

STATE OF TEXAS

CLARIFICATION OF RESTRICTIONS

COUNTY OF ORANGE

WHEREAS, by Restrictive Covenants dated September 3, 2003, C & E PROPERTIES, L.P. established Restrictive Covenants covering and affecting a subdivision known as TYLER ESTATES PHASE I which is described in Volume 10 Page 128 of the Map Records of Orange County, Texas, a copy of which is attached hereto marked Exhibit AA@ for identification and said restrictions are of record in Volume 1383 Page 923 of the Official Public Records of Real Property of Orange County, Texas; and,

WHEREAS, a 10 foot utility easement is established parallel to and abutting all streets as expressly set forth on the plat of said TYLER ESTATES PHASE I; and

WHEREAS, paragraph 23 of said restrictions is as follows:

23. Fencing shall be permitted on property lines, but it should be noted that there is a ten (10) foot utility easement on all sides of the tracts.

and

WHEREAS, the Developer did not intend to establish a utility easement across the rear and along each Lot line and no utilities are located within these locations except on each side of the common boundary line of Lots 41 and 42 which are subject to the 10 foot utility easement.

NOW, THEREFORE, C & E PROPERTIES, L.P. executes this document to remove any cloud which may exist upon the Lots in the subdivision except those expressly referenced on said plat and the two easements on each side of the common line between Lots 41 and 42 which utility easements are hereby ratified and confirmed.

Dated: October 17, 2007.

C & E PROPERTIES, L.P.
C & E LAND CO., General Partner

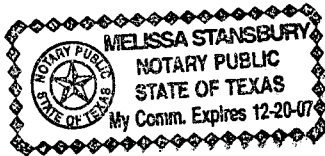
BY W. Tim Edgar
W. TIM EDGAR, President

07-505 497

STATE OF TEXAS
COUNTY OF JEFFERSON

This instrument was acknowledged before me by W. TIM EDGAR, President of C & E LAND CO., a Texas corporation and General Partner of C & E Properties, L. P. on this 17th day of October, 2007.


Notary Public, State of Texas



FB: 570
After Recording Return To:

C & E PROPERTIES, LP
P.O. BOX 5134
BEAUMONT, TX 77726-5134

② 900 + 1100

FILED FOR RECORD

'07 OCT 22 P4:13

KAREN JO VANCE
COUNTY CLERK
ORANGE COUNTY, TEXAS

 DEPUTY