

WHEREAS, deed restrictions were executed on April 5, 1974, and were filed for record in the County Clerk's office on May 16, 1974, and recorded in Volume 71038 on Page 0964 in conjunction with the granting of an Office-2 District on property located on the south side of the Lyndon B. Johnson Freeway between Montfort Drive and Noel Road; and,

WHEREAS, the present owners of said property desire to amend such deed restrictions by deleting Article 1 as it presently reads and inserting in its place the wording indicated on the attached instrument; and,

WHEREAS, the City Council of the City of Dallas reviewed said request at a regularly scheduled public meeting on October 3, 1979, and is of the opinion that Article 1 should be amended as described in the attached instrument. Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the request for the amendment for Article 1 as described in the attached instrument labeled as "First Amendment to Deed Restrictions" be approved and that the City Manager be and is hereby authorized to execute the instrument on behalf of the City of Dallas.

Section 2. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

cc: Urban Planning  
City Secretary  
Building Inspection

Approved as to form:  
LEE E. HOLT, City Attorney

By John E. Stratt  
Assistant City Attorney

APPROVED BY  
CITY COUNCIL

OCT 3 1979

Robert B. Glavin  
City Secretary

APPROVED E. Duck Schop  
HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_  
CITY AUDITOR

APPROVED [Signature]  
CITY MANAGER

FIRST AMENDMENT TO DEED  
RESTRICTION

STATE OF TEXAS )  
 )  
COUNTY OF DALLAS )

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on April 5, 1974 deed restrictions were imposed upon the following described property located in Dallas, Dallas County, Texas, to-wit:

Being a tract of land situated in Isaiah Park Survey, Abstract No. 1144, Dallas County, Texas and a part of the City of Dallas, Texas, Block Number 6999, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Interstate Highway No. 635, (Lyndon B. Johnson Free-way), and the west line of Montfort Drive, a 60 foot width street;

THENCE S. 0° 08' W., along said west line of Montfort drive, 350.00 feet; THENCE N. 89° 52' W., 1106.56 feet to a point in the east line of Noel Road;

THENCE N. 0° 02' E., along said east line of Noel Road, 342.51 feet to the south line of Interstate Highway No. 635; THENCE East, along the south line of Interstate Highway No. 635, 952.37 feet;

THENCE N. 88° 11' E., continuing along said south line, 154.88 feet to the place of beginning and containing 380,925 square feet of land, and;

WHEREAS, the deed restrictions now in effect with reference to such property were executed by Murray Investment Company and Foursquare Properties, Inc. and approved by the City of Dallas, and;

WHEREAS, said restrictions are filed of record in Volume 71038 at page 0964 of the Deed Records of Dallas County, Texas, and;

WHEREAS, said restrictions provide that they can be amended only with the written approval of the City of Dallas, and;

WHEREAS, the present owners of such property desire to amend such restrictions with the approval of the City of Dallas, and;

WHEREAS, it was contemplated that three buildings would be constructed on the above described property, one building being six stories in height and the other two buildings each being ten stories in height, and;

WHEREAS, the six story building has been constructed, but the present owners of the property desire to construct another six

272-269/393-A

story and a fourteen story building on such property in lieu of the two ten story buildings formerly contemplated.

NOW, THEREFORE, the above deed restrictions are hereby amended by striking therefrom the following paragraph:

"1. No building erected upon said property shall exceed One Hundred Twenty-Seven (127) feet, six (6) inches in height above grade, exclusive of any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided said penthouse shall not exceed twelve (12) feet in height above said 127 feet, 6 inches limitation upon any such building which may be erected upon said premises."

The following paragraph will be added to the above referred to deed restrictions in lieu of the above paragraph which has been stricken:

In addition to the six-story building which has been constructed on the above described property, another six-story building and a fourteen-story building may be erected thereon as shown on the attached site plan designated as Exhibit A. The fourteen-story building shall not exceed One Hundred Eighty-Two (182) feet, six (6) inches in height and the six-story building shall not exceed eighty (80) feet, six (6) inches in height, the height being measured in each case from grade. These measurements shall be exclusive of any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided such penthouse shall not exceed twelve (12) feet in height above the foregoing limitations upon such buildings.

All the other terms and conditions of the deed restrictions of April 5, 1974 shall remain in full force and effect.

WITNESS THE EXECUTION HEREOF on this the 16<sup>th</sup> day of

July, 1979.

Murray Financial Center, a Joint Venture  
(formerly the Montfort Joint Venture)

Fulton Murray, Jr.  
by Fulton Murray, Jr.

Jack E. Crozier  
by Jack E. Crozier

Robert A. Miller  
by Murray Properties



THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared FULTON MURRAY, JR., Trustee of The Beverly Murray Wilson Trust dated March 11, 1971, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16<sup>th</sup> day of July, 1979.

*Oras Lynn Upatis*  
Notary Public, Dallas County, Texas

THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared FULTON MURRAY, JR., Trustee of The Mary Helen Murray Trust dated April 18, 1974, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16<sup>th</sup> day of July, 1979.

*Oras Lynn Upatis*  
Notary Public, Dallas County, Texas

THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Richard E. Hobson known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said REPUBLIC NATIONAL BANK OF DALLAS, as Trustee under the Will of O. M. Murray, a banking institution, and that he executed the same as the act of such banking institution for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24<sup>th</sup> day of July, 1979.

*Jana S. Bernard*  
Notary Public, Dallas County, Texas

THE STATE OF TEXAS X  
COUNTY OF DALLAS X

JANA S. BERNARD  
Notary Public, Dallas County, Texas  
My Commission Expires 6-30-80

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Sellers known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MURRAY PROPERTIES COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17<sup>th</sup> day of July, 1979.

*Handyce H. Redington*  
Notary Public, Dallas County, Texas

THE STATE OF TEXAS       X  
                                   X  
 COUNTY OF DALLAS        X

BEFORE ME, the undersigned authority, on this day personally appeared John G. Roach known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Murray Investment Company, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of July, 1979.

*Jira H. Knowles*  
 \_\_\_\_\_  
 Notary Public, Dallas County  
 Texas

THE STATE OF TEXAS       X  
                                   X  
 COUNTY OF DALLAS        X

BEFORE ME, the undersigned authority, on this day personally appeared *George R. Schnader, City Manager* of the City of Dallas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of the CITY OF DALLAS, a municipal corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the *3rd* day of *Oct.*, 1979.

*Lisel M. Pette*  
 \_\_\_\_\_  
 Notary Public, Dallas County,  
 Texas