

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

450

AMENDMENT TO RESTRICTIONS

THIS IS an amendment to those certain restrictions impressed upon all lots in Northmoor Park, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision of record in Plat Book 17, Page 73, of the Plat Records of Travis County, Texas. Said restrictions are set forth by instrument executed by J. C. Evans and of record in Volume 2601, Page 157 of the Deed Records of Travis County, Texas. It is the purpose of this instrument to amend Paragraph 6 of said restrictions so as to truly reflect the original intent of the subdivider; NOW THEREFORE,

KNOW ALL MEN BY THESE PRESENTS:

That we, J. C. Evans, William F. Zidell, David M. Cochran and wife, Maryann Cochran, P, Fielding Breeden and wife, Barbara J. Breeden, James D. McAlexander and wife, Dorothy McAlexander, and Pringle Bros., Inc., a Texas corporation, acting herein by and through its duly authorized President, Wiley D. Pringle, the owners of all of the lots in said Northmoor Park and L. E. McCarty and wife, Viola McCarty the holder of a first lien on certain lots in said Northmoor Park, for and in consideration of the mutual covenants contained herein, do hereby amend Paragraph 6 of said restrictions of record in Volume 2601, Page 157, Deed Records of Travis County, Texas so that said Paragraph 6 will hereafter read as follows:

"6

"No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set back lines shown on the recorded plat; provided, however, that anything on said plat to the contrary notwithstanding, the following exceptions shall apply:

- a. As to any corner lot, a building may be located so that its front

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is not nearer than 25 feet to the street it faces and its side is not nearer than 10 feet to the street adjacent to said side.

b. As to all lots in Block "A", the minimum set back line shall be 15 feet to the front lot line if the owner desiring to so build can obtain a variance from the Board of Adjustment (or simillar authority) of the City of Austin allowing the construction of a building with a front set back line of less than 25 feet.

In all other cases, no building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line.

No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for an attached garage located 50 feet or more from the minimum building set back line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot."

The original restrictions will remain in full force and effect except as amended hereby.

WITNESS our hands this 21 day of NOVEMBER, 1963.

J. C. Evans
J. C. Evans

William F. Zidell
William F. Zidell

David M. Cochran
David M. Cochran

Maryann Cochran
Maryann Cochran

P. Fielding Breeden, Jr.
P. Fielding Breeden

Barbara J. Breeden
Barbara J. Breeden

James D. McAlexander
James D. McAlexander

Dorothy McAlexander
Dorothy McAlexander

PRINGLE BROS., INC.

ATTEST:
Wiley D. Pringle
Secretary

By: Wiley D. Pringle
Wiley D. Pringle, President

L. E. McCarty
L. E. McCarty

Viola McCarty
Viola McCarty

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. C. EVANS 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.

GIVEN under my hand and seal of office, this 26th day of November, A. D. 1963.

(NOTARY SEAL)

L. C. White
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared WILLIAM F. ZIDELL 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.

GIVEN under my hand and seal of office, this 6 day of December, A. D. 1963.

(NOTARY SEAL)

Marvelene Simone
Notary Public in and for
Travis County, Texas

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THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DAVID M. COCHRAN and MARYANN COCHRAN, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said MARYANN COCHRAN, wife of the said DAVID M. COCHRAN, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said MARYANN COCHRAN, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 26 day of November,
A. D. 1963.

(NOTARY SEAL)

L. C. White
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared P. FIELDING BREEDEN and BARBARA J. BREEDEN, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said BARBARA J. BREEDEN, wife of the said P. FIELDING BREEDEN, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said BARBARA J. BREEDEN, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 26 day of November
A. D. 1963.

(NOTARY SEAL)

L. C. White
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JAMES D. McALEXANDER and DOROTHY McALEXANDER, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said DOROTHY McALEXANDER, wife of the said JAMES D. McALEXANDER, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said DOROTHY McALEXANDER, acknowledged such instrument to be her act and deed and

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she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 29th day of November A.D. 1963.

(NOTARY SEAL)

L. C. White
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
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COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Wiley D. Pringle, President of PRINGLE BROS., INC., 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this 21 day of November, A.D. 1963.

(NOTARY SEAL)

Meris L. Seal
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
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COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared L. E. McCARTY and VIOLA McCARTY, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said VIOLA McCARTY, wife of the said L. E. McCARTY, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said VIOLA McCARTY, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 2 day of December A.D. 1963.

(NOTARY SEAL)

Virginia K. Evans
Notary Public in and for
Travis County, Texas

FILED
Emilie Grimberg
COUNTY CLERK
TRAVIS COUNTY TEXAS
DEC 9 7 57 AM '63

STATE OF TEXAS }
COUNTY OF TRAVIS }
I hereby certify that this instrument was FILED on the date 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 Stamped hereon by me, on



DEC 11 1963
Emilie Grimberg
COUNTY CLERK,
TRAVIS COUNTY, TEXAS

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