

AMENDMENT THREE TO
SUPPLEMENTARY DECLARATION OF EASEMENTS, RESTRICTIONS, AND
COVENANTS FOR PHASES IA, IB, AND IC, OF
THE PEBBLE CREEK DEVELOPMENT

FILED

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AMENDMENT THREE TO SUPPLEMENTARY
DECLARATION OF EASEMENTS, RESTRICTIONS,
AND COVENANTS FOR PHASES 1A, 1B, AND 1C,
OF THE PEBBLE CREEK DEVELOPMENT

91 AUG - 1 PM 3:10
UNITED STATES OF AMERICA
COUNTY OF BRAZOS
STATE OF TEXAS
CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

This amendment is made this 31st day of July, 1991, by Pebble Creek Development Company ("Declarant"), represented by Vice President A. P. Boyd. Declarant's address is P. O. Box 674, Bryan, TX 77806.

WHEREAS, on December 4, 1990, Declarant executed an instrument titled "SUPPLEMENTARY DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR PHASES 1A, 1B, AND 1C, OF THE PEBBLE CREEK DEVELOPMENT", as amended June 28 and July 25, 1991, and such instruments are filed for record in the records of Brazos County, Texas.

WHEREAS, Declarant desires to amend such instruments.

NOW THEREFORE, such instruments referred to above are amended as follows:

1. Section 3.2 B is amended to read:

B. Phase 1B

- 1. All dwelling units except for Lot four shall have a minimum square footage of 3,000 square feet. If a dwelling unit is more than one story in height, a minimum of 1,820 square feet shall be on the ground floor. The dwelling unit on Lot four shall have a minimum square footage of 2,800 square feet.
- 2. Lots one and four have this set back requirement: front 40', North side 10', South side 20', rear 40'.
- 3. Lots two and three have this set back requirement: front 40', side 10', rear 40'.

2. Section 3.2 C is amended to read:

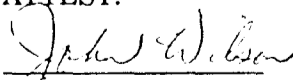
C. Phase 1C


- 1. Lot one shall have a dwelling unit with a minimum square footage of 2,600 square feet. If a dwelling unit is more than one story in height, a minimum of 1,690 square feet shall be on the ground floor. Lot one has this set back requirement: front 40', side 10' except that the North side shall be 20', rear 40'.
- 2. Lot two shall have a dwelling unit with a minimum square footage of 2,600 square feet. If a dwelling unit is more than one story in height, a minimum of 1,690 square feet shall be on the ground floor. Lot two has this set back requirement: front 40', side 10', rear 40'.
- 3. Lots three through eight shall have dwelling units with a minimum square footage of 2,800 square feet. If a dwelling unit is more than one story in height, a minimum of 1,820 square feet shall be on the ground floor. Lots three through eight have this set back requirement: front 40', side 10', rear 40'.
- 4. Lot nine shall have a dwelling unit with a minimum square footage of 2,600 square feet. If a dwelling unit is more than one story in height, a minimum of 1,690 square feet shall be on the ground floor. Lot nine has this set back requirement: front 25', side 10', rear 40'.
- 5. Lot ten shall have a dwelling unit with a minimum square footage of 2,800 square feet. If a dwelling unit is more than one story in height, a minimum of 1,690 square feet shall be on the ground floor. Lot ten has this set back requirement: front 25', side 10', rear 40'.
- 6. Lots eleven and twelve shall have dwelling units with a minimum square footage of 2,600 square feet. If a dwelling unit is more than one story in height, a minimum of 1,690 square feet shall be on the ground floor. Lots eleven and twelve have this set back requirement: front 25', side 10', rear 25'.
- 7. Lots thirteen, and eighteen through twenty shall have dwelling units with a minimum square footage of 2,800 square feet. If a dwelling unit is more than one story in height, a minimum of 1,820 square feet shall be on the ground floor. Lots thirteen, and eighteen through twenty have this set back requirement: front 40', side 10', rear 40'.
- 8. Lots fourteen through seventeen shall have dwelling units with a minimum square footage of 3,000 square feet. If a dwelling unit is more than one story in height, a minimum of 1,820 square feet shall be on the ground floor. Lots fourteen through seventeen have this set back requirement: front 40', side 10', rear 40'.
- 9. Lot twenty one shall have a dwelling unit with a minimum square footage of 2,800 square feet. If a dwelling unit is more than one story in height, a minimum of 1,820 square feet shall be on the ground floor. Lot twenty one has this set back requirement: front 40', side 10' except that the North side shall be 20', rear 40'.

On all corner lots, the main residential structure and garage may not front on Pebble Creek Parkway.

In all other aspects, the instruments referred to herein remain unchanged and in full force and effect.

Executed this 31st day of July, 1991.

ATTEST:

John Wilson, Asst. Secretary

PEBBLE CREEK DEVELOPMENT COMPANY
By 
A. P. Boyd, Vice President

W91731

STATE OF TEXAS

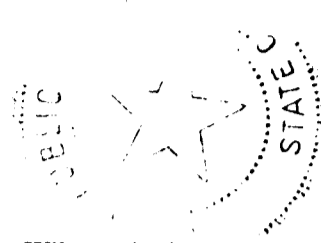
COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 31st day of July, 1991, by A. P. Boyd, Vice President of Pebble Creek Development Company, a Texas Corporation, on behalf of such corporation.

Carmen Bell

Notary Public, State of Texas

My Commission Expires: 1-31-95



STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 31st day of July, 1991, by John Wilson, Assistant Secretary of Pebble Creek Development Company, a Texas Corporation, on behalf of such corporation.

Carmen Bell

Notary Public, State of Texas

My Commission Expires: 1-31-95

