

## VARIANCE TO RESTRICTIONS

**Date:** January 2, 1996

**Property:** .491 acre tract out of Block 1, CANYON SPRINGS RESORT UNIT 1, Comal County, Texas, described on Exhibit "A" attached hereto

**Restrictions:** Deed of Restrictions recorded in Volume 121 at Page 145, Comal County, Texas Deed Records

2/1  
Canyon Springs Resort Property Owners Association, Inc. (the "Association") has granted a variance with respect to the setback requirements contained in the Restrictions. Improvements were constructed on the Property in 1979 with the consent and approval of the Association which encroached into the required setback area, and the variance was granted at that time. The variance to the Restrictions remains effective in the event the improvements on the Property are rebuilt, remodeled or expanded. No other variance to the Restrictions is intended or may be implied by the execution of this document.

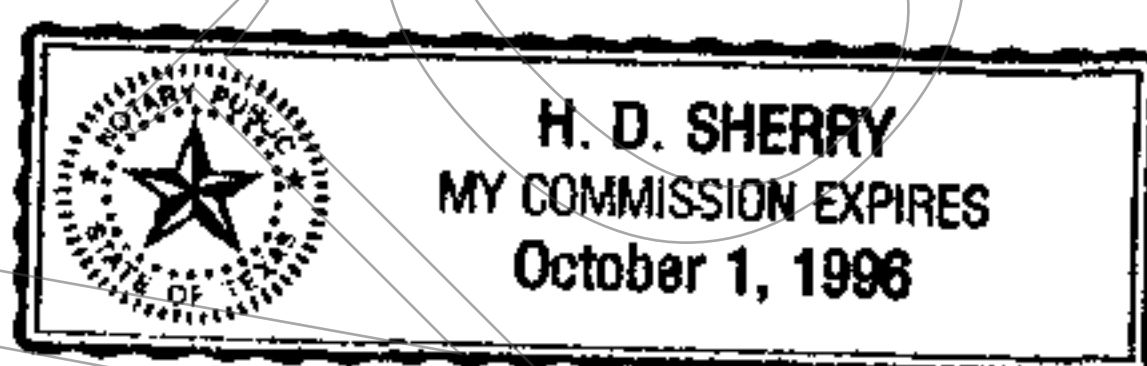
CANYON SPRINGS RESORT PROPERTY OWNERS ASSOCIATION, INC.

By: Lynn Nesbit  
Lynn Nesbit, President

THE STATE OF TEXAS §

COUNTY OF COMAL §

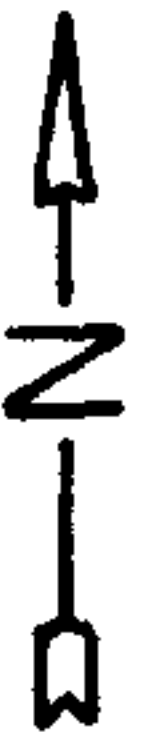
This instrument was acknowledged before me this 15 day of January, 1996, by LYNN NESBIT, President of CANYON SPRINGS RESORT PROPERTY OWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.



H. D. Sherry  
Notary Public, State of Texas

NBTC-BR GF# 44,107

DOC# 9606009328



1" = 40'

(60')

CANYON SPRINGS DRIVE

1/2" RE-BAR FOUND

193.72'

S 45° 48' 49" E

0.491 ACRE

234.54'

1/2" RE-BAR FOUND

1/2" RE-BAR SET

BLOCK

CANYON SPRINGS RESORT  
UNIT NO. 1  
VOL. 2 P. 15

N 07° 03' 20" W

P-X MAIL SET

RADIUS: 245.58'  
ARC: 93.0'

S 44° 53' 20" W

1/2" RE-BAR FOUND

Doc# 9606009328  
# Pages: 2  
Date : 05-08-1996  
Time : 03:48:13 P.M.  
Filed & Recorded in  
Official Records  
of COMAL County, TX.  
JOY STREATER  
COUNTY CLERK  
Rec. \$ 11.00

WILLIAM J. KOLODZIE  
SURVEYING CO.  
187 E. MILL ST.  
NEW BRAUNFELS, TX 78130

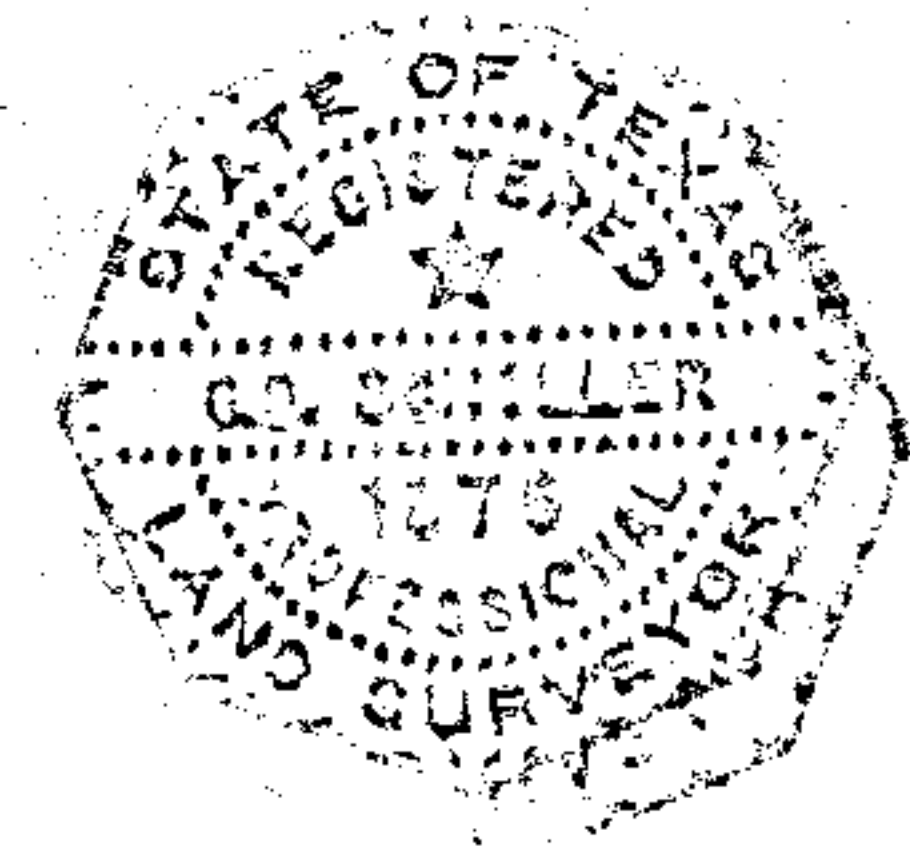
PLAT SHOWING:

A 0.491 OF AN ACRE TRACT OUT OF BLOCK 1, UNIT 1, CANYON SPRINGS RESORT, PLAT RECORDED IN VOLUME 2 ON PAGE 15 OF THE MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS. BEING THAT SAME 0.491 OF AN ACRE TRACT CONVEYED BY O. H. JOINER AND WIFE, MILDRED JOINER TO JAMES E. STREATER AND WIFE, A. JOY STREATER BY DEED DATED APRIL 30, 1979 AND RECORDED IN VOLUME 281 ON PAGES 283-285 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 21, 1995 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*William J. Kolodzie*  
WILLIAM J. KOLODZIE  
S.P.L.S. 1979



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