

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

This Amendment is made this 17th day of February, 1997 by JABAT INVESTMENTS, LTD., WALTER LYNN AND SALLY LYNN, RONALD W. DENNIE and WAYNE ALAN CONRAD AND DEBORAH LYNN CONRAD, owners of that certain 1902.84 acres of land situated in Burnet County, Texas and being more particularly described on Exhibits "A", "B", "C" and "D" attached hereto and made a part hereof.

Whereas the need has arisen to amend certain provisions contained in DECLARATION OF PROTECTIVE COVENANTS, dated January 11, 1996 executed by JABAT Investments, Ltd, filed for record on February 8, 1996 in Volume 681, Pages 769-779 of the Real Property Records of Burnet County, Texas.

ARTICLE III, GENERAL PROVISIONS, SECTION 1. BINDING EFFECT AND DURATION shall be amended to read as follows:

The covenants, conditions and restrictions of this Declaration shall run with and bind the land subject to this Declaration, and shall inure to the benefit of and be enforceable by the Owners and their respective legal representatives, successors and assigns, for the term of forty (40) years from the date that this Declaration is recorded in the Official Public Records of Burnet County, Texas, after which time said Protective Covenants shall automatically be extended for successive periods of ten (10) years unless an instrument abolishing said Protective Covenants has been signed by the Owners having ownership of at least sixty-six and two thirds percent (66 2/3%) of the acreage comprising the property and has been recorded in the Official Public Records of Burnet County, Texas, (or such other place as may be required by law at the time of such recording).

ARTICLE II, USE OF PROPERTY shall be amended to include the following provision:

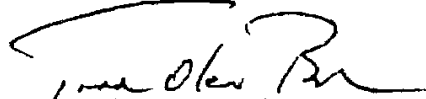
12. The Property shall be developed, used and occupied only for one or more of the following purposes: residential (other than a manufactured home residence), ranching, hunting or agricultural (other than commercial slaughterhouse, chicken processing or rendering plant operations, or commercial chick hatcheries). In order to clarify the foregoing, no portion of the Property shall be developed, used, and occupied for any purpose which (i) is in violation of any applicable laws, codes, ordinances or regulations or (ii) involves any of the following: (a) any manufactured home residence, (b) any light or heavy manufacturing or industrial use, and (c) any business or commercial use other than those related

directly to a ranching, hunting or agricultural operation. All site improvements, buildings, structures, or other improvements shall be developed in strict conformance with the provisions of this Declaration. The Owners expressly agree that the use and development of the Property shall be subject to the terms of this Declaration and any applicable laws, codes ordinances and regulations.

This amendment is executed this 17TH day of February, 1997.

JABAT INVESTMENTS, LTD

BY: BEAUMONT JB&T, INC.

BY: 
TODD OLEN BROCK, PRESIDENT

WALTER LYNN

SALLY LYNN

RONALD W. DENNIE

SECURITY STATE BANK &
TRUST

BY: _____

ITS:

WAYNE ALAN CONRAD

DEBORAH LYNN CONRAD

directly to a ranching, hunting or agricultural operation. All site improvements, buildings, structures, or other improvements shall be developed in strict conformance with the provisions of this Declaration. The Owners expressly agree that the use and development of the Property shall be subject to the terms of this Declaration and any applicable laws, codes ordinances and regulations.

This amendment is executed this ____ day of February, 1997.

JABAT INVESTMENTS, LTD

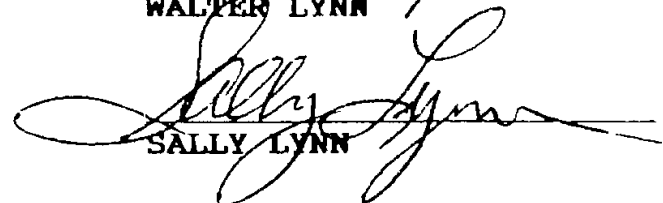
BY: BEAUMONT JB&T, INC.

BY:

TODD OLEN BROCK, PRESIDENT



WALTER LYNN



SALLY LYNN

RONALD W. DENNIE

SECURITY STATE BANK &
TRUST

BY: _____

ITS: _____

WAYNE ALAN CONRAD

DEBORAH LYNN CONRAD

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This amendment is executed this 25 day of February, 1997.

JABAT INVESTMENTS, LTD

BY: BEAUMONT JB&T, INC.

BY:

TODD OLEN BROCK, PRESIDENT

WALTER LYNN

SALLY LYNN



RONALD W. DENNIE

SECURITY STATE BANK &
TRUST

BY: _____

ITS: _____

WAYNE ALAN CONRAD

DEBORAH LYNN CONRAD

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This amendment is executed this ____ day of February, 1997.

JABAT INVESTMENTS, LTD

BY: BEAUMONT JB&T, INC.

BY: _____
TODD OLEN BROCK, PRESIDENT

WALTER LYNN

SALLY LYNN

RONALD W. DENNIE

SECURITY STATE BANK &
TRUST

BY: _____

ITS: _____
Loan Officer

Wayne Conrad

WAYNE ALAN CONRAD

Deborah Lynn Conrad

DEBORAH LYNN CONRAD

BANK ONE TEXAS, N.A.

BY: Georgia Terrell
ITS: Asst. Vice President

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by

Notary Public, State of Texas

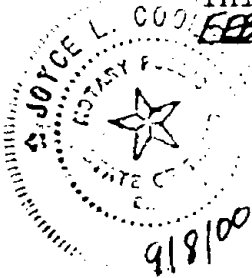
BANK ONE TEXAS, N.A.

BY: _____

ITS:

STATE OF TEXAS

COUNTY OF JEFFERSON



This instrument was acknowledged before me this 17TH day of FEBRUARY, 1997 by Todd Oren Brock, President of Beaumont JB&T, Inc, General Partner of JBAT Investments, Ltd.

Joyce L. Cooley
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by

Notary Public, State of Texas

BANK ONE TEXAS, N.A.

BY: _____

ITS:

STATE OF TEXAS

COUNTY OF _____

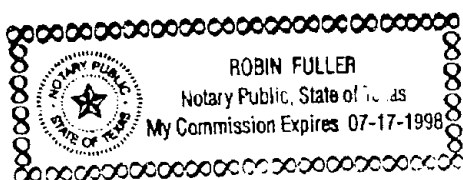
This instrument was acknowledged before me this _____ day of _____, 1997 by

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged before me this 26th day of Feb., 1997 by Walter Lynn

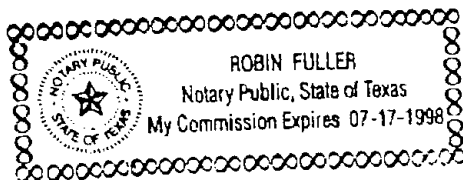


Robin Fuller Robin Fuller
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged before me this 26th day of Feb., 1997 by SALLY LYNN



Robin Fuller Robin Fuller
Notary Public, State of Texas

STATE OF ~~TEXAS~~ ^{FLORIDA}
COUNTY OF Duval



This instrument was acknowledged before me this 25 day of February, 1997 by Ronald W. Dennis

Michelle L. Poole
Notary Public, State of ~~Texas~~ Florida

STATE OF ~~TEXAS~~
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by _____

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by _____

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by _____

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1997 by _____

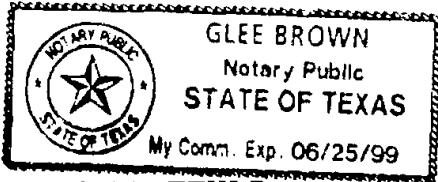
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Burnet

This instrument was acknowledged before me this 18 day of February, 1997 by Don W Kemp, Loan Officer

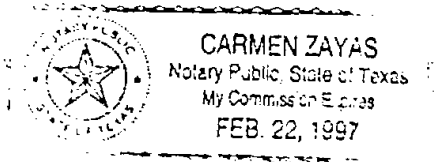
Glee Brown
Notary Public, State of Texas



STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me this 18th day of February, 1997 by Wayne Alan Conrad

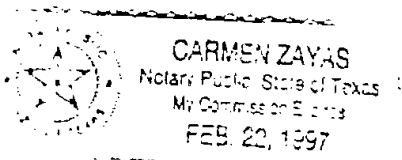


Carmen Zayas
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me this 18th day of February, 1997 by Deborah Lynn Conrad

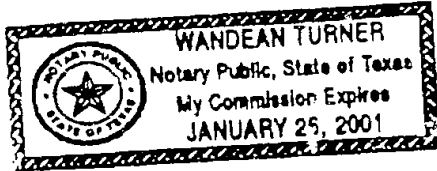


Carmen Zayas
Notary Public, State of Texas

STATE OF TEYAS

COUNTY OF Tarrant

This instrument was acknowledged before me this 15th day of Feb, 1997 by Georgia Fariss, Asst Vice President of Bank One, Texas, N.A.



Wandeau Turner
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
JABAT INVESTMENT, LTD.
P.O. Box 306
Beaumont, Texas 77705

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in Volume 735 Page 420 of the Real Property RECORDS of Burnet County, Texas.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Real Property Records Burnet County, Texas

on 2/28/97
Janet Parker



COUNTY CLERK
BURNET COUNTY, TEXAS



Janet Parker
JANET PARKER, COUNTY CLERK
BURNET COUNTY, TEXAS
BY: [Signature] Deputy

COMPUTER

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FILED

97 FEB 28 PM 5:06

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS