

January 28, 2008

TO: Joe England
Williamson County Engineer

RE: 350 Young Ranch Road

Dear Mr. England:

We are in the process of purchasing this home. It is under contract now, but we have run into a problem. The subdivision plat (Exhibit A) requires that any structures be set back at least 25 feet from the right-of-way. The restrictions require a 35 foot setback.

In the process of preparing to close, we ordered a survey and discovered that the house, which was built in 1994, appears to be less than 25 feet from the right-of-way of Mills Road. This was a surprise because, as you can see by the enclosed copy of the survey, the house appears to be farther than 35 feet from the edge of the pavement, but our lot line seems to be set back quite some distance from the actual road itself. The owners aren't sure how this happened, but perhaps when the house was built, the setback was mistakenly measured from the road instead of the lot line.

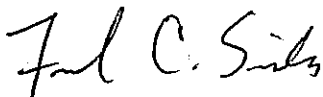
The house has been there for 14 years and, to my knowledge, no encroachment problems have ever occurred (and not likely to occur), so this is probably more of a practical than legal issue, but it is a problem for our buyers (more specifically, for their lender). In order to obtain a loan, we need the encroachment issue resolved. To do so, we have had the enclosed amendment form prepared with the full cooperation of the Seller.

According to our restrictions, consent of at least 60% of the lot owners is required to amend the restrictions. Enclosed you will find an amendment to the restrictions (Exhibit D) with notarized signatures by ALL property owners in the subdivision. We have obtained 100% approval and have surpassed the required 60% indicated in the subdivision restrictions (see attached Exhibit C). We are not sure exactly what is required to amend the subdivision plat, but we have included an Amendment for you to submit to the Court.

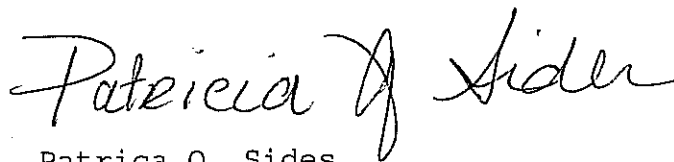
We are submitting this letter and the attached Subdivision Amendment for your recommendation and for the approval of the Williamson County Commissioner's Court. The Subdivision Amendment (Exhibit E) shall apply only to the building setback line along Mills Rd. and

shall be specific to this particular lot only (see Exhibit B). We would appreciate your recommendation and the Commissioner's Courts approval at their meeting scheduled for February 5, 2008 as our closing and the Buyer's financing is dependent on this action. If you have any questions, please let us know. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Fred C. Sides".

Fred C. Sides

A handwritten signature in cursive script that reads "Patricia Q. Sides".

Patrica Q. Sides

LIMITED AMENDMENT OF SUBDIVISION AND SETBACK REQUIREMENTS

The following definitions are used in this document:

"Subdivision" means Young Ranch Subdivision, a subdivision in Williamson County, Texas, according to the plat recorded in Cabinet I, Slides 177-178, Williamson County Plat Records.

"Plat" means the plat of the Subdivision recorded in Cabinet I, Slides 177-178, Williamson County Plat Records.

"Restrictions" means the Young Ranch Subdivision Restrictions document recorded in Volume 1539, Page 617, Official Records of Williamson County, Texas.

The Williamson County Commissioners Court consent to amendment of, and do hereby mutually amend, the Young Ranch Subdivision Plat as follows:

The 25 foot setback requirement in the Young Ranch Subdivision Plat is hereby changed to 15 feet with respect to only the northern property line of Lot 2, Block "B" of the Subdivision (known as 350 Young Ranch Road) that abuts Mills Road right of way. This restriction does not apply to any other property line of Lot 2, Block "B" nor does it apply to any other tract or lot in the Subdivision.

This LIMITED AMENDMENT OF SUBDIVISION AND SETBACK REQUIREMENTS amends the Plat for the sole and limited purpose of changing the 25 foot setback requirement on the Plat to 15 feet. The amendment is limited to the sole purpose of changing the setback along only the property line of Lot 2, Block "B" that abuts the Mills Road right of way as provided above and for no other purpose.

DAN GATTIS, Williamson County Judge

Date

I, _____, Clerk of the County Court of said county, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, A.D., 2008, at _____ o'clock ____ and duly recorded this the ____ day of _____, A.D., 2008, at _____ o'clock, ____ in the Plat Records of said County in Cabinet _____, Slide _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

_____, Clerk County Court
of Williamson County, Texas

By: _____