

**FIRST AMENDMENT TO DECLARATION  
OF  
COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS**

**GABRIELS OVERLOOK – SECTIONS ONE AND TWO**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

§

452, Ltd., a Texas limited partnership, (hereinafter the "Declarant"), being the owner of the legal and equitable title in and to the following described real property lying and being situated in the County of Williamson and the State of Texas, and being more particularly described as follows, to-wit:

GABRIELS OVERLOOK – Section One, a subdivision in Williamson County, Texas, as shown by plat recorded in Cabinet S, Slides 218-229, Plat Records of Williamson County, Texas, AND GABRIELS OVERLOOK – Section Two a subdivision in Williamson County, Texas, as shown by plat recorded in Cabinet T, Slides 66-75, Plat Records of Williamson County, Texas, (an individual lot hereinafter referred to as a "Lot" and the property as a whole hereinafter referred to as the "Subdivision")

does hereby modify and amend that certain Declaration of Covenants, Conditions, Easements and Restrictions dated April 26, 2000, of record as Document No. 2000025623 and that certain Declaration of Covenants, Conditions, Easements and Restrictions dated September 13, 2000, of record as Document No. 200061650, both documents recorded in the Official Public Records of Williamson County, Texas, (collectively "the Declarations"). This amendment is executed pursuant to Paragraph 4.05 of each of the Declarations. The provisions of this amendment shall, in addition to the Declarations, apply to and become a part of all legal instruments whereby title or possession to any Lot in the Subdivision is hereafter conveyed or transferred, run with the land, and be binding upon and inure to the benefit of all parties, now or hereafter, owning or using the above-described property or any portion thereof, their heirs, executors, administrators, successors, and assigns.

**ARTICLE 1**

**RESTRICTION**

1.01 Electric, Telephone, and CATV Service Lines: All utility lines, including, but not limited to, electric, telephone, and CATV service lines connecting the residence to the utility lines adjacent to boundaries of all Lots shall be installed underground. No overhead utility drop lines to any residence are permitted.

1.02 Drainage Structures, Ditches and Roadway Shoulders: Upon completion of construction of any improvement on any lot, drainage structures, ditches and roadway shoulders adjacent to the construction activity must be restored to serviceable condition and appearance. Ruts and any blockages of drainage

structures or ditches by siltation, construction debris or otherwise must be repaired or removed. Bar ditches and roadway shoulders adjacent to any construction activity must be vegetated by over-seeding and irrigation.

1.03 Effect: All terms and provisions of each Declaration as amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF 452, LTD. has caused this document to be executed by its duly authorized officer this 10 day of January, 2001.

452, LTD., a Texas limited partnership

BY: COTTONWOOD ENTERPRISES, INC.  
a Texas corporation, General Partner

BY: REX D. BOHLS  
REX D. BOHLS, President

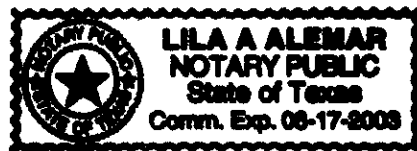
STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me this 10<sup>th</sup> day of January, 2001 by REX D. BOHLS, President of COTTONWOOD ENTERPRISES, INC., a Texas corporation, on behalf of said corporation, as General Partner of 452, LTD., a Texas limited partnership.

Lila A. Alemar  
NOTARY PUBLIC, STATE OF TEXAS

~~AFTER RECORDING RETURN TO:~~  
452, LTD  
P.O. BOX 276  
AUSTIN, TX 78767-0276



RETURN TO  
TRAVIS TITLE CO.  
02-JD

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

01-16-2001 12:05 PM 2001003269  
ANDERSON \$11.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS