



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORDS IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
COUNTY OF JEFFERSON § KNOW ALL MEN BY THESE PRESENTS:
§

FIRST AMENDMENT TO DECLARATION

Definitions

“Addition” shall mean subdivision and plat of the Land, known as THE MEADOWS Phase I-A, an Addition to the City of Beaumont, Jefferson County, Texas; and

“Agreement” shall mean this First Amendment to Declaration; and

“Declaration” shall mean that certain Declaration of Covenants, Conditions and Restrictions of the Meadows, Phase I-A, an Addition to the City of Beaumont, Jefferson County, Texas and filed under File No. 2008033263 in the Official Public Records of Jefferson County, Texas; and

“Declarant” shall mean Eloi Development, LLC; and

“Future Development Tract” shall mean and refer to all or any part of that certain 173.349 acre tract or parcel of land, more or less, out of and a part of the A. Huston League, Abstract 33, in Beaumont, Jefferson County, Texas; and

“Land” shall mean that certain 9.202 acre tract or parcel of land out of and a part of the A. Huston League, Abstract Number 33, in Beaumont, Jefferson County, Texas, which 9.202 acre tract of land was conveyed by A. Huston Properties, LLC to Eloi Development, LLC under deed dated August 30, 2007 filed under File No. 2007040828 in the Official Public Records of Jefferson County, Texas and is more fully and particularly described on the attached Exhibit “A”; and

“Lot” shall mean and refer to each and every platted lot shown and reflected upon the final recorded plat or plats of said Addition; and

“Owner” shall mean and refer to the record owner, whether one (1) or more persons or entities, of a fee simple title to any Lot which is part of the Addition, including contract sellers, but excluding (a) those holding title merely as security for the performance of an obligation, or (b) those holding title to, or an interest in, the mineral estate only, with no title to, or interest in, the surface estate.

Recitals

WHEREAS, as of the effective date of this Agreement, there are 34 Lots in the Addition; and

WHEREAS, as of the effective date of this Agreement, the Owners and the respective number of Lots owned by each Owner are as follows:

OWNER	NUMBER OF LOTS
Eloi Developments, LLC	Sixteen (16)
Container Agency, Inc.	Five (5)
Long Architects, Inc.	Three (3)
Plainty Investment Group, Inc.	Two (2)
HR Homes, a Texas General Partnership	Three (3)
Thomas F. Williams	Three (3)
Kinsmen Homes, Inc.	Two (2)

and;

WHEREAS, Article X, Section 2(a) of the Declaration states the Declaration may be amended in whole or in part during the initial twenty (20) year period by a written instrument signed by the Owners of not less than eight percent (read 80%) of the Lots in the Addition and duly recorded in the office of the County Clerk of Jefferson County, Texas; and

WHEREAS, pursuant to the requirements of Article X, Section 2(a) of the Declaration, as of the effective date of this Agreement, the Owners of twenty-eight (28) of the thirty-four (34) Lots must evidence their assent to this Agreement by affixing their signature below;

WHEREAS, all or part of the Future Development Tract remains undeveloped; and

WHEREAS, pursuant to Article X, Section 2 of the Declaration, Declarant approves the following amendments to the Declaration,

NOW THEREFORE, the Undersigned agree as follows:

Agreement

Article 1, Section 1 of the Declaration is amended to read as follows:

Section 1. "Association" shall mean and refer to The Beaumont Meadows Owners Association, Inc., a Texas non-profit corporation, its successors and assigns.

Article VIII, Section 21 of the Declaration is amended to read as follows:

Section 21. Minimum Interior Line Setback. No one-story dwelling shall be located nearer than five feet (5') to any interior Lot line; and no one and one-half story, two-story, or two and one-half story dwelling shall be located on any Lot nearer than five feet (5') to any interior Lot line. A one-story unattached garage or other accessory building permitted hereunder may be located not nearer than two and one-half feet (2.5') from an interior Lot line and not nearer than two and one-half feet (2.5') to the rear Lot line, provided that such garage or accessory building (a) is located in the rear yard or as close to the rear yard as existing utility easements will permit, (b) does not cover more than sixty percent (60%) of the rear yard, and (c) does not exceed twenty feet (20') in height.

Article X, Section 2 of the Declaration is amended to read as follows:

Section 2. Amendment of Termination of Covenants. This Declaration may be amended, or the covenants and restrictions herein contained may be terminated, in whole or in part as follows:

(a) During the initial twenty (20) year period, any such amendment or termination shall be effected only by a written instrument signed by the Owners of not less than eighty percent (80%) of the Lots in the Addition and duly recorded in the office of the County Clerk of Jefferson County, Texas.

(b) At any time after the initial twenty (20) year period, any such amendment or termination shall be effected only by a written instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots in the Addition and duly recorded in the office of the County Clerk of Jefferson County, Texas.

For the purposes of calculating the foregoing respective percentages of Lots in the Addition, there shall be taken into account not only the Lots in Eloi Development, LLC, but also any additional Lots brought within the scheme of this Declaration and within the jurisdiction of the Association pursuant to the provisions of Article II of this Declaration. Notwithstanding the foregoing provisions of this Section 2, Declarant must approve all amendments to or termination of any provisions hereof so long as all or any part of the Future Development Tract remains undeveloped.

In all other respects, the Declaration is ratified by the Owners. Declarant approves the amendment to the Declaration as set forth above.

Agreed to this the 1st day of June, 2010.

Eloi Development, LLC

By: [Signature]
Its Manager
JAMES C. BROUSSARD

Long Architects, Inc.

By: [Signature]
Its PRESIDENT
PHILLIP B. LONG

HR Homes, a Texas General Partnership

By: [Signature]
Its Manager
KEN TRAUMAKER
Kinsmen Homes, Inc.

By: [Signature]
Its PRESIDENT
JOHN RAMSEY

Container Agency, Inc.

By: [Signature]
Its V.P.
CASEY CRENSHAW
Plauty Investment Group, Inc.

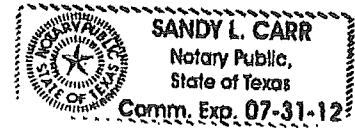
By: [Signature]
Its PRESIDENT
ARON PLAUNTY
Thomas F. Williams

[Signature]
THOMAS F. WILLIAMS

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on June 1, 2010 ²⁰¹⁰ ~~2008~~ ^{SRC}
by JAMES C. BROUSSARD, MANAGER of Eloi Development, LLC, a
Texas limited liability company.

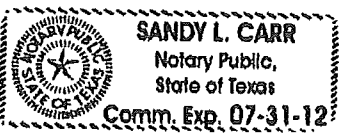
[Signature]
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

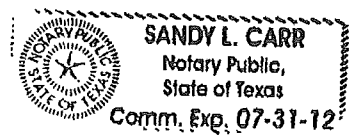
This instrument was acknowledged before me on June 1, 2010 ²⁰¹⁰ ~~2008~~ ^{SRC}
by Casey Crenshaw, Vice-President of Container Agency, Inc., a Texas
corporation.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

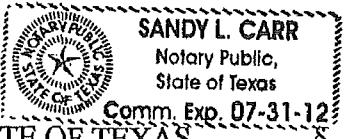
This instrument was acknowledged before me on June 1, ^{2010 SRC}~~2008~~
by PHILIP B LONG, PRESIDENT of Long Architects, Inc., a Texas
corporation.



Sandy L. Carr
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

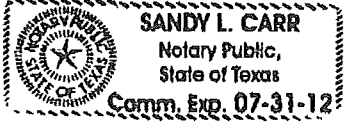
This instrument was acknowledged before me on June 1, ^{2010 SRC}~~2008~~
by AARON PLANNY, PRESIDENT of Planaty Investment Group, Inc.,
a Texas corporation.



Sandy L. Carr
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

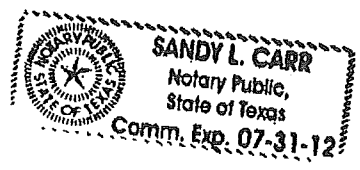
This instrument was acknowledged before me on June 1, ^{2010 SRC}~~2008~~
by Thomas F. Williams.



Sandy L. Carr
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

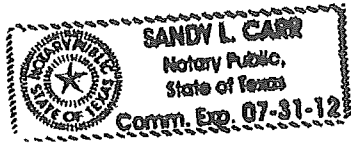
This instrument was acknowledged before me on June 1, ^{2010 SRC}~~2008~~
by JOHN RAMSEY, PRESIDENT of Kinsmen Homes, Inc., a Texas
corporation.



Sandy L. Carr
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on JUNE 1, ^{2010 REC} 2008
by KEN RAUMAKER, MANAGER of HR Homes, a Texas General
Partnership.



Sandy L. Carr
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

LEGAL DESCRIPTION - 9.202 ACRES

LAND

All that certain tract or parcel of land situated in Jefferson County, Texas, being a part of the southeast one quarter of the A. HOUSTON LEAGUE, ABSTRACT NO. 33 and being a part of that certain tract of land herein referred to as the "Broussard" tract, which said Broussard tract is described as "Exhibit A" in that certain Partition Deed dated August 7, 1998 and recorded in County Clerk's File No. 98-9829841 of the Real Property Records of Jefferson County, Texas, with said tract or parcel herein described being more particularly described as follows:

COMMENCING at a Jefferson County Drainage District No. 6 monument found in the south right of way line of Dishman road, a 60 foot wide right of way, for the northeast corner of the said Broussard Tract and being the northwest corner of that certain tract of land herein referred to as the "11.80 acres" tract, which said 11.80 acres is described in that certain instrument from A. Huston Properties, LLC to the Jefferson County Drainage District No. 6 dated December 19, 2003 and recorded in County Clerk's File No. 2003051955 of the Real Property Records of Jefferson County, Texas;

THENCE South 87° 08' 41" West along with the south right of way line of Dishman Road and the north line of the said Broussard tract for a distance of 1825.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 02° 56' 12" East for a distance of 199.67 feet to a point for corner;

THENCE North 87° 03' 48" East for a distance of 375.00 feet to a point for corner;

THENCE South 02° 56' 12" East for a distance of 330.00 feet to a point for corner;

THENCE South 87° 03' 48" West for a distance of 160.00 feet to a point for corner;

THENCE North 02° 56' 12" West for a distance of 20.00 feet to a point for corner;

THENCE South 87° 03' 48" West for a distance of 110.00 feet to a point for corner;

THENCE South 02° 56' 12" East for a distance of 180.00 feet to a point for corner;

THENCE South 87° 03' 48" West for a distance of 280.00 feet to a point for corner;

THENCE North 02° 56' 12" West for a distance of 195.00 feet to a point for corner;

THENCE South 87° 03' 48" West for a distance of 263.30 feet to a point for corner;

THENCE in a southerly direction along a curve to the left, a total arc length of 40.08 feet to a point for corner, with the said curve to the left having a total central angle of 11° 29' 00" total chord length of 40.02 feet, the bearing of which said chord being South 14° 53' 59" West;

THENCE North 80° 50' 31" West for a distance of 157.95 feet to a point for corner;

THENCE South 87° 03' 48" West for a distance of 108.46 feet to a point for corner in the west line of the said Broussard tract and being in the east line of that certain tract of land herein referred to as the "LNVA" tract, which said LNVA tract is described as "Stip No. 2" in that certain instrument from the Lanman Company to Lower Neches Valley Authority dated September 10, 1954 and recorded in Volume 948, Page 160 of the Deed Records of Jefferson County, Texas and from which a 3/4" iron rod found for the southwest corner of said Broussard tract bears South 02° 43' 05" East a distance of 2924.48 feet;

THENCE North 02° 43' 05" West along and with the west line of said Broussard tract and the east line of the said LNVA tract for a distance of 300.00 feet to a point for corner, said point being 200.68 feet from a 3/4" iron rod found in the south right of way of Dishman Road for the northwest corner of the said Broussard tract;

THENCE North 87° 03' 48" East for a distance of 642.32 feet to a point for corner;

THENCE North 02° 56' 12" West for a distance of 199.77 feet to a point for corner, said point being in the south right of way line of Dishman Road;

THENCE North 87° 08' 41" East along the south right of way line of Dishman Road and with the north line of the said Broussard tract for a distance of 70.0 feet to the Point of Beginning and containing 9.202 acres of land, more or less.

Ret to:

BEAUMONT RICE MILLS INC
PO BOX 3111
BEAUMONT TX 77704

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Carolyn L. Guidry

2010 Sep 15, 08:25 AM

2010034098

VILLASANA: \$44.50

CAROLYN L. GUIDRY, COUNTY CLERK

JEFFERSON COUNTY, TEXAS