

FIRST AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS     §  
   §  
 COUNTY OF DALLAS     §

WHEREAS, G. Hasslocher is the owner of a certain tract of land containing 5.88 acres, more or less, lying and being situated in the City of Dallas, County of Dallas, State of Texas, and being more particularly described on Exhibit "A," attached hereto and incorporated herein by this reference (the "land"); and,

WHEREAS, the Annuity Board of the Southern Baptist Convention, Herman Evans, Don Mann, and Stewart Carrell, being predecessors in title to the land, heretofore agreed with the City of Dallas to place certain restrictions upon the land in order to ensure that the land be developed in a manner consistent with the requirements of the City of Dallas; and,

WHEREAS, as a result of the foregoing, said predecessors in title executed DEED RESTRICTIONS covering the land which are recorded in Volume 78065, Pages 3432-3436 of the Deed Records of Dallas County, Texas (the "Deed Restrictions"); and,

WHEREAS, G. Hasslocher, the current owner of record, has now agreed with the City of Dallas to amend the Deed Restrictions as herein below more particularly set forth,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That G. Hasslocher does hereby covenant that the Deed Restrictions applicable to the land are hereby amended by deleting the second paragraph on page 2 therefrom which reads as follows:

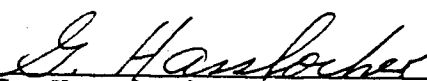
"That no structures shall be erected on the herein described property which shall exceed three stories in height, as more particularly defined by the general zoning ordinance of the City of Dallas";

and by inserting in its place the following paragraph:

"That no structures shall be erected on the herein described property which shall exceed three stories in height, as more particularly defined by the Comprehensive General Zoning Ordinance of the City of Dallas, as amended, except for those structures occupied for hotel and/or residential uses. Notwithstanding anything to the contrary contained herein, no structures occupied for hotel and/or residential uses shall be erected on the herein described property which shall exceed sixteen (16) stories in height, as more particularly defined by the Comprehensive General Zoning Ordinance of the City of Dallas, as amended. Should less than all the land be used for hotel and/or residential uses, the undersigned and his successors or assigns do hereby agree that the remaining parcel shall be limited to no more than fifty thousand square feet (50,000 sq. ft.) of floor area in uses authorized in an Office-2 (O-2) District under the Comprehensive General Zoning Ordinance of the City of Dallas, as amended".

Except as herein above amended, the terms and conditions of the Deed Restrictions shall remain in full force and effect.

SIGNED and EXECUTED this the 29<sup>th</sup> day of October, 1979,  
1979.

  
G. Hasslocher

BEGINNING at the intersection of the East Right of Way line of North Central Expressway with the North line of the WILLIAM JENKINS SURVEY, said point being 95 feet Easterly from the Northwest corner of the WILLIAM JENKINS SURVEY and said point being the Northwest corner of a street easement granted to the City of Dallas in Volume 153, Page 926, of the Deed Records of Dallas County Texas;

THENCE, N 89° 56' 17" East, 336.70 feet with the North line of the WILLIAM JENKINS SURVEY to a point;

THENCE South 666.71 feet to a point;

THENCE, S 61° 43' 17" West, 415.29 feet to a point in the East Right of Way line of North Central Expressway;

THENCE, N 15° 38' 30" East with the East line of North Central Expressway, 107.66 feet to an angle point;

THENCE, North with the East line of North Central Expressway, 759.44 feet to the POINT OF BEGINNING AND CONTAINING 256,195.31 square feet or 5.88 acres of land, more or less.

