

37 1387 364
27⁰⁰

OFFICIAL RECORDS

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AMENDMENT TO RESTRICTIONS

VENETIAN ESTATES, SECTION 1

THE STATE OF TEXAS
COUNTY OF FORT BEND

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by instrument dated February 24, 1959, recorded in Volume 389, Page 152 ~~et seq~~ of the Deed Records of Fort Bend County, Texas on March 4, 1959, amended in part by instrument dated July 29, 1959, duly recorded in the Deed Records of Fort Bend County, Texas, all of the then owners of that certain 33.28 acre tract of land situated in the S. M. Williams League, Abstract 97, Fort Bend County, Texas, platted and subdivided into that certain subdivision known as Venetian Estates, Section 1, according to the plat thereof recorded on or about March 2, 1959 in Volume 389, Page 150 of the Deed Records of Fort Bend County, Texas, desiring to create and carry out a uniform plan for the improvements, development and sale of the lots in Venetian Estates, Section 1, for the benefit of the then and future owners of said lots, adopted and established certain reservations, restrictions, covenants and easements to apply uniformly to the use, occupancy and conveyance of all lots in Venetian Estates, Section 1 (referred to herein as the "Restrictions"); and

WHEREAS, the Restrictions provided that each contract or deed which would thereafter be executed with regard to any lot in Venetian Estates, Section 1, would be conclusively held to have been executed, delivered and accepted on the reservations, restrictions, covenants and easements set forth therein regardless of whether said reservations, restrictions, covenants and easements were set out in full or by reference in said contract or deed; and

WHEREAS, said Restrictions provided that the reservations, restrictions, covenants and easements set forth therein would run with the land and be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date the Restrictions were

Return:

CLIFFORD J. HACKETT
818 BELMAR
SUGAR LAND TX 77478

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recorded, after which time the reservations, restrictions, covenants and easements set forth therein would be automatically extended for successive periods of twenty-five (25) years unless an instrument signed by the owners of a majority of the lots at the expiration of any twenty-five (25) year period is recorded, agreeing to change said reservations, restrictions, covenants and easements in whole or in part; and

WHEREAS, the undersigned, being the owners of a majority of the lots in Venetian Estates, Section 1, desire to continue the uniform plan for the improvements, development and sale of the lots in Venetian Estates, Section 1, for the benefit of the present and future owners of said lots, and desire to continue the Restrictions which apply uniformly to the use, occupancy and conveyance of all lots in Venetian Estates, Section 1, with certain amendments and changes, do hereby ratify and continue in full force and effect the Restrictions as originally recorded, except as expressly amended and changed in part herein, and do hereby adopt and establish the following reservations, restrictions, covenants and easements to apply uniformly to the use, occupancy and conveyance of all lots in Venetian Estates, Section 1, and each contract or deed which may be hereafter executed with regard to any lot in said Venetian Estates, Section 1, shall be conclusively held to have been executed, delivered and accepted on the following reservations, restrictions, covenants and easements, regardless of whether said reservations, restrictions, covenants and easements are set out in full or by reference in said contract or deed.

1. BUILDING TYPE:

No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling unit not to exceed two (2) stories in height having an attached or detached private garage for not more than three (3) cars.

2. ARCHITECTURAL CONTROL:

No structure shall be erected or placed on any lot, and no structure on any lot shall be externally altered, without the prior written approval by the

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Architectural Control Committee of Lake Venice Property Owners Association, Inc. (referred to herein as "LVPOA") of the location, specifications and construction plans. Consideration for approval includes, but is not limited to: workmanship; materials; harmony of the building exterior with the existing or neighboring structures; compatibility of retaining wall (bulkhead); pier or fence in harmony with the appearance of the neighborhood; compliance with related restrictions included herein; and compliance with the restrictions, codes and ordinances of the City of Sugar Land, Texas. Written approval shall not be effective without, and shall require, the signatures of a majority of the members of the Architectural Control Committee of LVPOA. The Architectural Control Committee of LVPOA shall be created, designated and continued in accordance with the By-Laws of LVPOA.

2B. STORAGE OF BUILDING MATERIALS:

No building materials of any kind or character shall be placed or stored upon any lot until the owner commences improvements, and then such materials shall be placed within the property lines of the lot or parcel of land upon which the improvements are to be erected, and shall not be placed on the street.

3. DWELLING QUALITY AND SIZE:

The ground area of the main structure, exclusive of open porches and garages, shall be not less than 2,000 square feet for a one (1) story dwelling or not less than 1,700 square feet for a one and one-half (1 1/2) story dwelling or not less than 1,500 square feet for a two (2) story dwelling. The ground level of all dwellings shall not be less than seventy-five (75%) percent masonry construction exclusive of window and door openings.

All exterior surfaces exclusive of masonry, window and door openings, shall be of a material suitable for exposure to weather without undue deterioration, and materials used on the exterior requiring painting or other protective coatings shall be maintained so that said paint or other

OFFICIAL RECORDS

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protective coating remains intact with uniform coloring.

4. LOCATION OF BUILDINGS AND OTHER STRUCTURES:

No building, structure or fence shall be located on any lot nearer to the front lot line or nearer to a side street, where present, than the minimum setback line as shown on the recorded plat for Venetian Estates, Section 1. No building shall be located nearer than ten (10) feet to any interior property line, except for roof overhang which shall not encroach more than three (3) feet beyond the minimum building setback line. No building or other structure except a fence shall be located nearer than forty (40) feet from the lot line bordering on water frontage. No fence that exceeds five (5) feet above existing or landscaped grade shall be located nearer than forty (40) feet from the lot line bordering on water frontage. No structure of any kind shall be built that extends lakeward beyond the lot line bordering on water frontage, except a pier or dock having a maximum length of twenty (20) feet as measured along the lake front and a maximum width of twelve (12) feet. No slip or other excavation which passes through the lot line bordering on water frontage and into any lot shall be made. Floating piers are expressly prohibited. Dumping or filling of any material into the lake beyond the lot line bordering on water frontage is expressly prohibited.

5. LOT USE:

Each lot shall be used for single family residence purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single-family dwelling unit and a private garage for not more than three (3) cars. The term "residence purposes" as used herein shall be held and construed to exclude hospitals, duplex houses, apartment houses, multiple family houses of any kind, and to exclude any commercial and/or industrial use; and such uses of any lot are hereby expressly prohibited.

Provision has been made for water and sewer service to each lot in the subdivision and therefore it is hereby expressly prohibited for any

OFFICIAL RECORDS

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residence in the subdivision to be equipped with septic tank and/or drain field. The drilling of water wells upon any lot is also prohibited. The storm water or roof drains will be drained to the waterway and not to the sanitary sewer. All plumbing fixtures shall be connected to the sanitary sewer system.

6. EASEMENTS:

Easements for the installation and maintenance of utilities are reserved as shown and provided for on the recorded plat.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements shown on the recorded plat.

7. NOXIOUS OR OFFENSIVE ACTIVITY:

No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may be or may become an annoyance to other property owners.

8. TEMPORARY STRUCTURES:

No structure of a temporary character, such as a trailer, tent, shack, garage or other outbuilding, shall be used or placed on any lot at any time. No house trailer, motor home or mobile home shall be used or placed on any lot at any time as a residence, whether temporarily or permanently. Any house trailer, motor home or mobile home placed, parked or kept on any lot shall be subject to and must comply with the requirements of the Architectural Control Committee of LVPOA.

9. SIGNS:

No signs of any kind shall be displayed to public view on any lot except one (1) professional sign not larger than five (5) square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

10. OIL, GAS AND MINING OPERATIONS:

No oil or gas drilling, oil or gas development operations, oil or gas

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refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil or gas wells, tanks, tunnels, mineral shafts or excavations for this purpose be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

11. LIVESTOCK, POULTRY AND PETS:

No animals, including livestock and poultry, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for commercial purposes. Such pets permitted under these restrictions shall be fenced in, caged or otherwise restricted to the owner's property. Poisonous or otherwise dangerous reptiles, insects or animals are strictly prohibited as pets.

12. PLANTING IN RIGHT-OF-WAYS:

No trees or shrubs shall be planted in street right-of-ways except with permission of the Architectural Control Committee of LVPOA. Such permission, if granted, is subject to restrictions and ordinances of the City of Sugar Land, Texas.

13. GARBAGE AND REFUSE DISPOSAL:

No lot shall be used or maintained as a dumping ground for rubbish. Garbage or other similar waste shall not be kept except in standard covered garbage containers or plastic sacks which are securely tied. All such containers shall be kept in a clean and sanitary condition and placed for pick-up only on the city easement adjacent to and contiguous with the owner's lot. No incinerators shall be used on any lot, nor shall any refuse be disposed of by burning within the subdivision, but such refuse shall be removed from the subdivision for disposal.

14. WATERWAYS (ALSO SEE RULES OF THE LAKE):

Except as herein provided for, it is understood and agreed that all lakes, canals and other waterways remain the property of LVPOA or its assignee and that no construction or planting of any vegetation shall be allowed within

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the boundaries of the waterways beyond the lot lines as shown on the dedication plat for the subdivision, and in no event beyond the existing common boundaries of the waterways.

No boats or other water-borne craft in use on the lake shall be propelled by means of internal combustion engines except on a limited basis by LVPOA's designee for safety and lake maintenance. Only fishing skiffs, sail boats or other boats not propelled by internal combustion engines shall be allowed upon the lake and waterways.

LVPOA, the owner of the waterways, shall be held harmless from the claims arising from the use of or in any way in connection with said waterways. It shall be the responsibility of each property owner to maintain his or her own property at the waterline by providing and maintaining in good condition a bulkhead of a type approved by the Architectural Control Committee of LVPOA so as to prevent erosion.

15. EXTERIOR ANTENNAE AND APPURTENANCES:

No antennae or other receiving equipment or their wiring, poles or supports shall be allowed except as approved by the Architectural Control Committee of LVPOA and which do not exceed five (5) feet above the ridgeline of the residential dwelling unit.

16. UTILITY SERVICES TO RESIDENCE:

House services for natural gas shall terminate behind the building line with meters set to the side of the structures served thereby.

Electrical services shall run underground to the electric poles in the street right-of-way.

Telephone service shall run underground to the electric poles in the street right-of-way.

17. TERM:

These restrictions, covenants and conditions are hereby declared to be covenants running with the land and shall be effective and fully binding for

OFFICIAL RECORDS

1387 371

a period of twenty-five (25) years from the date the Restrictions were recorded; at the end of such period, these restrictions, covenants and conditions shall automatically be extended for a successive period of twenty-five (25) years unless, by a vote of two-thirds (2/3) of the then owners of the lots in said subdivision (one vote being allowed for each lot as shown on the recorded plat herein referred to) taken prior to the expiration of said twenty-five (25) year period and filed of record in Fort Bend County, Texas, it is agreed to amend or release these restrictions, covenants and conditions. At the expiration of said successive twenty-five (25) year period, the then owners of a simple majority of the lots in this subdivision (one vote being allowed for each lot as shown on the recorded plat herein referred to) may, by written declaration, signed and acknowledged by them, and recorded in Fort Bend County, Texas, extend and/or amend these restrictions, covenants and conditions (or any others hereinafter adopted with reference to this property in accordance herewith) for an additional period of twenty-five (25) years, and then similarly for successive additional periods of twenty-five (25) years as often and as long as the owners of a simple majority of the lots in said subdivision may desire. Such action, when taken, shall be binding upon all of the owners of the property in said subdivision, their successors and assigns.

18. ENFORCEMENT:

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant contained herein. Such proceeding shall be directed toward restraint of violations or recovery of damages or both, and in either event, for recovery of attorneys' fees and costs of court. LVPOA is expressly authorized and empowered to bring any such proceeding in its own name for the benefit of the owners of the lots in Venetian Estates, Section 1.

19. SEVERABILITY:

Invalidation of any one of these covenants by judgment or court order shall be in no way affect any of the other provisions which shall remain in full force and effect. Furthermore, should by judgment or court order any of all

OFFICIAL RECORDS
1387 372

of the amendments, changes and modifications made hereby be declared invalid, unenforceable or ineffective, then the Restrictions as in effect prior to the recordation hereof shall be deemed to have been automatically extended and renewed for successive periods of twenty-five (25) years, and this instrument shall be deemed and held to be nothing more than a ratification and continuation of the Restrictions as in effect prior to and at the time of the recordation hereof.

The restrictions herein set forth shall be binding upon all the owners of the property in Venetian Estates, Section 1, their heirs, successors and assigns, and all parties claiming by, through or under them, each of whom shall be obligated and bound to observe such restrictions, covenants and conditions; provided, however, that no such person or owner shall be liable except in respect to breaches committed during its, his, her or their ownership of said property.

The violation of any such restriction, covenant or condition shall not operate to invalidate any mortgage, deed of trust or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced as against any and all property covered thereby, subject, nevertheless, to the restrictions, covenants and conditions herein contained. The owner of any lot or lots affected as well as LVPOA shall have the right to enforce observance and performance of such restrictions, covenants and conditions, and in order to prevent a breach, or to enforce the observance or performance of the same, shall have the right, in addition to all legal remedies, to any injunction either prohibitive or mandatory.

In testimony whereof, the undersigned have caused these presents to be executed effective the 5th day of February, A.D., 1984.

OFFICIAL RECORDS

1387 373

(Print name below signature)

Calvin Alpha
CALVIN ALPHA

(Print name below signature)

Lot 11, Venetian Estates, Section 1
115 CAROL
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 6th day of
FEBRUARY, A.D., 1984, by CALVIN ALPHA
and _____



Harris N. Johnston Jr.
Notary Public in and for the
State of Texas

HARRIS N. JOHNSTON JR.
(Printed name)

My commission expires: 8-28-85

(Print name below signature)

(Print name below signature)

Lot _____, Venetian Estates, Section 1

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the _____ day of
_____, A.D., 1983, by _____
and _____

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: _____

OFFICIAL RECORDS

1387 374

(Print name below signature)

Louis J. Morrison
Louis J. Morrison

(Print name below signature)

Dorothy C. Morrison
Dorothy C. Morrison

Lot 28, Venetian Estates, Section 1

123 Saint Marks
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 6TH day of
A.D., 1984, by Louis J. Morrison
and Dorothy C. Morrison

Laurel C. Markel
Notary Public in and for the
State of Texas

(Print name below signature)

(Print name below signature)

Lot , Venetian Estates, Section 1

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the day of
 , A.D., 1984, by
and .

Notary Public in and for the
State of Texas

1387 375

(Print name below signature)

ERWIN H. JAZWICKI

(Print name below signature)

MARY C JAZWICKI

Lot 5, Venetian Estates, Section 1

110 capri
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 16th day of February, A.D., 1983, by ERWIN A JAZWICKI and MARY C JAZWICKI.

Dorothy L. Beland
Notary Public in and for the
State of Texas

Dorothy L. Beland
(Printed name)

My commission expires: 9-22-84

(Print name below signature)

(Print name below signature)

Lot , Venetian Estates, Section 1

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the day of , A.D., 1983, by and .

Notary Public in and for the
State of Texas

(Printed name)

My commission expires:

OFFICIAL RECORDS

1387 376

(Print name below signature)

John S. Carter

(Print name below signature)

JOHN S. CARTER

Lot 13, Venetian Estates, Section 1

107 Capri, Sugar Land, Texas 77478
Address

THE STATE OF TEXAS
HARRIS
COUNTY OF ~~FORT BEND~~

*
*

This instrument was acknowledged before me on the 6th day of
February, A.D., 1987 by John S. Carter
and Dorothy M. Carter.

Gladys Vaughan
Notary Public in and for the
State of Texas

GLADYS VAUGHAN

(Printed name)

My commission expires: April 30, 1985

(Print name below signature)

Dorothy M. Carter

(Print name below signature)

DOROTHY M. CARTER

Lot 13, Venetian Estates, Section 1

107 Capri, Sugar Land, Texas 77478
Address

THE STATE OF TEXAS
HARRIS
COUNTY OF ~~FORT BEND~~

*
*

This instrument was acknowledged before me on the 6th day of
February, A.D., 1987 by
and _____.

Gladys Vaughan
Notary Public in and for the
State of Texas

GLADYS VAUGHAN

(Printed name)

My commission expires: April 30, 1985

OFFICIAL RECORDS

1387 377

(Print name below signature)

B. J. Hamilton
Billy J. Hamilton

(Print name below signature)

Joyanne V. Hamilton
Joyanne V. HAMILTON

Lot 8, Venetian Estates, Section 1

122 Capoli Sugar Land TEX
Address

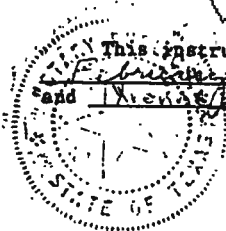
THE STATE OF TEXAS

COUNTY OF FORT BEND

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*

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Billy J. Hamilton and Joyanne V. Hamilton.



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

Ann H. Shane
Ann H. SHANE

(Print name below signature)

L. E. Shone
L. E. SHONE

Lot 4, Venetian Estates, Section 1

17
Address

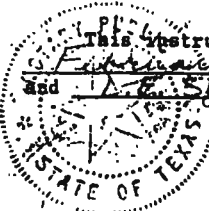
THE STATE OF TEXAS

COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Ann H. Shane and L. E. Shone.



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

Andrew O'Hara
ANDREW O'HARA

(Print name below signature)

Janet O'Hara
JANET O'HARA

Lot 54, Venetian Estates, Section 1

114 TUSCAN

Address
SUGAR LAND, TX 77478

THE STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of
January, A.D., 1984, by Andrew O'Hara

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

John F. Lowder
JOHN F. LOWDER

(Print name below signature)

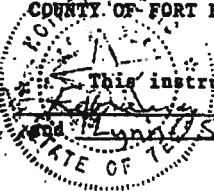
Lynn S. Lowder
LYNN S. LOWDER

Lot 41, Venetian Estates, Section 1

122 SUGAR
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of
January, A.D., 1984, by John F. Lowder
and Lynn S. Lowder

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 379

(Print name below signature)

Gerda Hansen Smith
GERDA HANSEN SMITH

(Print name below signature)

E.H. Smith
E.H. SMITH

Lot 56, Venetian Estates, Section 1

122 Tuscany
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Gerda Hansen Smith



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

John A. Weesner
JOHN A. WEESNER

(Print name below signature)

Helen Fran Weesner
HELEN FRAN WEESNER
Lot 44, Venetian Estates, Section 1
121 Serrano
Address

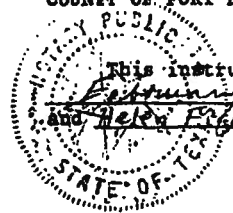
THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by John A. Weesner
and Helen Fran Weesner



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 380

(Print name below signature)

James T. Novakosky
James T. Novakosky

(Print name below signature)

Rose H. Novakosky
ROSE H. NOVAKOSKY

Lot 61, Venetian Estates, Section 1

103 Tuscan St.
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by James T. Novakosky
and Rose H. Novakosky.



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 28, 1984

(Print name below signature)

Place Moser
Place Moser

(Print name below signature)

Place Moser
Place Moser

Lot 42, Venetian Estates, Section 1

602 Piedmont
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Place Moser
and Rickard P. Moser.



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 28, 1984

OFFICIAL RECORDS

1387 381

(Print name below signature)

Ann Barry Huff

(Print name below signature)

ANN BARRY HUFF

Lot 10, Venetian Estates, Section 1

119 Capri
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*



This instrument was acknowledged before me on the 5th day of June, A.D., 1984, by Ann Barry Huff

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

James F. Huff
James F. Huff

(Print name below signature)

Lot 10, Venetian Estates, Section 1

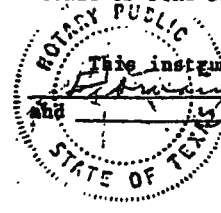
119 Capri
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*



This instrument was acknowledged before me on the 5th day of June, A.D., 1984, by James F. Huff

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 382

(Print name below signature)

Mrs. A. E. Hamilton
MRS. A. E. HAMILTON

(Print name below signature)

MRS. A. E. HAMILTON

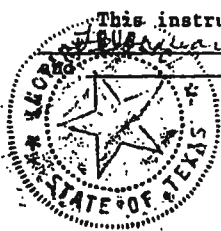
Lot 43, Venetian Estates, Section 1

123 SORRENTO
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of August, A.D., 1984, by Mrs. A. E. Hamilton

Nadine L. Watson
Notary Public in and for the

State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

H. Ruth (Holt) Cox

(Print name below signature)

H. RUTH (HOLT) COX

Lot 27, Venetian Estates, Section 1

137 ST. MARKS ST
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of August, A.D., 1984, by H. Ruth (Holt) Cox

Nadine L. Watson
Notary Public in and for the

State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 383

(Print name below signature)

John H. Munson
JOHN H. MUNSON

(Print name below signature)

Billie M. Munson
Billie M. MUNSON

Lot 23, Venetian Estates, Section 1

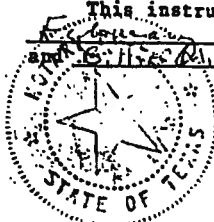
126 ST. MARKS
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by John H. Munson and Billie M. Munson.



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

Robert P. Hill
ROBERT P. HILL

(Print name below signature)

Margaret A. Hill
MARGARET A. HILL

Lot 1, Venetian Estates, Section 1

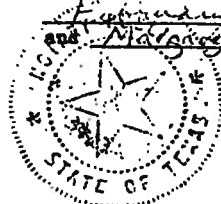
302 PIEDMONT
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Robert P. Hill and Margaret A. Hill.



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OPTIONAL FORM NO. 3

1387 384

(Print name below signature)

W. J. Hall

(Print name below signature)

W. J. Hall

Lot 4, Venetian Estates, Section 1

100 (approx)
Address

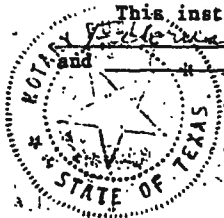
THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by W. J. Hall
and _____



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

W. J. Hall

(Print name below signature)

W. J. Hall

Lot 4, Venetian Estates, Section 1

100 (approx)
Address

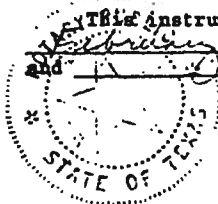
THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by W. J. Hall
and _____



Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 385

(Print name below signature)

William G. Erck, Jr.
WILLIAM G. ERCK, JR.

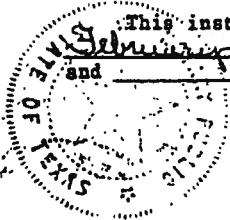
(Print name below signature)

Lot 20, Venetian Estates, Section 1

114 ST MARKS
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 3rd day of February, A.D., 1983, by William G. Erck, Jr. and _____.

Mildred A. Netardus
Notary Public in and for the
State of Texas
MILDRED NETARDUS

(Printed name)

My commission expires: 12-14-84

(Print name below signature)

(Print name below signature)

Lot _____, Venetian Estates, Section 1

Address _____

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the _____ day of _____, A.D., 1983, by _____ and _____.

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: _____

OFFICIAL RECORDS

1387 386

(Print name below signature)

Robert K. Phillips
ROBERT K. PHILLIPS

(Print name below signature)

DeAnna K. Phillips
DeAnna K. Phillips

Lot 24, Venetian Estates, Section 1

13. St. 46-12
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 3rd day of
February, A.D., 1983, by Robert K. Phillips
and DeAnna K. Phillips, 1984.



Barbara A. Jones
Notary Public in and for the
State of Texas

BARBARA A. JONES
(Printed name)

My commission expires: 11-24-86

(Print name below signature)

(Print name below signature)

Lot , Venetian Estates, Section 1

Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the day of
 , A.D., 1983, by
and .

Notary Public in and for the
State of Texas

(Printed name)

My commission expires:

OFFICIAL RECORD

1387 387

(Print name below signature)

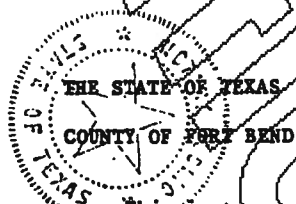
Jean T. Garihan

(Print name below signature)

Jean T. Garihan

Lot 30, Venetian Estates, Section 1
a subdivision of 33.28 acres of land
situated in the S.M. Williams League, Abstract 97
Address

* 115 St. Marks St.
* Sugar Land, Texas 77478



This instrument was acknowledged before me on the 31 day of
January, A.D., 1984, by Jean T. Garihan
and _____.

Gloria Kopycinski
Notary Public in and for the
State of Texas

Gloria Kopycinski
(Printed name)

My commission expires: Oct. 26, 1985

(Print name below signature)

(Print name below signature)

Lot _____, Venetian Estates, Section 1

Address

THE STATE OF TEXAS
COUNTY OF FORT BEND

*
*

This instrument was acknowledged before me on the _____ day of
_____, A.D., 1983, by _____
and _____.

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: _____

OFFICIAL RECORDS

1387 388

(Print name below signature)

Opal R James

(Print name below signature)

Opal R JAMES

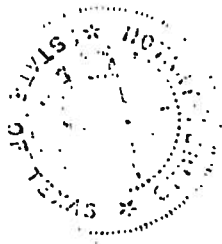
Lot , Venetian Estates, Section 1

Address

THE STATE OF TEXAS
HARRIS
COUNTY OF FORT BEND

*
*

This instrument was acknowledged before me on the 30th day of
January , A.D. 1984, by Opal R. James
and .



Joye Hicks
Notary Public in and for the
State of Texas

JOYE HICKS
Notary Public in Harris County, Texas
My Commission Expires June 17, 1985

Joye Hicks
(Printed name)

My commission expires: 6-17-'85

(Print name below signature)

(Print name below signature)

Lot , Venetian Estates, Section 1

Address

THE STATE OF TEXAS
COUNTY OF FORT BEND

*
*

This instrument was acknowledged before me on the day of
 , A.D., 1983, by
and .

Notary Public in and for the
State of Texas

(Printed name)

My commission expires:

OFFICIAL RECORDS

1387 389

(Print name below signature)

Vera Bonnie Hogsett

(Print name below signature)

Vera Bonnie Hogsett

Lot 6, Venetian Estates, Section 1

114 Capri Sugar Land, Texas 77478

Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 3RD day of
February, A.D., 1984, by Vera Bonnie Hogsett
and _____



Nels O. Crow
Notary Public in and for the State of Texas

Nels O. Crow

(Printed name)

My commission expires: 7/31/84

(Print name below signature)

Albert Eugene Hogsett

(Print name below signature)

Albert Eugene Hogsett

Lot 6, Venetian Estates, Section 1

114 Capri Sugar Land, Texas 77478

Address

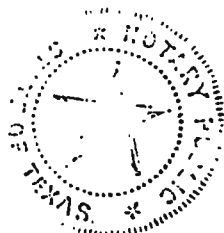
THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 3rd day of
February, A.D., 1984, by Albert Eugene Hogsett
and _____



Nels O. Crow
Notary Public in and for the State of Texas

Nels O. Crow

(Printed name)

My commission expires: _____

RECORDS

1387 390

(Print name below signature)

Lawrence Navarro Jr.
LAWRENCE NAVARRO JR.

(Print name below signature)

Yolanda A. Navarro
YOLANDA A. NAVARRO

Lot 15, Venetian Estates, Section 1

402 PIEDMONT

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Lawrence Navarro Jr. and Yolanda A. Navarro.

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

Henry H. Freytag
HENRY H. FREYTAG

(Print name below signature)

Joelle H. Freytag
JOELLE H. FREYTAG

Lot 16, Venetian Estates, Section 1

410 Piedmont

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Henry H. Freytag and Joelle H. Freytag.

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

1387 391

(Print name below signature)

James D. Benner Jr.

(Print name below signature)

JAMES D. BENNER JR.

Lot 7, Venetian Estates, Section 1

118 CAPRI

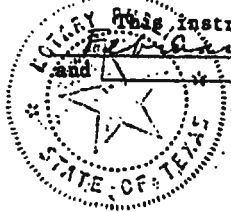
Address

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

THE STATE OF TEXAS

COUNTY OF FORT BEND

*



This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by James D. Benner, Jr.

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

Rosalind V. Benner

(Print name below signature)

ROSALIND V. BENNER

Lot 7, Venetian Estates, Section 1

118 CAPRI

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

*



This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Rosalind V. Benner

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 392

(Print name below signature)

M. L. Payne
M. L. PAYNE

(Print name below signature)

Victoria R. Payne
VICTORIA R. PAYNE

Lot 17, Venetian Estates, Section 1

102 St. Mark
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by M. L. Payne

and Victoria R. Payne

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

Ellis B. Chidsey

(Print name below signature)

Lot 26, Venetian Estates, Section 1

131 St. Marks
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Ellis B. Chidsey

and Nadine L. Watson

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 393

(Print name below signature)

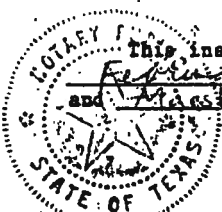
(Print name below signature)

Lot 21, Venetian Estates, Section 1

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of February, A.D. 1983, by James L. Bishop and Marsha Bishop.

Notary Public in and for the
State of Texas

Nadine L. Watson
NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Printed name)

My commission expires: _____

(Print name below signature)

(Print name below signature)

Lot _____, Venetian Estates, Section 1

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the _____ day of _____, A.D., 1983, by _____ and _____.

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: _____

(Print name below signature)

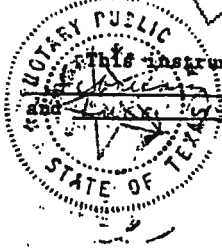
Po P Chang 2/5/84
PO P CHANG

(Print name below signature)

Larry Frank H Chang
Larry Frank H Chang
Lot 31, Venetian Estates, Section 1
111 St Alark St. Sugar Land
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Po P Chang
Larry Frank H ChangNadine L. Watson
Notary Public in and for the
State of TexasNADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

(Print name below signature)

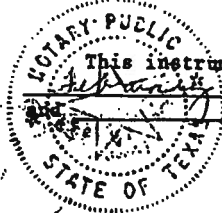
Carl A. Silvani

(Print name below signature)

CARL A. SILVANILot 35, Venetian Estates, Section 1510 Piedmont
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Carl A. SilvaniNadine L. Watson
Notary Public in and for the
State of TexasNADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1984

OFFICIAL RECORDS

1387 395

(Print name below signature)

Patricia Reimann
Patricia Reimann

(Print name below signature)

[Signature]
[Signature]

Lot 115, Venetian Estates, Section 1

115 Seagrave
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 5th day of February, A.D., 1984, by Patricia Reimann
and [Signature]

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1986

(Print name below signature)

[Signature]

(Print name below signature)

CARL A. SILVANI

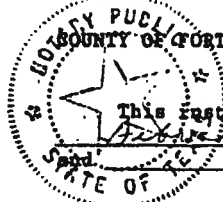
Lot 3, Venetian Estates, Section 1

102 Seagrave
Address

THE STATE OF TEXAS

*
*

COUNTY OF FORT BEND



This instrument was acknowledged before me on the 21st day of February, A.D., 1984, by Carl A. Silvani
and [Signature]

Nadine L. Watson
Notary Public in and for the
State of Texas

NADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 25, 1986

OFFICIAL RECORDS

1387 396

(Print name below signature)

Helen England
Helen England

(Print name below signature)

Arthur L. England
ARTHUR L. ENGLAND

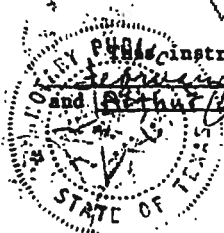
Lot 18, Venetian Estates, Section 1

103 SORRENTO
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 5th day of January, A.D., 1984, by Helen England and Arthur L. England.



Madine L. Watson
Notary Public in and for the
State of Texas

MADINE L. WATSON
Notary Public for State of Texas
My Commission Expires June 23, 1984

(Print name below signature)

(Print name below signature)

Lot ____, Venetian Estates, Section 1

Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the ____ day of _____, A.D., 1984, by _____ and _____.

Notary Public in and for the
State of Texas

OFFICIAL RECORDS
1387 397

(Print name below signature)

Walter W. Trimmer
Walter W. Trimmer

(Print name below signature)

Patricia H. Trimmer
Patricia H. Trimmer

Lot 60, Venetian Estates, Section 1

107 - 7th St
Address

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the 12th day of
FEBRUARY, A.D., 1984, by Walter W. Trimmer
and Patricia H. Trimmer.



R. Keaton
Notary Public in and for the
State of Texas
R. KEATON

(Print name below signature)

(Print name below signature)

Lot _____, Venetian Estates, Section 1

Address _____

THE STATE OF TEXAS

*

COUNTY OF FORT BEND

*

This instrument was acknowledged before me on the _____ day of
_____, A.D., 1984, by _____
and _____.

Notary Public in and for the
State of Texas

OFFICIAL RECORDS

1387 398

(Print name below signature)

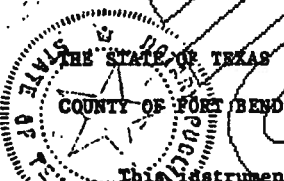
Jane M. Griffing
JANE M. GRIFFING

(Print name below signature)

Howard R. Griffing
HOWARD R. GRIFFING

Lot 59, Venetian Estates, Section 1

111 Tuscany
Address



*
*

This instrument was acknowledged before me on the 31 day of February, A.D., 1983, by Jane M. Griffing and Howard R. Griffing.

[Signature]
Notary Public in and for the
State of Texas

(Printed name)

My commission expires: 6/30/84

(Print name below signature)

(Print name below signature)

Lot ____, Venetian Estates, Section 1

Address

THE STATE OF TEXAS
COUNTY OF FORT BEND

*
*

This instrument was acknowledged before me on the ____ day of _____, A.D., 1983, by _____ and _____.

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: _____

1387 399

(Print name below signature)

Patricia D. Moran
PATRICIA D. MORAN

(Print name below signature)

Lot 52, Venetian Estates, Section 1

106 Tuscany
Address

THE STATE OF TEXAS
COUNTY OF FORT BEND

*
*

This instrument was acknowledged before me on the 15th day of February, A.D., 1983, by Patricia D. Moran and John H. Moran 1984.



Carl E. Greenaway
Notary Public in and for the
State of Texas
My Commission Expires March 31, 1984

(Printed name)

My commission expires: _____

(Print name below signature)

John H. Moran
JOHN H. MORAN

(Print name below signature)

Patricia D. Moran POB

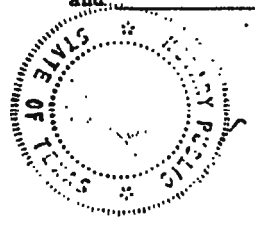
Lot 52, Venetian Estates, Section 1

106 Tuscany
Address

THE STATE OF TEXAS
COUNTY OF FORT BEND

*
*

This instrument was acknowledged before me on the 15th day of February, A.D., 1983, by John H. Moran and Patricia D. Moran, T.O.A. 1984.



Carl E. Greenaway
Notary Public in and for the
State of Texas
My Commission Expires March 31, 1984

(Printed name)

My commission expires: _____

OFFICIAL RECORDS

1387 400

1984
DEED
RESTRICTIONS

(Print name below signature)

(Print name below signature)

MR. LALLU I. OPRISANU

Lot 50, Venetian Estates, Section 1
610 PIEDMONT DRIVE
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 14th day of
January, A.D., 1984, by
and _____.

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: 4/27/87

(Print name below signature)

(Print name below signature)

MRS. EUGENIA OPRISANU

Lot 50, Venetian Estates, Section 1
610 PIEDMONT DRIVE
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 14th day of
JANUARY, A.D., 1984, by
and _____.

Notary Public in and for the
State of Texas

(Printed name)

My commission expires: 4/27/87

1984
DEED
RESTRICTIONS

OFFICIAL RECORDS
1387 401

(Print name below signature)

(Print name below signature)

Lot 29, Venetian Estates, Section 1

119 ST MARKS

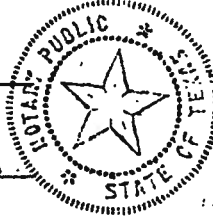
Address

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 14th day of
February, 1984, by _____
and _____.

Notary Public in and for the
State of Texas



FILED

'84 FEB 24 P2:16

Dianne Wilson
COUNTY CLERK
FORT BEND COUNTY, TEXAS

STATE OF TEXAS

I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of Fort Bend
County, Texas as stamped hereon by me on

COUNTY OF FORT BEND

FEB 27 1984

County Clerk, Fort Bend Co., Tex.

THE STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the _____ day of _____
_____, A.D., 1984, by _____
and _____.

Notary Public in and for the
State of Texas