

1044 4.50

DEED 508 PAGE 574

RESTRICTIONS, RESERVATIONS, AND COVENANTS OF STERLING SHORESSTATE OF TEXAS)
COUNTY OF MATAGORDA)

KNOW ALL MEN BY THESE PRESENTS:

That MATAGORDA DUNES, INC., a Texas corporation, acting by the undersigned officers hereunto duly authorized, being the owners of a tract of land of 21.530 acres in the S. R. Fisher One-Quarter League, in Matagorda County, Texas, covered by and reflected by a Plat and Dedication of STERLING SHORES, filed on the date of the filing of this instrument and recorded in Book 7, Page 4, of the Plat Records of Matagorda County, Texas, does hereby adopt the following Restrictions, Reservations, and Covenants, as applicable to and governing said Subdivision and the rights of the purchasers of lots in said Subdivision, to-wit:

I.

The street, walkways, and easements as shown on said Plat are not dedicated to the public, but are set aside solely for the private use and benefit of the owners and lawful residents of property in said subdivision and adjacent subdivisions; except that a 10-foot wide utility easement crossing Blocks 2-6, inclusive, is reserved to the undersigned, or any successor in title to the water system serving this Subdivision, for the maintenance, repair, replacement with larger mains (if deemed necessary), or the removal of the waterline located thereon. No building or structure shall be placed or erected over any part of said easement, and no property owner shall be entitled to any damages from any operations reasonably necessary or proper for such maintenance, repair or removal. There is further reserved to the owners of said water system, its agents, employees, or representatives, the right of access to said utility over any lot through which said easement runs for any such operations, when no other adequate practical means of access is available.

II.

This restriction shall not apply to or affect any residence or structure in existence on the date of the filing of this instrument in the office of the County Clerk of this County, but the following setback provisions shall be applicable to any residences, structures, or additions to existing structures, hereafter erected or placed on lots in said Subdivision:

(a) No structure, or part thereof, shall be located within 25 feet of the front line of any lot on Beachfront Drive, or nearer than 5 feet to the side lines of any such lot.

(b) No portion of any house or structure shall be placed or located within 60 feet of the Southeast lines, respectively, of Lots 1-30, inclusive, of Block 1, or within 50 feet of the Southeast lines, respectively, of Lots 31-60, inclusive, of said Block 1.

(c) No separate or detached garage, boathouse, or structure shall be placed or located on any single lot in Block 1 on which a residence is constructed, but on any lot on which no residence is or has been erected a separate building may be placed for any lawful use not inconsistent with these restrictions, provided that no such separate building which is unsightly or detracts from the appearance of the Subdivision shall be so erected. The determination of whether any such building is suitable in appearance may be made by the undersigned Company, or by any Architectural Committee of property owners which may be hereafter appointed by the undersigned.

Restrictions- Sterling Shores - 2

III.

No building or structure shall be erected on the green belt area adjacent to the Southeast line of Block 1; provided that this restriction shall not prohibit the placing thereon of garbage collection facilities, picnic tables, or other facilities customarily useful for a private parkway, but in no event shall anything be placed thereon unreasonably interfering with the view of the Gulf of Mexico from any residence in Block 1. All provisions of this Paragraph are subject to the provisions of Paragraph IV (c).

IV.

(a) For a period of twenty (20) years from the date hereof all lots in this Subdivision are reserved solely for private residential use, and only single-family residences of conventional construction shall be placed thereon. The placing on any lot in this Subdivision of pre-fabricated structures commonly designated and known as "mobile homes" is expressly prohibited, regardless or whether or not the same be placed on a permanent foundation; and the placing of a mobile home or similar structure on a permanent foundation, with or without additions or attached construction added to or surrounding the same, shall be a violation of this restriction, and is expressly prohibited.

(b) No business, professional, or commercial enterprise shall be carried on or located on any lot in this Subdivision or on the green belt adjacent to any such lot.

(c) The restriction of lots in this Subdivision to private residential use and the prohibition against the carrying on of any business or commercial enterprise is subject to the following qualification: An area, or areas, of this Subdivision may be, at any time prior to the expiration of 20 years from the date hereof, converted from residential to business or commercial use by the written agreement, or agreements, in recordable form filed in the deed records of Matagorda County, executed by all of the owners of the area so to be converted, provided: (1) such area, or areas, shall begin at the Westerly lines of Lot 1, Block 1, and Lot 1, Block 2, and shall extend Easterly in a solid body of land embracing lots on both sides of Beachfront Drive so that the Easterly line of each area so converted shall be formed by the Easterly line of a lot in Block 1 extended to the North line of the Block on the opposite side of Beachfront Drive; and (2) a buffer area or strip 100 feet in width shall be maintained and established between the business or commercial area and the nearest residential lot East of the commercial area, and said 100-foot strip on both sides of the street shall either be used for residential purposes or for open landscaping, so that no business or commercial structure shall be erected or such enterprise conducted nearer than 100 feet to the residence of any owner not joining in the agreement for the conversion of his property from residential to commercial use. Successive, contiguous, adjacent commercial areas may be created in the same manner as above provided by the owners of the lots involved. When any commercial area shall have been established, as above provided, the area of the green belt lying between such area and mean high tide shall no longer be subject to the use of residential property owners but may be used and enclosed by the owner of the adjacent commercial area for landscaping and parking facilities, but no building shall be constructed thereon which would substantially obstruct the view of the residences. The building set-back provisions applicable to residential areas, as provided herein, shall not be applicable to commercial areas.

V.

No owner of any lot in this Subdivision shall be entitled to make any claim for damages occasioned by the establishing or changing of grades on Beachfront Drive; provided that any such grade shall be established or approved either by the County Engineer or a competent civil engineer. The walkways designated on the Plat may be used for drainage purposes.

VI.

Matagorda Dunes, Inc., is not the owner of all of the oil, gas, and other minerals, but outstanding mineral interests have been reserved by prior owners. Any deed of conveyance of any lot within this Subdivision, whether so specifying or not, shall convey only such interest in the minerals in and under said lot as has been acquired and is owned by Matagorda Dunes, Inc., on the date of this instrument.

EXECUTED, this 10th day of June, 1972.

MATAGORDA DUNES, INC.

By Harvey H. Lane, Jr.
President

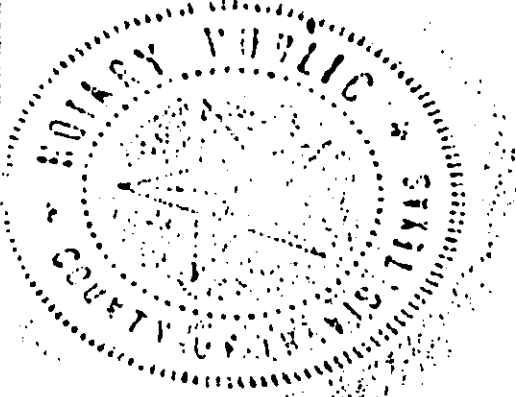
ATTEST:

Gene Litchfield
Gene Litchfield, Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared HARVEY H. LANE, JR., President of MATAGORDA DUNES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged the same to be the act and deed of said corporation, and that he has executed the same as the act and deed of said corporation for the purposes and considerations therein expressed, and in the capacity indicated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of June, 1972.



James H. Hwang
Notary Public in and for
Travis County, Texas

STATE OF TEXAS)
COUNTY OF MATAGORDA)

DEED
BOOK 508 PAGE 577

The undersigned STERLING HOLLOWAY, TRUSTEE, being the owner of the land referred to as the "green belt area" in Paragraph III of the foregoing and attached instrument, and in subparagraph (c) of Paragraph IV thereof, consents to and approves the provisions relating to such area, hereby agreeing to respect such restrictions, and in the event of sale of said area, to make such sale subject to said provisions. This paragraph shall not be construed to make the undersigned a party to the foregoing dedication, except as to the extent of his consent and approval as herein provided.

SIGNED, this 14th day of June, 1972.

Sterling Holloway
STERLING HOLLOWAY, TRUSTEE

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared STERLING HOLLOWAY, TRUSTEE, 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 considerations therein expressed, and in the capacity indicated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of June, 1972.

Richard A. Dickson
Notary Public in and for
Travis County, Texas

FILED FOR RECORD
AT 10:45 O'CLOCK A.M.

JUN 19 1972

HILMA S. HUITT
Clerk County Court, Matagorda Co., Tex.
By Eleanora Meyerderik Deputy

Filed for record the 19th day of June, A. D. 1972.
Duly recorded this the 19th day of June, A. D. 1972 at 4:00 o'clock P.M.
By Mary Louise Martinez Deputy Hilma S. Huitt, County Clerk
Matagorda County, Texas

150
STATE OF TEXAS
COUNTY OF MATAGORDA

BOOK 509 PAGE 50

KNOW ALL MEN BY THESE PRESENTS:

Reference is hereby made to "Restrictions, Reservations, and Covenants of Sterling Shores," executed by Matagorda Dunes, Inc., on June 10, 1972, recorded in Volume 508, Pages 574, et seq., Matagorda County Deed Records; said instrument and the provisions thereof are hereby amended as follows, in the same manner as if the following language had appeared in said instrument:

"Matagorda Dunes, Inc., hereby reserves the right to amend, modify, qualify, or waive any of the provisions of said reservations, covenants, and dedication, when in its sole determination and discretion it is of the opinion that such modification, alteration or waiver does not detract, and will not result in detracting, from the general quality of the Subdivision nor prejudice any vested rights of the owners of land in said Subdivision."

EXECUTED, this 29th day of June, 1972.

MATAGORDA DUNES, INC.

ATTEST:

Helen Littlefield
Secretary

By

Jean Holloway
Vice-President

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared JEAN HOLLOWAY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge the same to be the act and deed of MATAGORDA DUNES, INC., and that she executed the same as the Vice-President of said corporation, for the purposes and considerations therein expressed, and in the capacity indicated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of June, 1972.

FILED FOR RECORD

AT 8:30 O'CLOCK A.M.

JUN 30 1972

HILMA S. HUITT
Clerk County Court, Matagorda Co., Tex.
BY Althea Davidson DEPUTY

W. R. Davidson
Notary Public in and for
Travis County, Texas

Filed for record the 30th day of June, A. D. 1972.

Duly recorded this the 30th day of June, A. D. 1972 at 4:00 o'clock P.M.

By Mary Louise Smith Deputy

Hilma S. Huitt, County Clerk
Matagorda County, Texas

5043 - 150

CLARIFICATION OF RESTRICTIONSDEED
BOOK 510 PAGE 433STATE OF TEXAS)
COUNTY OF MATAGORDA)

KNOW ALL MEN BY THESE PRESENTS:

MATAGORDA DUNES, INC., acting by and through its duly authorized undersigned officer hereby files this CLARIFICATION of the "Restrictions, Reservations and Covenants" of Sterling Shores, recorded in Volume 508, Page 574, Matagorda County Deed Records, and also to the Amendment thereto filed of record in Volume 509, Page 50, Matagorda County Deed Records, to-wit:

I.

The original unrecorded survey of this Subdivisions having been grossly inaccurate, the Plat and Dedication of Sterling Shores filed in Book 7, Page 4, Matagorda County Plat Records, correctly represents the true location of all lots in said Subdivision, and was designed to eliminate encroachments by any of the eighty-odd existing houses therein, through variations in the width of footpath easements, ranging from five (5') feet to fourteen (14'). These easements were designed primarily for pedestrian traffic to and from the beach area, and, where necessary, for drainage. No structure now erected or to be erected which does not interfere with such usages shall be deemed in violation of the restrictions governing this Subdivision.

II.

Notwithstanding the discretionary function provided in the Amendment in Volume 509, Page 50, Matagorda County Deed Records, such provision shall have no application to the prior dedication of the green belt between the Southeast line of Block One and mean high tide, as fully set forth in such dedication and in the original Restrictions filed in Volume 508, Page 574, Matagorda County Deed Records.

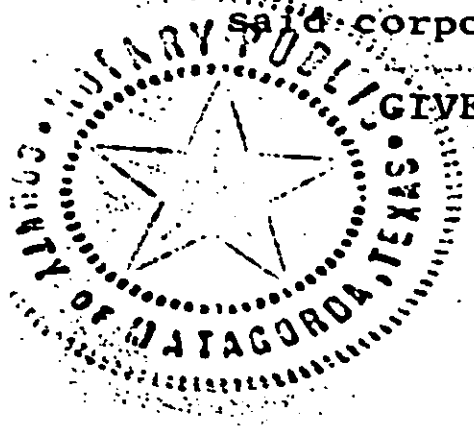
EXECUTED, this 18th day of July, 1972.

MATAGORDA DUNES, INC.

By Jean Holloway
Jean Holloway, Vice-PresidentSTATE OF TEXAS
COUNTY OF MATAGORDA

BEFORE ME, the undersigned authority, on this day personally appeared JEAN HOLLOWAY, Vice-President of MATAGORDA DUNES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as the act and deed of said corporation for the purposes and considerations therein expressed, and in the capacity indicated, and that the same is the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of July, 1972.



Setty L. Stanley
Notary Public in and for
Matagorda County, Texas.

FILED FOR RECORD
AT 2:25 O'CLOCK P.M.

JUL 18 1972

HILMA S. HUITT
Clerk County Court, Matagorda Co., Tex.
BY Jane Bartine DEPUTY

Filed for record the 18th day of July, A. D. 1972.

Duly recorded this the 18th day of July, A. D. 1972 at 4:00 o'clock P.M.

By Jane Bartine DeputyHilma S. Huitt, County Clerk
Matagorda County, Texas

Pd 300
7.00
3434

320/ 256

EXTENSION OF AND AMENDMENT TO
RESTRICTIONS OF STERLING SHORES SUBDIVISION

STATE OF TEXAS |

COUNTY OF MATAGORDA |

1.

The name of the subdivision is:

STERLING SHORES SUBDIVISION, being all of the property described in Volume 508, Pages 574, 575, 576 and 577, and the same property as described in Volume 509, Page 50, and in Volume 510, Page 433, reference of which are herein made and included as a part hereof as if recited verbatim.

2.

In order to promote the continued general welfare, safety, public health, morale of the community, goodwill and property values, these restrictions are hereby extended from June 14, 1992 for successive periods of ten (10) years, unless an instrument signed by the majority of the landowners of the lots has been recorded in the office of the County Clerk of Matagorda County, Texas, agreeing to change said covenants in whole or in part.

The restrictions hereinbefore referred to contains no provision for modification and/or extension, and the purpose of this petition is to modify, amend and/or supplement said restrictions to include and by this petition provides that any changes in said covenants and/or restrictions in whole or in part or any modification or amendment thereto may be filed in the office of the County Clerk of Matagorda County, Texas, approved by a majority of the landowners of the lots in said subdivision.

The Restrictions, Reservations and Covenants of Sterling Shores, now on record in the County Clerk's Office of Matagorda County, Texas, paragraph 1 through and including paragraph 6 and referred to in the legal description hereinbefore given, are hereby ratified and carried forward as if written anew herein.

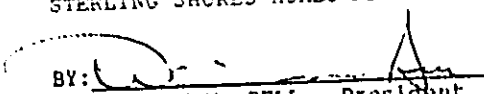
A Homeowner's Association has been formed and designated as Sterling Shores Homeowners' Association, and actions heretofore taken by said association for and on behalf of all lot owners of Sterling Shores Subdivision are hereby ratified and approved. Notice is hereby given to all owners in Sterling Shores Subdivision that they have a right to file suit under Sections 201.010 and 201.008(c), Texas Property Code, in order to challenge the procedures followed in extending, creating, adding to or modifying these restrictions.

Notice is further given to all owners who may elect to delete their property from the operation of any provision contained herein by filing a statement described in Section 201.009(b), Texas Property Code, before one (1) year after the date on which the owner receives actual notice of the filing of this petition.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise effect any other provision which shall remain in full force and effect.

Executed this 12th day of June, 1992.

STERLING SHORES HOMEOWNERS ASSN.

BY: 
WILLIAM M. BELL - President

320/ 258

STATE OF TEXAS |
COUNTY OF MATAGORDA |

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM M. BELL, President of Sterling Shores Homeowners Association, 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 and on behalf of each lot owner in said subdivision for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office on this the 12th day of June, 1992.

Ellen F. Gatliff
Notary Public, State of Texas
Notary's printed name: *Ellen F. Gatliff*
Commission expires: *5-16-94*

FILED

'92 JUN 12 P3:03

Laura Vaughn
COUNTY CLERK
MATAGORDA COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MATAGORDA
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me,
and was duly RECORDED in the OFFICIAL RECORDS of
Matagorda County, Texas on



JUN 12 1992

Laura Vaughn
COUNTY CLERK, Matagorda County, Texas

After recording return to:

Toby C. Bond
Attorney At Law
8705 Katy Freeway, Suite 400
Houston, TX 77024

034538

ASSIGNMENT

STATE OF TEXAS

§

COUNTY OF MATAGORDA

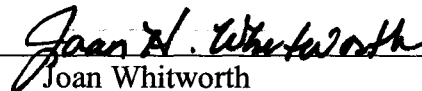
§

Reference is hereby made to the "Restrictions, Reservations, and Covenants of Sterling Shores" executed by Matagorda Dunes, Inc., on June 10, 1972, recorded in Volume 508, Pages 574, et seq., Matagorda County Deed Records, and to that certain amendment thereto dated June 29, 1972, and recorded in Volume 509, Page 50, Matagorda County Deed Records. In that certain amendment of June 29, 1972 to said "Restrictions, Reservations, and Covenants" Matagorda Dunes, Inc., reserved the right under certain conditions to amend, modify, qualify, or waive any of the provisions of said restrictions, reservations, covenants, and dedication contained therein. That reservation was thereafter assigned by Matagorda Dunes, Inc. to Preferred Environments, Inc. by Articles of Dissolution filed in the Office of the Secretary of State of Texas on or about November 20, 1975. For \$1.00 and other good and valuable consideration, in hand paid by Sterling Shores Homeowners Association, a Texas non-profit corporation, Preferred Environments, Inc. hereby transfers and assigns to Sterling Shores Homeowners Association all those rights possessed by Matagorda Dunes, Inc. expressed in said amendment dated June 29, 1972, and recorded in Volume 509, Page 50, Matagorda County Deed Records.

Executed this 9th day of June, 2003.

PREFERRED ENVIRONMENTS, INC.

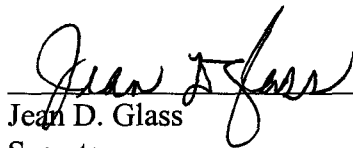
By



Joan Whitworth

President

ATTEST:

Jean D. Glass
Secretary

03500135552001

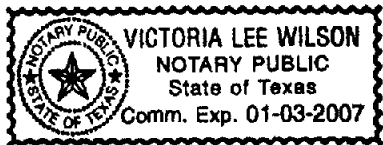
Year: 2003 No: 034538 Type: ASGMT

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared JOAN WHITWORTH, known to me to be the person and officer whose name is subscribed tot he foregoing instrument, and acknowledged the same to be the act and deed of PREFERRED ENVIRONMENTS, INC., and that she executed the same as the President of said corporation, for the purposes and considerations therein expressed, and in the capacity indicated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of June, 2003.



[Signature]
NOTARY PUBLIC
STATE OF TEXAS
NOTARY'S STAMP OR SEAL:

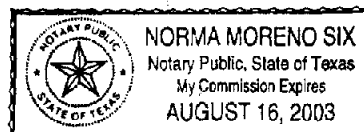
STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared JEAND. GLASS, known to me to be the person and officer whose name is subscribed tot he foregoing instrument, and acknowledged to me that she is the Secretary of PREFERRED ENVIRONMENTS, INC., and that she attested the signature of Joan Whitworth, who is the President of said corporation, and authorized by said corporation to execute the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of June, 2003.

[Signature]
NOTARY PUBLIC
STATE OF TEXAS
NOTARY'S STAMP OR SEAL:



FILED

03 JUL -7 10:58

Rail Dunn
COUNTY CLERK
MATAGORDA COUNTY, TEXAS

*Re: Siegmeyer, Oshman & Seelie LLP
2777 Allen Hwy #1000
Houston, TX 77019*

STATE OF TEXAS
I hereby certify that this instrument was filed in the Public
Sequence on the date and at the time recorded herein by me,
and was duly recorded in the official records of
Matagorda County, Texas on

COUNTY OF MATAGORDA

JUL 7 2003



Rail Dunn
COUNTY CLERK, Matagorda County, Texas

RESTATED RESTRICTIONS, RESERVATIONS, AND COVENANTS OF STERLING SHORES

STATE OF TEXAS §

COUNTY OF MATAGORDA § KNOW ALL MEN BY THESE PRESENTS:

That STERLING SHORES HOMEOWNERS ASSOCIATION, a Texas non-profit corporation, acting by the undersigned officers hereunto duly authorized, having been assigned the right to amend, modify, qualify or waive any of the provisions of the deed restrictions in and to that certain tract of land of 21.530 acres in the S. R. Fisher One-Quarter League, in Matagorda County, Texas, covered by and reflected by a Plat and Dedication of STERLING SHORES [filed on July 18, 1972 and recorded In Book 7, Page 4, of the Plat Records of Matagorda County, Texas], which assignment was from MATAGORDA DUNES, INC. to PREFERRED ENVIRONMENTS, INC. and filed for record on July 7, 2003, as instrument no. 034538 [03500135552001/Year: 2003/No: 034538/Type: ASGMT], does hereby modify and amend the permanent Restrictions, Reservations, and Covenants and adopts the following permanent Restrictions, Reservations, and Covenants, as applicable to and governing said Subdivision and the rights of the purchasers of lots in said Subdivision, to-wit:

I.

The street, walkways, and easements as shown on said Plat are not dedicated to the public, but are set aside solely for the private use and benefit of the owners Plat and lawful residents of property in said subdivision and adjacent subdivisions; except that a 10-foot wide utility easement crossing Blocks 2-6, inclusive, is reserved to the undersigned, or any successor in title to the water system serving this Subdivision, for the maintenance, repair, replacement with larger mains (if deemed necessary), or the removal of the waterline located thereon. No building or structure shall be placed or erected over any part of said easement, and no property owner shall be entitled to any damages from any operations reasonably necessary or proper for such maintenance, repair or removal. There is further reserved to the owners of said water system, its agents, employees, or representatives, the right of access to said utility over any lot through which said easement runs for any such operations, when no other adequate practical means of access is available.

II.

This restriction shall not apply to or affect any residence or structure in existence on the date of the filing of this instrument in the office of the County Clerk of this County, but the following setback provisions shall be applicable to any residences, structures, or additions to existing structures, hereafter erected or placed on lots in said Subdivision:

- (a) No structure, or part thereof, shall be located within 20 feet of the front line of any lot on Beachfront Drive, or nearer than 5 feet to the side lines of any such lot.
- (b) No portion of any house or structure shall be placed or located within 60 feet of the Southeast lines, respectively, of Lots 1-30, inclusive, of Block 1, or within 50 feet of the Southeast lines, respectively, of Lots 31-60, inclusive, of said Block 1.

03500143977001
Year: 2004 No: 043747 Type: RES

(c) No separate or detached garage, boathouse, or structure shall be placed or located on any single lot in Block 1 on which a residence is constructed, but on any lot on which no residence is or has been erected a separate building may be placed for any lawful use not inconsistent with these restrictions, provided that no such separate building which is unsightly or detracts from the appearance of the Subdivision shall be so erected. The determination of whether any such building is suitable in appearance may be made by the undersigned Company, or by any Architectural Committee of property owners which may be hereafter appointed by the undersigned.

III.

(a) No building or structure shall be erected on the green belt area adjacent to the Southeast line of Block 1; provided that this restrictions shall not prohibit the placing thereon of garbage collection facilities, picnic tables, or other facilities customarily useful for a private parkway, but in no event shall anything be placed thereon unreasonably interfering with the view of the Gulf of Mexico from any residence in Block 1.

(b) All lots in this Subdivision are reserved solely for private residential use, and only single-family residences of conventional construction shall be placed thereon. The placing on any lot in this Subdivision of pre-fabricated structures, commonly designated and known, as "mobile homes" or "manufactured homes" is expressly prohibited, regardless or whether or not the same be placed on a permanent foundation; and the placing of a mobile home or similar structure on a permanent foundation, with or without additions or attached construction added to or surrounding the same, shall be a violation of this restriction, and is expressly prohibited.

(c) No business, professional, or commercial enterprise shall be carried on or located on any lot in this subdivision or on the green belt adjacent to any such lot.

(d) Automobiles or other self-propelled machinery which are not operable or are not currently licensed with the State of Texas shall not be stored in this Subdivision.

(e) Roofing materials within this subdivision may not contain rocks, gravel or other loose material which may blow away in a strong wind.

IV.

[Reserved].

V.

No owner of any lot in this Subdivision shall be entitled to make any claim for damages occasioned by the establishing or changing of grades on Beachfront Drive; provided that any such grade shall be established or approved either by the County Engineer or a competent civil engineer. The walkways designated on the Plat may be used for drainage purposes.

VI.

Matagorda Dunes, Inc., was not the owner of all of the oil, gas, and other minerals, but outstanding mineral interests have been reserved by prior owners. Any deed of conveyance of any lot within this Subdivision, whether so specifying or not, shall convey only such interest in the minerals in and under said lot as had been acquired and was owned by Matagorda Dunes, Inc., on July 18, 1972.

EXECUTED, this 24TH day of May, 2004.

STERLING SHORES HOMEOWNERS
ASSOCIATION

By

Matthew Foster
President

ATTEST:

Barney Mason, Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Foster, President of STERLING SHORES HOMEOWNERS ASSOCIATION, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged the same to be the act and deed of said corporation, and that he has executed the same as the act and deed of said corporation for the purposes and considerations therein expressed, and in the capacity indicated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of May, 2004.

[Signature]
Notary Public in and for
HARRIS County, Texas
Notary's Stamp or Seal:



FILED

'04 MAY 26 P3:29

Rail Dunn
COUNTY CLERK
MATAGORDA COUNTY, TEXAS

Barney Mason, Jr.
RT 2 Box 121
Bay City, Tx. 77414

STATE OF TEXAS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped herein by me,
and was duly RECORDED in the OFFICIAL RECORDS of
Matagorda County, Texas on

COUNTY OF MATAGORDA

MAY 26 2004



Rail Dunn
COUNTY CLERK, Matagorda County, Texas