____
MARK DIZDAR, President

WILLIAM D. LOONEY

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2000, by MARK DIZDAR, President of DIZDAR CORP., a Texas corporation, on behalf of said corporation, in its capacity as the sole general partner of DIZDAR DEVELOPMENT LTD., a Texas Limited Partnership, on behalf of said partnership.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this the 23rd day of MAY, 2000, by WILLIAM D. LOONEY.

Dawn M. Sweet
Notary Public, State of Texas

DAWN M SWEET
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
05-21-2003

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a) V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which have been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Official Public Records. Volume 396, Page 596-598 filmed on the 5th day of June A.D. 2000.

[illegible] Clerk, by Colleen Ketron Deputy.

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TITLE PAGE

Filed 2nd day of June A.D. 2000 at 3:49 o'clock P M.

and recorded 5th day of June A.D. 2000 at 10:20 o'clock A. M.

in Volume 396, pages 596-598 , Official Public Records.

DEBBIE WAHL, Clerk County Court, Gillespie County, Texas.

Filmed by Colleen Ketron Deputy.

Colleen Ketron