

213349

ROLL 683 PAGE 1253

FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM
OF
THE BREAKERS

A Declaration of Condominium of The Breakers was executed January 16, 1981, by The Breakers Joint Venture and filed of record on the 29th day of January, 1981, at Vol. 19, Page 952, et seq. of the Condominium Records of Nueces County, Texas. This First Amendment to such Declaration of Condominium is executed and filed of record prior to the conveyance of any units of condominium to individual purchasers.

The original Declaration is hereby amended by Amendment to Exhibit "C" attached to the original Declaration of Condominium, in order to indicate that the balconies on the west side of the three-bedroom condominium units at each end of the project are to be the property of the owners of such condominium units and are not to be considered common elements of the project. Attached hereto as Exhibit "C" are new floor plans indicating this change.

In all other respects the original Declaration of Condominium is continued unchanged.

EXECUTED this 16th day of February, 1981.

THE BREAKERS JOINT VENTURE

By Jack Rice Turner
Jack Rice Turner
Managing Joint Venturer

APPROVED BY THE FOLLOWING LIENHOLDERS:

GILL SAVINGS ASSOCIATION (formerly
MEDINA SAVINGS ASSOCIATION)

By E. Jack Schleuning
E. Jack Schleuning
Senior Vice President

COASTCON CORPORATION

By James Barnett
James Barnett
President

CONDOMINIUM RECORDS
NUECES COUNTY TEXAS

VOL 20 PAGE 67

THE STATE OF TEXAS X
COUNTY OF NUECES X

BEFORE ME, the undersigned authority, on this day personally appeared JACK RICE TURNER, the Managing Joint Venturer of THE BREAKERS JOINT VENTURE, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said Joint Venture.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of February, 1981.

Gloria Rodriguez
Notary Public
Nueces County, Texas
Commission Expires 2-28-81
Gloria Rodriguez

THE STATE OF TEXAS X
COUNTY OF BEXAR X

BEFORE ME, the undersigned authority, on this day personally appeared C. Jack Schleuning, Senior Vice President of GILL SAVINGS ASSOCIATION (formerly MEDINA SAVINGS ASSOCIATION), a corporation, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of February, 1981.

Margaret Olivares
Notary Public
Bexar County, Texas
Margaret Olivares



THE STATE OF TEXAS X
COUNTY OF NUECES X

BEFORE ME, the undersigned authority, on this day personally appeared JAMES BARNETTE, President of COASTCON CORPORATION, a corporation, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

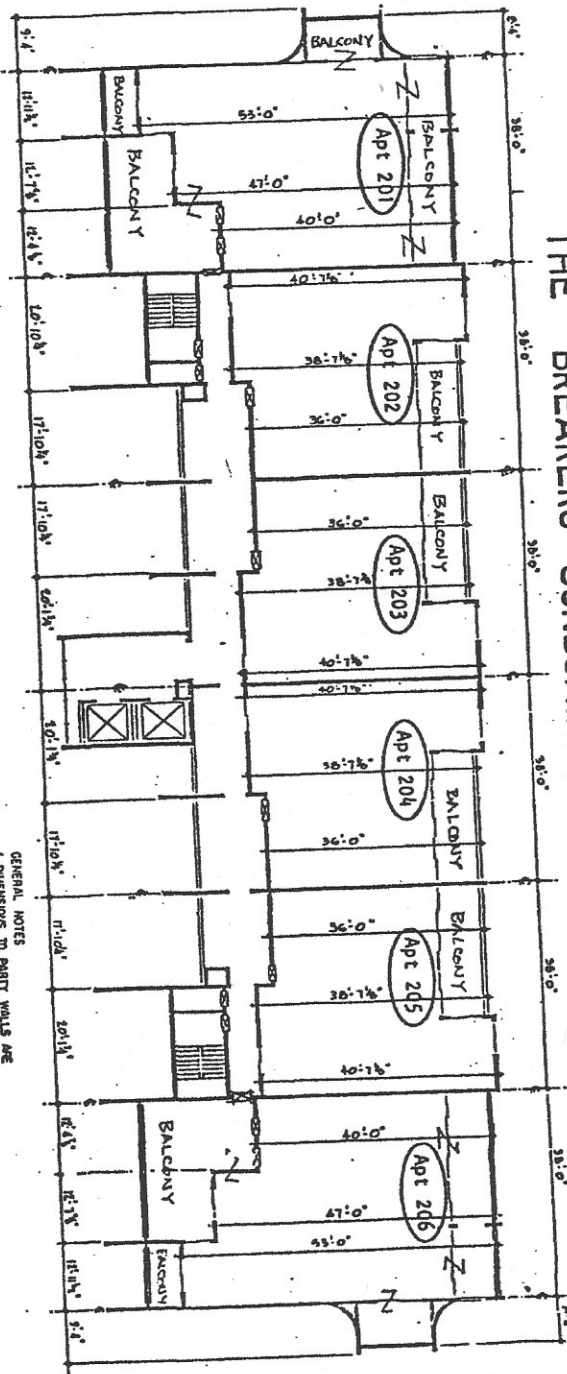


GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of February, 1981.

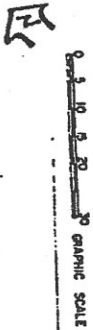
Gloria Rodriguez
Notary Public
Nueces County, Texas
Commission Expires 2-28-81
Gloria Rodriguez

THE BREAKERS CONDOMINIUM

CORPUS CHRISTI, TEXAS



Second Floor Plan



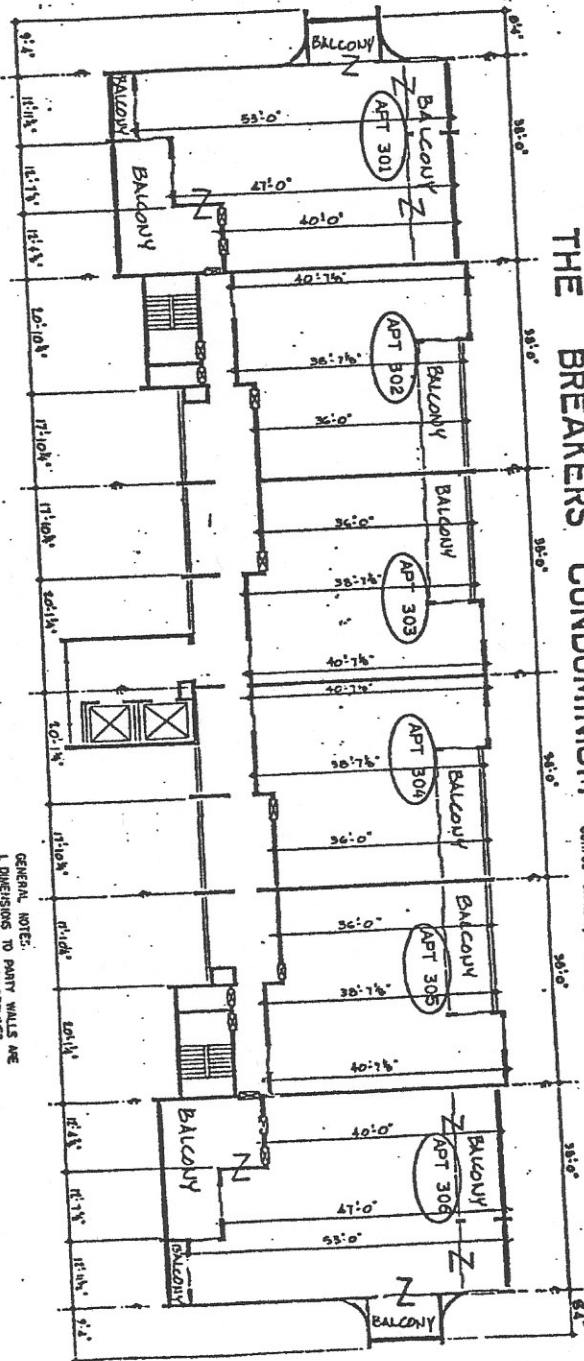
GENERAL NOTES
 1. DIMENSIONS TO PART WALLS ARE CENTERLINES TO CENTERLINES.
 2. ABBREVIATIONS:
 APT. - APARTMENT
 3. SYMBOLS:
 DOOR
 WINDOW
 GLASS DOOR
 CURTAIN

UNIT	AREA- SQ. FT. OF AIR SPACE
APT. 201	1478
APT. 202	1256
APT. 203	1256
APT. 204	1256
APT. 205	1256
APT. 206	1478

THE BREAKERS CONDOMINIUM

CORPUS CHRISTI, TEXAS

THIRD FLOOR PLAN



0 5 10 5 20 GRAPHIC SCALE

AREA -
SQ. FT. OF
AIR SPACE

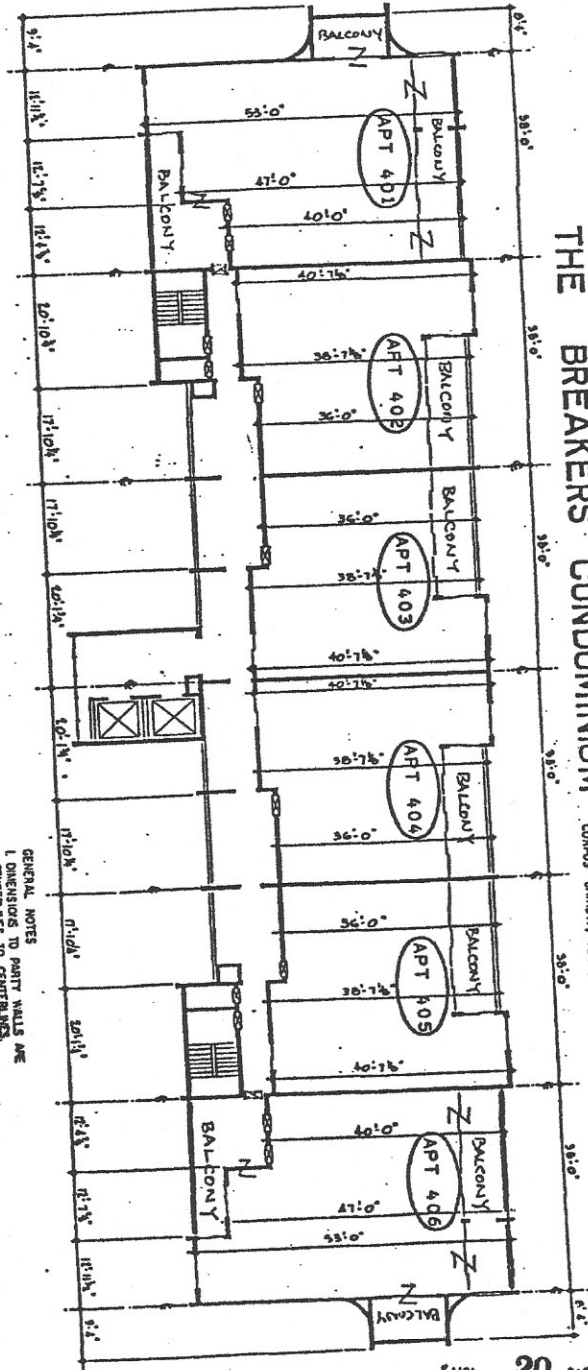
UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 301	1478
APT. 302	1256
APT. 303	1256
APT. 304	1256
APT. 305	1256
APT. 306	1478

GENERAL NOTES:
1. DIMENSIONS TO PARTY WALLS ARE
CENTERS TO CENTERS.
2. ABBREVIATIONS -
APT. - APARTMENT
3. SYMBOLS:
DOOR
WINDOW
SLIDING GLASS DOOR
4. CENTERLINE

THE BREAKERS CONDOMINIUM

CORPUS CHRISTI, TEXAS

FOURTH FLOOR PLAN

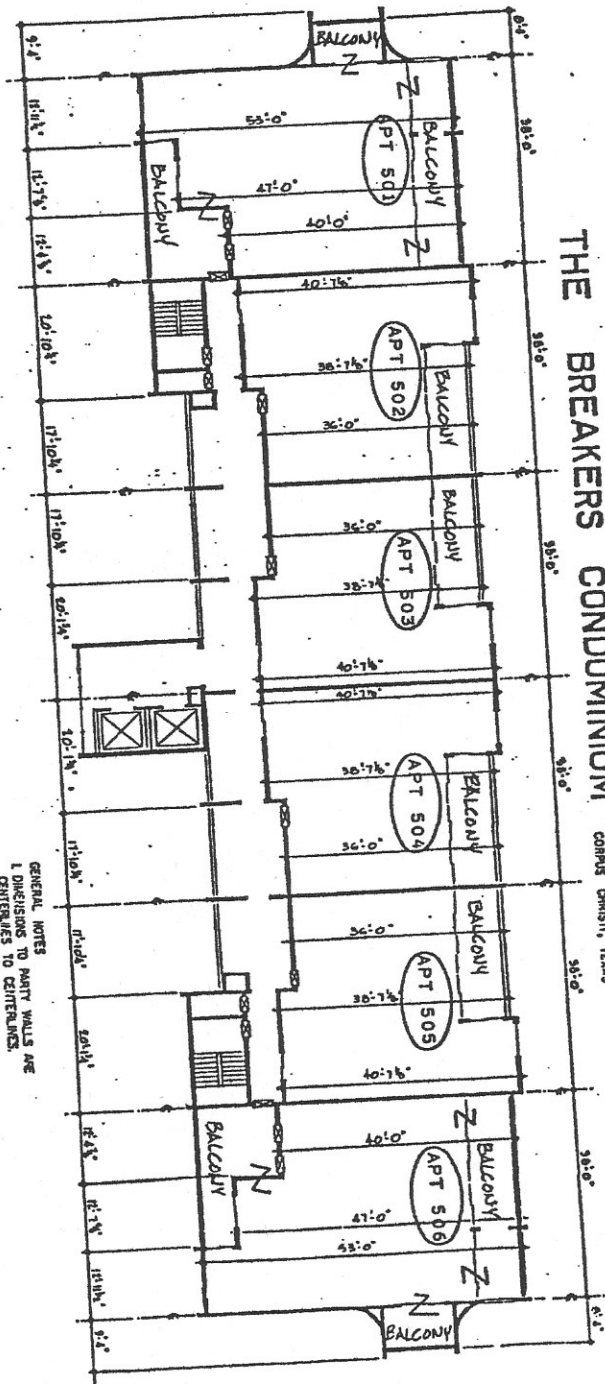


UNIT	AREA- SQ. FT. OF AIR SPACE
APT. 401	1478
APT. 402	1256
APT. 403	1256
APT. 404	1256
APT. 405	1256
APT. 406	1478

- GENERAL NOTES
 1. DIMENSIONS TO PARTY WALLS ARE
 INDICATED TO CENTERS.
 2. ABBREVIATIONS:
 BALCONY - APARTMENT
 3. STROKES:
 - DOOR
 - WINDOW
 - SLIDING GLASS DOOR
 - CENTRAL AIR

THE BREAKERS CONDOMINIUM

CORPUS CHRISTI, TEXAS



FIFTH FLOOR PLAN



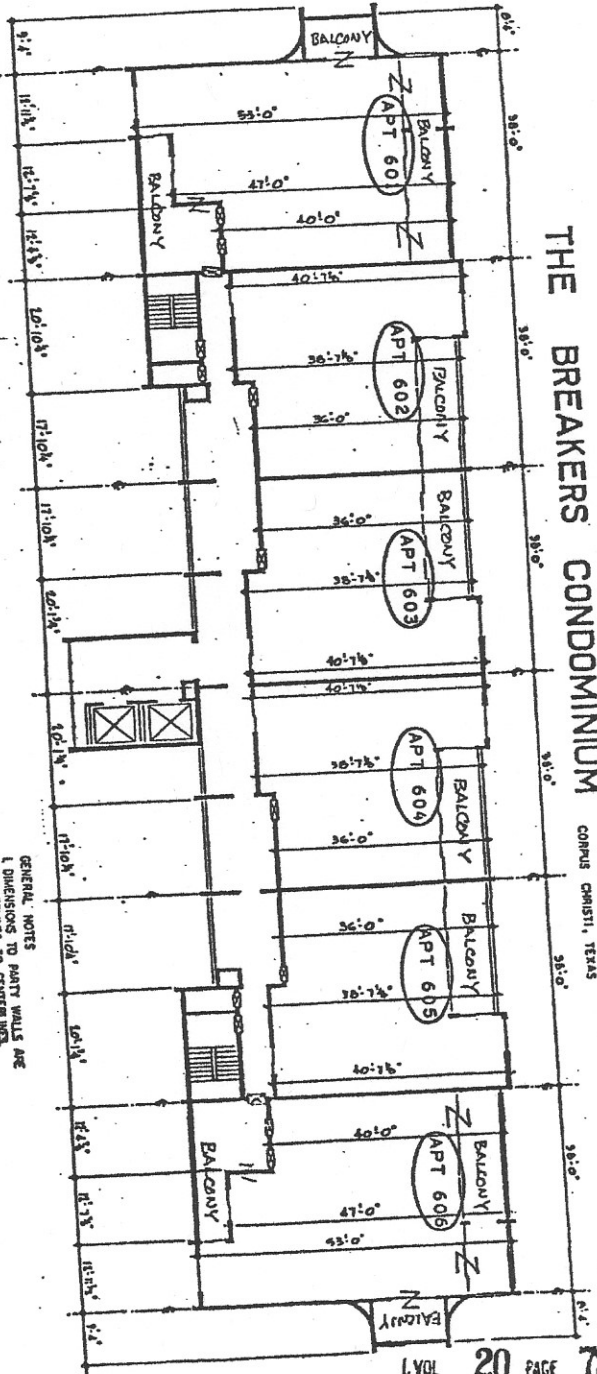
UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 501	1478
APT. 502	1256
APT. 503	1256
APT. 504	1256
APT. 505	1256
APT. 506	1478

GENERAL NOTES
 1. DIMENSIONS TO PARTY WALLS ARE CENTERLINES TO CENTERLINES.
 2. ABBREVIATIONS:
 APT. - APARTMENT
 3. SPRINGS
 DOOR
 WINDOW
 SLIDING GLASS DOOR
 CENTERLINE

THE BREAKERS CONDOMINIUM

CONROUS CHRISTI, TEXAS

SIXTH FLOOR PLAN



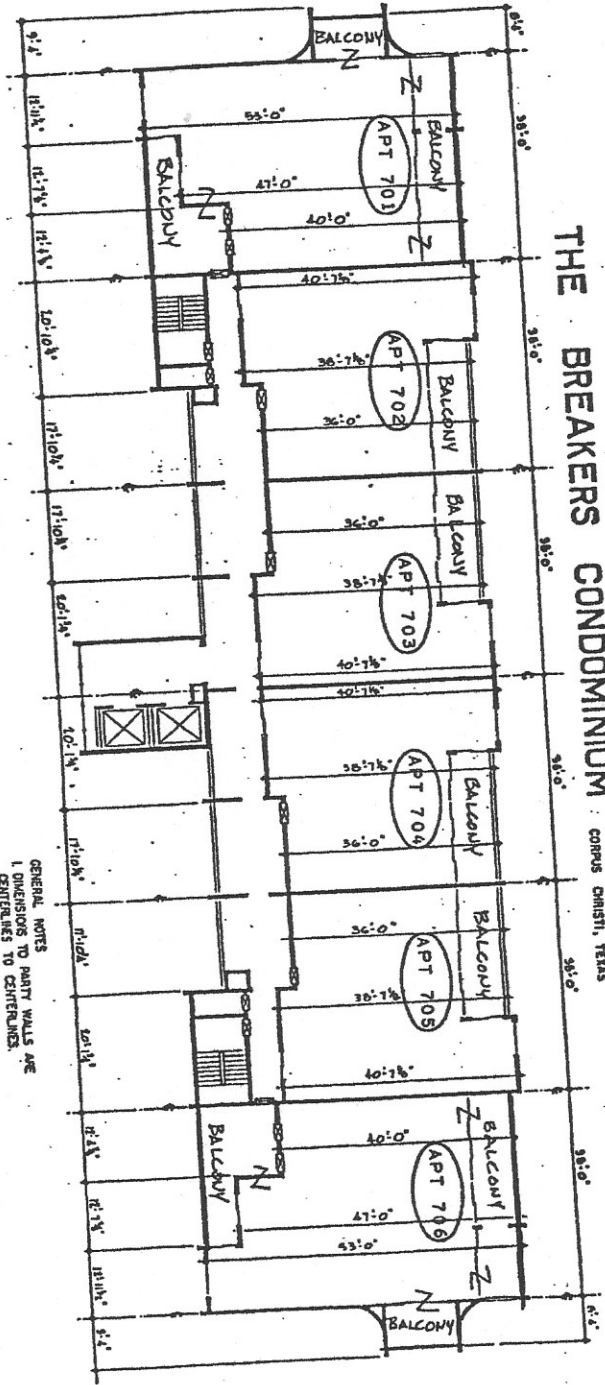
UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 601	1478
APT. 602	1256
APT. 603	1256
APT. 604	1256
APT. 605	1256
APT. 606	1478

GENERAL NOTES
 1. DIMENSIONS TO PARTY WALLS ARE CENTERLINES TO CENTERLINE.
 2. ABBREVIATIONS:
 3. SYMBOLS:
 - DOOR
 - WINDOW
 - SLIDING GLASS DOOR
 - CENTERLINE

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THE BREAKERS CONDOMINIUM CORPUS CHRISTI, TEXAS

SEVENTH FLOOR PLAN



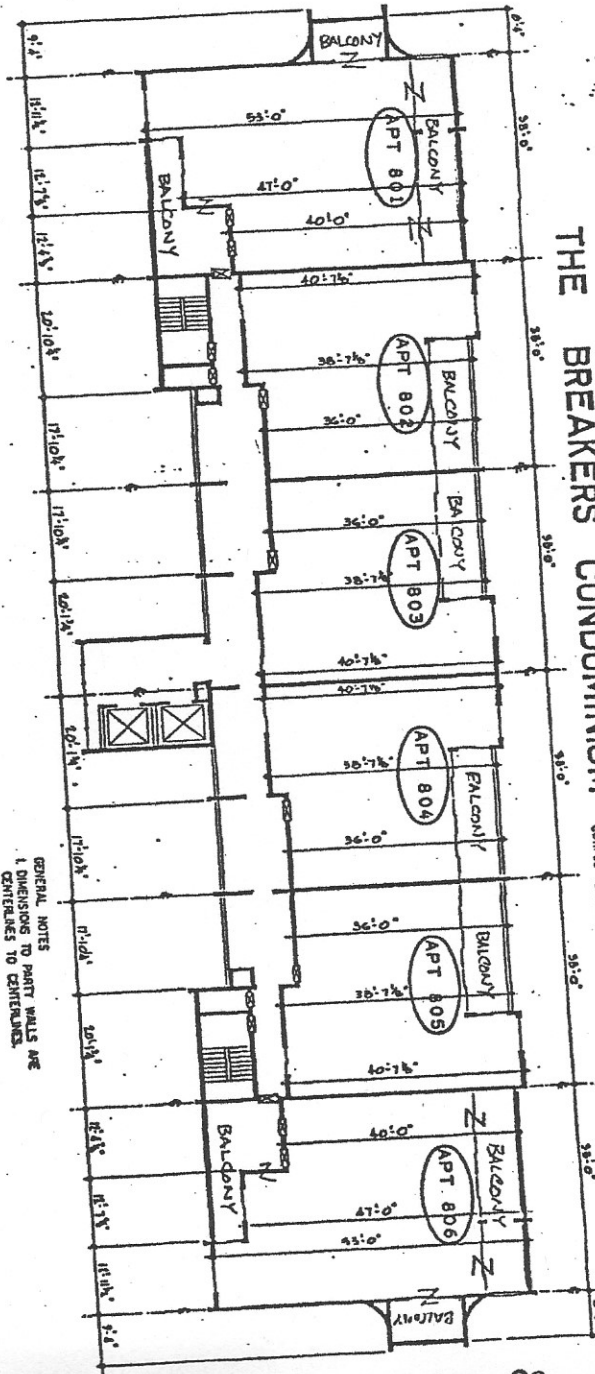
UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 701	1478
APT. 702	1256
APT. 703	1256
APT. 704	1256
APT. 705	1256
APT. 706	1478

GENERAL NOTES
 1. DIMENSIONS TO PARTY WALLS ARE CENTERLINES TO CENTERLINES.
 2. ABBREVIATIONS:
 APT. - APARTMENT
 3. SYMBOLS:
 DOOR
 WINDOW
 SLIDING GLASS DOOR
 STAIR CENTRELINE

THE BREAKERS CONDOMINIUM

CORPUS CHRISTI, TEXAS

EIGHTH FLOOR PLAN

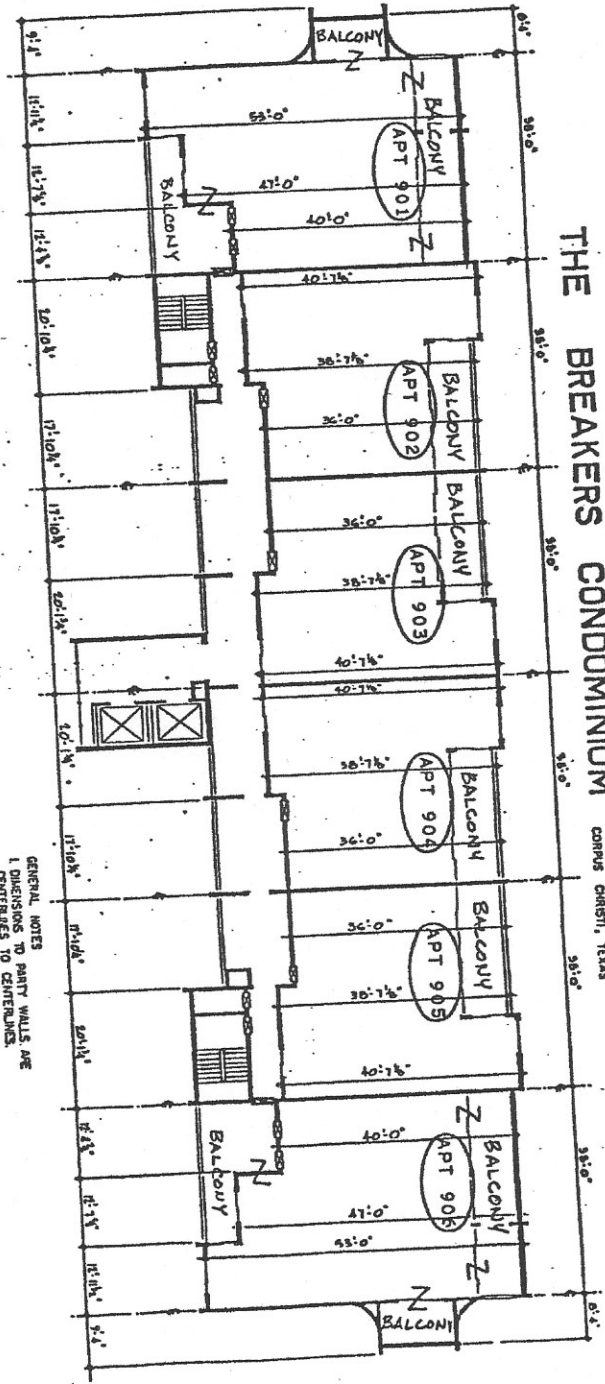


UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 801	1478
APT. 802	1256
APT. 803	1256
APT. 804	1256
APT. 805	1256
APT. 806	1478

- GENERAL NOTES
- DIMENSIONS TO PARTY WALLS ARE CENTERLINES TO CENTERLINES.
 - ABBREVIATIONS:
APT. - APARTMENT
 - SPACE 1. DOOR
2. WINDOW
3. SLIDING GLASS DOOR
4. CENTERLINE

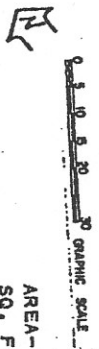
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NINTH FLOOR PLAN



THE BREAKERS CONDOMINIUM

CAMPUS CHRISTI, TEXAS



UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 901	1478
APT. 902	1256
APT. 903	1256
APT. 904	1256
APT. 905	1256
APT. 906	1478

- GENERAL NOTES
 1. DIMENSIONS TO PARTY WALLS ARE
 CENTRALS TO CENTRALS.
 2. APPROXIMATIONS:
 APT. - APARTMENT
 3. STAIRS:
 DOOR
 WINDOW
 SLIDING GLASS DOOR
 CENTRINE

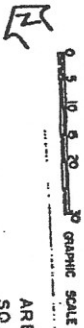
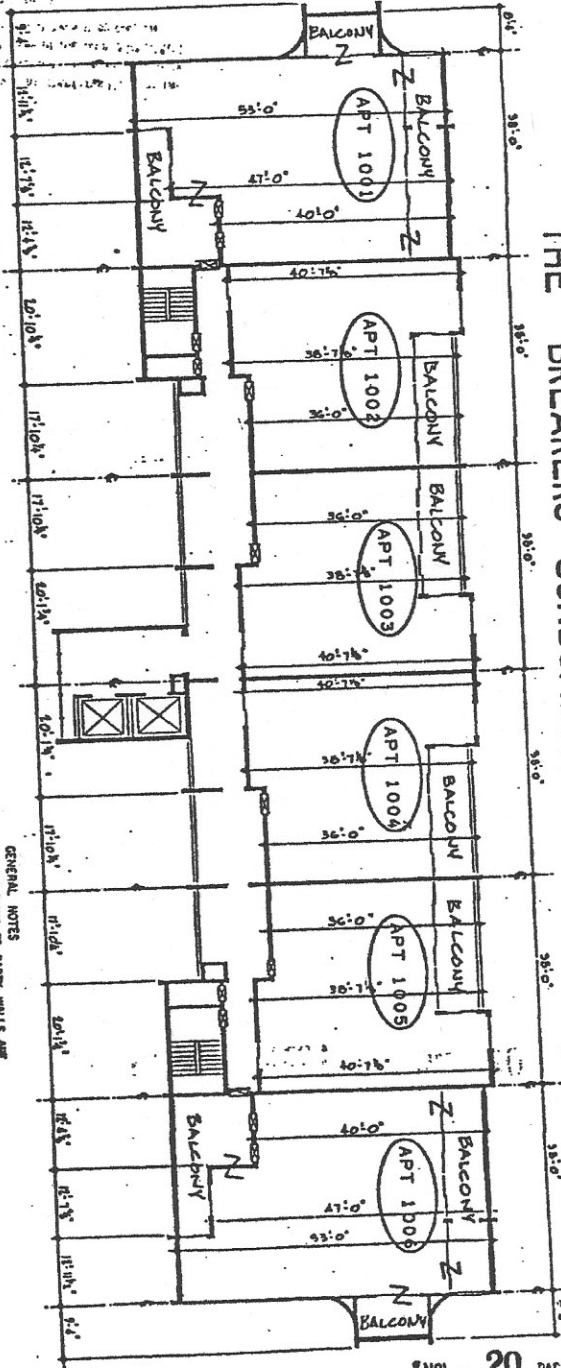


APPROVED FOR
RECORDATION

TENTH FLOOR PLAN

THE BREAKERS CONDOMINIUM

CORPUS CHRISTI, TEXAS



UNIT	AREA - SQ. FT. OF AIR SPACE
APT. 1001	1478
APT. 1002	1256
APT. 1003	1256
APT. 1004	1256
APT. 1005	1256
APT. 1006	1478

- GENERAL NOTES
- DIMENSIONS TO PARTY WALLS ARE CENTERLINES TO CENTERLINES.
 - ABBREVIATIONS:
APT. - APARTMENT
- 3 SYMBOLS:
- DOOR
 - WINDOW
 - GLASS DOOR
 - CENTRIFUGAL

GF# MISC-AM
213349
DECLARATION OF CONDOMINIUM
OF ONE BREAKERS

K.P.1
VER-3

Mason M. Kellogg

COUNTY CLERK NUECES COUNTY TX



STATE OF TEXAS
COUNTY OF NUECES
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Nueces County, Texas, as stamped hereon by me, on

FEB 20 1981

Mason M. Kellogg
COUNTY CLERK,
NUECES COUNTY, TEXAS

FILED FOR RECORD
FEB 20 3 50 PM '81
Mason M. Kellogg
COUNTY CLERK NUECES COUNTY TX

COUNTY CLERK NUECES COUNTY TX

25

CHARGE & RETURN TO:
C. C. TITLE CO.
P. O. BOX 7068
CORPUS CHRISTI, TEXAS 78415

CONDOMINIUM RECORDS
NUECES COUNTY, TEXAS
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NO 50

ROLL 683 PAGE 1265

213350

RATIFICATION OF
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
THE BREAKERS

THE STATE OF TEXAS X
COUNTY OF NUECES X

The undersigned are all members of The Breakers Joint Venture and, as such, hereby ratify and affirm the execution by Jack Rice Turner, as Managing Joint Venturer, of the "First Amendment to Declaration of Condominium of The Breakers", executed by Jack Rice Turner on the 16th day of February, 1981, and filed of record under Clerk's File # 213349 of Nueces County, Texas.

EXECUTED this 16th day of February, 1981.

BIDCO, INC.

By Nick Simon
Nick Simon, President

THE BREAKERS, LTD.

By BIDCO, INC., General Partner

By Nick Simon
Nick Simon, President

Jack Rice Turner
Jack Rice Turner

C. Roger Youmans, Jr., M.D.

Benny K. Cleveland, M.D.

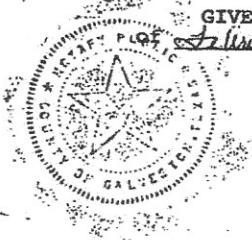
Louis S. Riley, M.D.

James M. Hebert, D.D.S.

THE STATE OF TEXAS X
COUNTY OF Galveston X

BEFORE ME, the undersigned authority, on this day personally appeared NICK SIMON, President of BIDCO, INC., 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.



Carole D. Baker
Notary Public
Galveston County, Texas
Carole D. Baker
Notary Public in Galveston
County for the State of Texas
My Commission Expires 10-9-81

THE STATE OF TEXAS X
COUNTY OF Galveston X

BEFORE ME, the undersigned authority, on this day personally appeared NICK SIMON, President of Bidco, Inc., General Partner of THE BREAKERS, LTD., a Texas limited partnership, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited partnership.

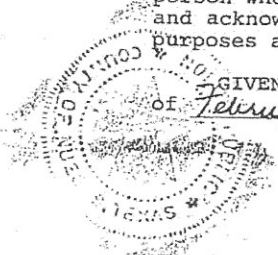


GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.

Carol D. Baker
Notary Public
State of Texas
Carol D. Baker
Notary Public in Galveston
County for the State of Texas
My Commission Expires 10-9-81

THE STATE OF TEXAS X
COUNTY OF Texas X

BEFORE ME, the undersigned authority, on this day personally appeared JACK RICE TURNER, 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 consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.

Gloria Rodriguez
Notary Public
State of Texas
Commission Expires 2-28-81
Gloria Rodriguez

THE STATE OF TEXAS X
COUNTY OF Galveston X

BEFORE ME, the undersigned authority, on this day personally appeared C. ROGER YOUNG, JR., 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 consideration therein expressed.

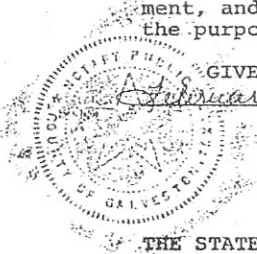


GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.

Carol D. Baker
Notary Public
State of Texas
Carol D. Baker
Notary Public in Galveston
County for the State of Texas
My Commission Expires 10-9-81

THE STATE OF TEXAS X
COUNTY OF Galveston X

BEFORE ME, the undersigned authority, on this day personally appeared BENNY R. CLEVELAND, 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 consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.

Carole D. Baker
Notary Public
State of Texas
Carole D. Baker
Notary Public in Galveston
County for the State of Texas
My Commission Expires 10-9-81

THE STATE OF TEXAS X
COUNTY OF Galveston X

BEFORE ME, the undersigned authority, on this day personally appeared LOUIS S. RILEY, 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 consideration therein expressed.

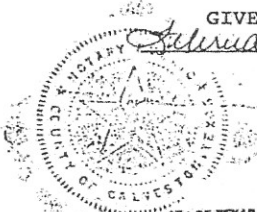


GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.

Carole D. Baker
Notary Public
State of Texas
Carole D. Baker
Notary Public in Galveston
County for the State of Texas
My Commission Expires 10-9-81

THE STATE OF TEXAS X
COUNTY OF Galveston X

BEFORE ME, the undersigned authority, on this day personally appeared JAMES M. HEBERT, 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 consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February, 1981.

Carole D. Baker
Notary Public
State of Texas
Carole D. Baker
Notary Public in Galveston
County for the State of Texas
My Commission Expires 10-9-81

STATE OF TEXAS
COUNTY OF NUECES
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Nueces County, Texas, as stamped hereon by me, on

FEB 20 1981

Marion Hollinger
COUNTY CLERK,
NUECES COUNTY, TEXAS



FILED FOR RECORD
FEB 20 3 50 PM '81
Marion Hollinger
COUNTY CLERK NUECES COUNTY TX

C
SFF MISC. 213350
RATIFICATION OF 1ST
AMENDMENT DECLARATION OF
COND. OF THE BREAKERS
VER-3
K.P.1

CHARGE & RETURN TO:
C. C. TITLE CO.
P. O. BOX 7068
CORPUS CHRISTI, TEXAS 78415

BONDOMINIUM RECORDS
NUECES COUNTY, TEXAS