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UTC GF 7H-3097

DEEDS

STATE OF TEXAS

COUNTY OF MONTGOMERY

WHEREAS, FIRST REALTY INVESTMENT CORPORATION, a Texas corporation, as owner, executed on the 7th day of August, 1972, certain use restrictions (hereinafter referred to as the or said "Restrictions"), recorded in Volume 782, Page 346 of the Deed Records of Montgomery County, Texas, and covering the following described tract or parcel of land situated in Montgomery County, Texas, to-wit:

> 60.0678 acres of land, more or less, known as Seven Coves, Section Two, out of the E. Collard Survey, Abstract No. 7, Montgomery County, Texas, according to the map or plat thereof recorded in Volume 10, Page 37 of the Map Records of Montgomery County, Texas.

WHEREAS, FIRST REALTY INVESTMENT CORPORATION, joined therein by HOUSTON FIRST SAVINGS ASSOCIATION, as lienholder, and the owners and purchasers of certain lots in Seven Coves, Section Two, executed an Amendment to said Restrictions, recorded in Volume 835, Page 258 of the Deed Records of Montgomery County, Texas, removing certain property from the terms of said Restrictions and correcting paragraph 26 thereof;

WHEREAS, FIRST REALTY INVESTMENT CORPORATION, HOUSTON FIRST SAVINGS ASSOCIATION and the owners and purchasers of certain lots in Seven Coves, Section Two, executed a replat of Seven Coves, Section Two, recorded in Volume 12, Page 18 of the Map Records of Montgomery County, Texas, (hereinafter "Seven Coves, Section Two") removing certain property from Seven Coves, Section Two and returning certain property of Seven Coves, Section Two to acreage;

WHEREAS, FIRST REALTY INVESTMENT CORPORATION conveyed its interest in Seven Coves, Section Two to C-G-R DEVELOPMENT CO., a Texas corporation, effective as of the 1st day of April, 1974; and

WHEREAS, it is the desire of C-G-R DEVELOPMENT CO., joined herein by HOUSTON FIRST SAVINGS ASSOCIATION, as lienholder, and the owners and purchasers of certain lots or acreage in Seven Coves, Section Two, to amend, pursuant to the provisions of paragraph 26 thereof, said Restrictions, as amended, removing the hereinbelow described property from the terms of said Restrictions;

NOW THEREFORE, the undersigned, being the owners of not less than ninety (90%) per cent of the lots and acreage of Seven Coves, Section Two, in consideration of the premises and the sum of ONE AND NO/100 ($1.00) DOLLAR each to the other in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby amend said Restrictions, as amended, pursuant to the provisions of paragraph 26 thereof, in the following manner:

> All restrictions, reservations, covenants, conditions, charges, liens, encumbrances, building lines referred to in said Restrictions and/or reflected on said replat recorded in Volume 12, Page 18 of the Map Records of Montgomery County, Texas, and easements (other than utility easements) contained or referred to in said Restrictions, as amended, are hereby released, cancelled and removed, INSOFAR, BUT ONLY INSOFAR as they relate to or affect the following described tracts or parcels of land situated in Montgomery County, Texas, to-wit:
>
> > Lot 106, Block 5; Lots 44 through 76 (inclusive), Block 3; and Lots 1 through 9 (inclusive), Block 10 of Seven Coves, Section Two, a subdivision in the E. Collard Survey, Abstract No. 7, Montgomery County, Texas, according to the replat thereof recorded in Volume 12, Page 18 of the Map Records of Montgomery County, Texas.

EXECUTED IN MULTIPLE ORIGINAL COUNTERPARTS, each of which shall be an original but which together shall constitute but one and the same agreement, effective as of the 2nd day of JUNE, 1974.

C-G-R DEVELOPMENT CO.

By Sidney T. Smith
Its Vice-President

ATTEST:

Ronald J. Hoelscher
Its Assistant Secretary

HOUSTON FIRST SAVINGS ASSOCIATION

By _____
Its EXEC. VICE President

ATTEST:

_____
Its Assistant Secretary

HARBOUR TOWN DEVELOPMENT COMPANY

By _____
Its President

ATTEST:

_____
Its Secretary

Owner of 1.1387 acres of Reserve "C" in Seven Coves, Section Two

SOUTHERN NATIONAL BANK

By _____
Its VICE President

ATTEST:

_____
Its Assistant Cashier

Lienholder against 1.1387 acres out of Reserve "C" of Seven Coves, Section Two

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sidney H. Smith, Vice President of C-G-R DEVELOPMENT CO., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of June, 1974.

Joan B. Miller
Notary Public in and for
Harris County, Texas
JOAN B. MILLER
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack B. Durbin, Jr., Exec. Vice-President of HOUSTON FIRST SAVINGS ASSOCIATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said association, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6th day of June, 1974.

Joan B. Miller
Notary Public in and for
Harris County, Texas
JOAN B. MILLER
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles R. Lewis, the President of HARBOUR TOWN DEVELOPMENT COMPANY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of June, 1974.

Ellen S. Lewellen
Notary Public in and for
Harris County, Texas

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared H. H. Kuhlmann, III, Vice President of SOUTHERN NATIONAL BANK, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of June, 1974.

Notary Public in and for
Harris County, Texas

FILED FOR RECORD
AT 3 O'CLOCK P M.

JUN 7 1974

ROY HARRIS, Clerk
County Court, Montgomery Co., Tx.
By William W. Fee Deputy