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3-13 9052

AMENDED RESTRICTIONS

STATE OF TEXAS
COUNTY OF TRAVIS
MAR 22 8 20 AM '67 6709 * 5.00

WHEREAS, NPC, Inc., by instrument dated October 23, 1979, and recorded in Volume 6758, Page 1675, of the Deed Records of Travis County, Texas, imposed certain restrictions upon the lots in Dorsett Oaks, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in Plat Book 78, Pages 247-248, of the Plat Records of Travis County, Texas; and

WHEREAS, NPC, Inc. has now been consolidated into Nash Phillips/Copus, Inc. and Nash Phillips/Copus, Inc. now desires to amend and modify such restrictions insofar as the same pertain to the following lots:

Lot One (1) and Lots Six through Fourteen (6-14), inclusive, Block "A"; Lots One through Seven (1-7), inclusive, and Lots Nine through Twenty-Six (9-26), inclusive, Block "B"; and Lots One through Ten (1-10), inclusive, Block "C",

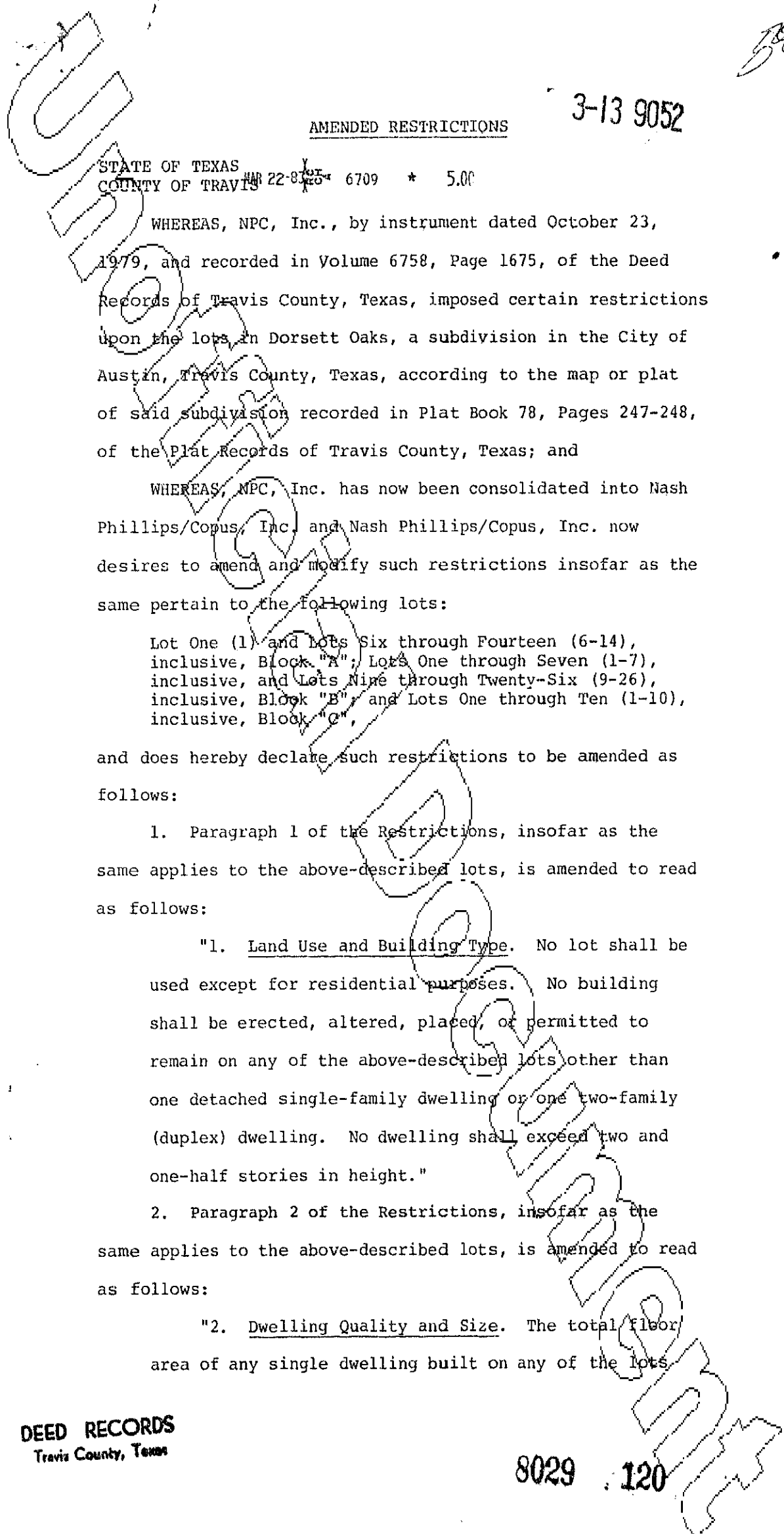
and does hereby declare such restrictions to be amended as follows:

1. Paragraph 1 of the Restrictions, insofar as the same applies to the above-described lots, is amended to read as follows:

"1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any of the above-described lots other than one detached single-family dwelling or one two-family (duplex) dwelling. No dwelling shall exceed two and one-half stories in height."

2. Paragraph 2 of the Restrictions, insofar as the same applies to the above-described lots, is amended to read as follows:

"2. Dwelling Quality and Size. The total floor area of any single dwelling built on any of the lots



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above-described shall contain not less than seven hundred fifty square feet (750 sq. ft.) and the total floor area of any duplex dwelling built on any of the lots above-described shall contain not less than one thousand square feet (1000 sq. ft.). All square footage measurements shall be exclusive of one-story open porches and garages or carports."

With the exception of the foregoing amendments, the restrictions recorded in Volume 6758, Page 1675, of the Deed Records of Travis County, Texas, shall remain in full force and effect as written.

EXECUTED this 11th day of March, 1983.

NASH PHILLIPS/COPUS, INC.

By: Jack E. Davis
Vice President
JACK E DAVIS

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Jack E. Davis, Vice President of Nash Phillips/Copus, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 11th day of March, 1983.

Marianne Watters Niven
Notary Public, State of Texas

My Commission Expires: 10-15-86

Printed Name of Notary

MARIANNE WATTERS NIVEN
Notary Public, State of Texas
My commission expires 10-15-86

NOTARY SEAL

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
state and at the time stamped hereon by me, and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

MAR 22 1983



Loris Anapolina
COUNTY CLERK
TRAVIS COUNTY, TEXAS

MAR 22 1983

Marianne Watters Niven
COUNTY CLERK
TRAVIS COUNTY, TEXAS