

WHEREAS, deed restrictions were executed on December 18 and December 20, 1973, and filed for record in the County Clerk's office of Dallas County, Texas, on January 7, 1974, and recorded in Volume 74005, Pages 0185 and 0186 in conjunction with the granting of an Office-1 District and an Office-2 District on property located on the east side of Coit Road between Kit Lane and Emily Road; and,

WHEREAS, said deed restrictions were amended in conjunction with a request for a change of zoning from an Office-1 District to an Office-2 District on property involving Lots 3 and 4 in City Block C/7756 on the north side of Emily Road, east of Coit Road, which was approved by the City Council on May 23, 1979; and,

WHEREAS, said amended deed restrictions were filed for record with the County Clerk's office of Dallas County, Texas on June 8, 1979 and recorded in Volume 79112, Pages 3154 through 3157; and,

WHEREAS, Office Alpha II has made a request to amend said 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 September 12, 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 of Article 1 as described in the attached instrument labeled as Amendment #2 to Covenant of 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 is accordingly so resolved.

Approved as to form:

LEE E. HOLT, City Attorney

By *John E. Grath*
Assistant City Attorney

cc: Urban Planning
Building Inspection
City Secretary

APPROVED BY
CITY COUNCIL

SEP 12 1979

Robert B. Sloan
City Secretary

APPROVED *E. Jackschoep*
HEAD OF DEPARTMENT

APPROVED
CITY AUDITOR

APPROVED *[Signature]*
CITY MANAGER

STATE OF TEXAS)
)
) AMENDMENT NO.2 TO COVENANTS OF RESTRICTION
COUNTY OF DALLAS)

0165 0 7.00 DEED
1 10/03/79

WHEREAS, officeALPHA II, A Texas Joint Venture, is the owner of a certain tract of land lying and being situated in the City of Dallas, County of Dallas, State of Texas, and is described as follows:

BEING all of lots 1, 2, 3 and 4 of Block C/7756 Valley View Estates Addition to the City of Dallas, Dallas County, Texas and

WHEREAS, EDGEMOR-RYA JOINT VENTURE, a partnership and DALLAS NORTH PROPERTIES, a Texas Limited Partnership, and IVY PROPERTIES II, INC., a Texas Corporation, being the Predecessor in title to said property, heretofore agreed with the City of Dallas to place certain restrictions upon Lots 1 2, 31, 32 and 33 of the described tract of land in order to insure that the same be developed in a manner consistent with the development in the adjacent area, and

WHEREAS, as a result of the foregoing, EDGEMOR-RYA JOINT VENTURE and DALLAS NORTH PROPERTIES signed under date of December 20, 1973, a "Covenants of Restriction Agreement" and filed it with the City of Dallas; the City Council of said City having thereafter approved such agreement on 10 day of December 1973 and the document subsequently was filed with the County Clerk of Dallas, County, Texas, on January 7, 1974, and

WHEREAS, officeALPHA II, a Texas Joint Venture, signed under date of April 19, 1979 agreed with the City of Dallas to amend said Covenants of Restriction Agreement and the City Council of said City approved the amendment on the 23rd day of May 1979.

VOL PAGE
79193 2256

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
that officeALPHA II does hereby covenant that the
Covenants of Restriction Agreement dated December 20, 1973,
is hereby amended by deleting Article I which reads

"Construction on Lots 1 and 2 and the western
sixty five feet (65') of Lot 3 measured by a
line running parallel to the western boundary
of Lot 3, Block C/7756 in the City of Dallas,
Texas, will be to a maximum of five (5) stories
and a height limitation of sixty feet (60');
construction on the remaining part of Lot 3 and
all of Lot 4, Block C/7756 in the City of Dallas,
Texas, shall be limited to a parking structure
not to exceed twenty-four feet (24') in height."

and by inserting in its place the following paragraph:

"Any building constructed on Lots 1 and 2 and the
western sixty five feet (65') of Lot 3 measured by a
line running parallel to the western boundary of Lot 3,
Block C/7756 in the City of Dallas, Texas shall have a
maximum of five (5) stories as that term is defined in
the Comprehensive Zoning Ordinance of the City of Dallas
and shall be allowed an additional height on the roof
for construction of parapets, mechanical and elevator
penthouses and other architectural features, not to
exceed fifteen feet six inches (15' 6") measured from
the roof surface to the top of the tallest parapet,
mechanical and elevator penthouses or architectural
feature; construction on the remaining part of Lot 3
and all of Lot 4, Block C/7756 in the City of Dallas,
Texas shall be limited to a parking structure not to
exceed twenty-four feet (24') in height."

EXCEPT as hereinabove amended, the terms and conditions
of said Covenants of Restriction Agreement dated December 20, 1973,
shall remain in full force and effect.

VC PAGE
79193 2257

EXECUTED BY officeALPHA II, A Texas Joint Venture
this 6th day of September, 19 79.

officeALPHA II
A Texas Joint Venture

BY: C. Eugene Coker

THE STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this day
personally appeared C. Eugene Coker,
Joint Venturer of Office Alpha II, a 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 as that act of Office Alpha II,
a Joint Venture for the purpose and consideration therein
expressed and in the capacity therein stated.

Given under my hand and seal of office this 6th
day of September, 19 79.

Bernita Barnard
Notary Public in and for
Dallas County, Texas

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

By: John E. Skatt
Assistant City Attorney

VOL PAGE
79193 2258

The foregoing Amendment to Deed Restrictions has been duly approved by the
City Council of the City of Dallas, on the 12th day of September, 1979.

THE CITY OF DALLAS
By: [Signature]
Assistant City Manager

FILED

Lester G. Ford

RETURN TO:
OFFICE OF THE CITY SECRETARY
ATTN: LESTER G. FORD
CITY HALL
DALLAS, TX 75201

'79 OCT 2 PM 1:40

79193 2259

PAGE 001

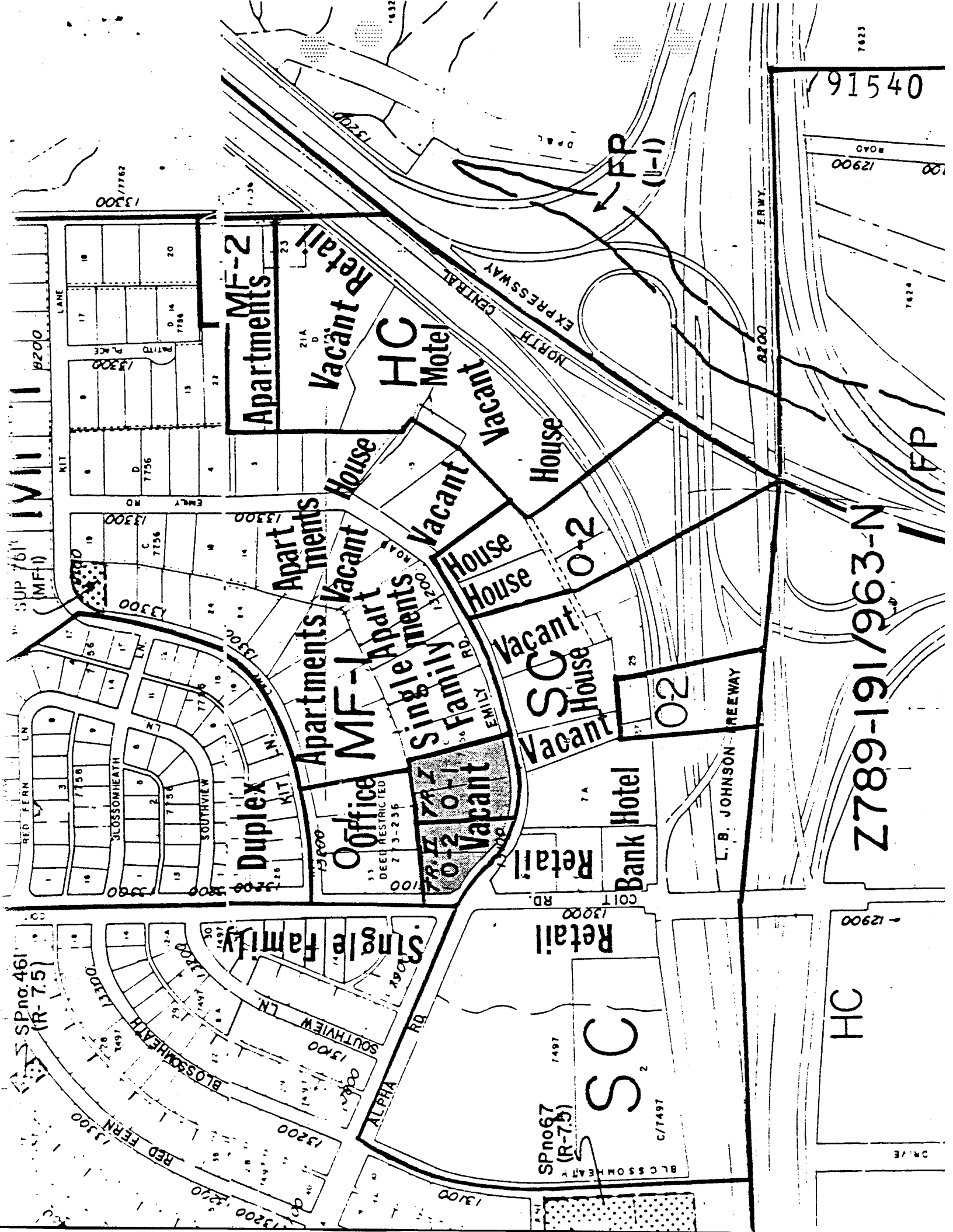
COUNTY CLERK, Dallas County, Texas

L. E. Maddox



OCT 3 1979

STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.



SP No. 461 (R-7.5)

SP No. 67 (R-7.5)

HC

SC

Duplex

Office

Apartments

MF-2

Single Family

Vacant

House

Vacant

House

Bank Hotel

L. B. JOHNSON FREEWAY

HC

MF-2

Vacant

Motel

Vacant

House

FP (U-1)

Z789-191/963-N

91540

ROAD 12900

7623

DRIVE

7624

FP