AMENDMENT TO RESTRICTIONS
PIRATES BEACH, SECTIONS 1
AND 2, GALVESTON, COUNTY
TEXAS

6806979

THE STATE OF TEXAS

COUNTY OF GALVESTON

57033

WHEREAS, by-instrument dated June 13, 1966, recorded in Book 1798, Page 670 of the Deed Records, in the Office of the County Clerk of Galveston County, Texas, certain restrictive covenants and conditions were imposed upon various lots in Pirates Beach, Section 1, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 1616, Page 66 of the Map Records of Galveston County, Texas, and upon certain lots in Pirates Beach Section 2, a subdivision in Galveston County, Texas, according to the map orplat thereof recorded in Volume 1616, Page 67, of the Map Records of Galveston County, Texas; and

WHEREAS, by instrument dated August 18, 1966, recorded in Book 1810, Page 179, of the Deed of Trust Records in the Office of the County Clerk of Galveston County, Texas, such restrictions affecting said subdivisions were amended as therein set forth; and

WHEREAS, such restrictions may be amended by an instrument in writing executed by owners of a majority of the lots in
each of said above named subdivisions (each lot entitling its
owner to one vote):

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That,
MITCHELL-DOBBINS IAND CORPORATION, a Texas corporation with offices
and principal place of business in Houston, Harris County, Texas,
owner of a majority of the lots in each of the above named subdivisions, does by this instrument in writing modify and amend the

DEED OF TRUST

IMENDMENT NOZ,

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aforesaid restrictive instruments in the following particulars:

Paragraph 3 captioned "Dwelling Size" under the Section entitled "Restrictions, Covenants and Conditions" of said instrument dated June 23, 1966, is hereby amended so that such paragraph will hereafter read and be as follows: $DEED\ OF\ RUST$

"3. <u>Dwelling Size</u>. Only one detached single family-type dwelling may be erected on any one of said lots, and each such dwelling shall contain not less than the minimum square feet of living area as follows:

"(a) Each such dwelling constructed on any lot in Blocks 1, 2, 3, 4, 5, 6 and 7 of Pirates Beach, Section 2, shall contain not less than 800 square feet of living area.

"(b) Each such dwelling constructed on any one of the remaining lots in Pirates Beach, Sections 1 and 2, described in said instrument dated June 23, 1966, shall each contain not less than 700 squares feet of living area."

Except as heretofore and as herein amended, all of the provisions of said instrument dated June 23, 1966, recorded in Book 1798, Page 670, of the Deed Records of the County Clerk in Galveston County, Texas, shall remain in full force and effect as originally written.

OWNER

OWNER

MITCHELL-DOBBINS LAND CORPORATION

ATTEST:

The Cost Secretary

By:

President

LIENHOLDER

Assistant Cashier

BANK OF THE SOUTHWEST NATIONAL ASSOCIATION, HOUSTON

By: James W Alumn Its Vice-President

-2-

THE STATE OF TEXAS

COUNTY OF HARRIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th

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 James H. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, as Vice-President of BANK OF THE SOUTHWEST NATIONAL ASSOCIATION, HOUSTON, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the set and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8th 1968.

NOTARY PUBLIC in and for Harris County, T e x a s

FILED FOR RECORD

at 900 0'Clock Q M

APR 119 1968

GERTRUDE MCKENNA

CLERK CO. CT. GALYESTON COUNTY, TEXAS

BY TALL JULY DODULY

STATE OF TEXAS COUNTY OF CALVESTON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded

date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Galveston County, Texas as stamped hereon by me.

APR 19 1968



COUNTY CLER!, Galveston County, Texas

DEED OF TRUST BOOK 1944 PAGE 495