

30660

STATE OF TEXAS §  
COUNTY OF COLLIN §

AMENDMENT NO. 2 TO MASTER DECLARATION OF COVENANTS, CONDITIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS (the "Master Declaration")

This Amendment No. 2 to Master Declaration is made as of the 31st day of May, 1988, by Realty Alliance of Texas, Ltd., a Texas limited partnership ("RAT").

WITNESSETH:

WHEREAS, Great Southwest Homes, Inc., a Texas corporation ("GSWH") did, by a certain Master Declaration recorded in Volume 2090, Page 858, of the Records of Collin County, Texas, establish a general plan of development upon the property therein described, which is more particularly described on Exhibit "A" attached hereto; and

WHEREAS, by Amendment No. 1 to the Master Declaration dated July 8, 1985 and recorded in Volume 2175, Page 423 of the Records of Collin County, Texas, GSWH did amend the Master Declaration in certain respects;

WHEREAS, RAT is a successor in interest to GSWH and is the current holder of at least sixty-seven percent (67%) of the total votes to be cast upon matters, including amendment of the Master Declaration; and

WHEREAS, RAT desires to amend the Master Declaration in certain respects;

WHEREAS, said amendment has no effects on the rights of the City of Dallas,

NOW, THEREFORE, pursuant to the Master Declaration, the Master Declaration is amended as follows:

- 1. Article I, Paragraph O is amended to read as follows:

"Lot" shall mean any platted lot within the Section Two Land or the Regular Section One Sites or any Condominium or Apartment Unit constructed within the Section Three Land, excluding any Common Properties."

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IN WITNESS WHEREOF, Realty Alliance of Texas, Ltd. has caused this instrument to be executed as of, but not necessarily on, the day and year first above written.

REALTY ALLIANCE OF TEXAS, LTD.,  
a Texas limited partnership

By: Texas Associated Realty, Inc.,  
a Texas corporation

By: *J. Hutson*  
Jerre Hutson,  
Vice-President

THE STATE OF TEXAS        S  
  S  
COUNTY OF DALLAS        S

This instrument was acknowledged before me on the 10th day of June, 1988, by JERRE HUTSON, Vice President of Texas Associated Realty, Inc., a Texas corporation, on behalf of said corporation as the General Partner of Realty Alliance of Texas, Ltd., a Texas limited partnership, on behalf of said partnership.

My Commission Expires:  
9-25-89

*Diana Saucier*  
Notary Public - State of Texas



257:060888A.00  
060888dk2

EXHIBIT "A"

SECTION TWO LAND

A TRACT OF LAND LYING AND BEING SITUATED IN THE EDWIN ALLEN SURVEY, ABSTRACT NO. 9 IN THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, AND ALSO BEING A PART OF DALLAS CITY BLOCK 8740, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the most Northeasterly corner of Country Brook, Section One, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 315 of the Map Records of Collin County, Texas, a point for corner; Thence N 02°29'43" W, along the East line of a tract of land owned by D.W. Gibbons, 777.51 feet to the POINT OF BEGINNING;

- THENCE S 03°24'11" W, 812.63 feet to a point in a curve to the right;
- THENCE Easterly, along the curve to the right which has a central angle of 18°44'13" and a radius of 120.00 feet for an arc distance of 153.01 feet to the end of said curve and the beginning of a curve to the left, a point for corner;
- THENCE Easterly, along the curve to the left which has a central angle of 18°44'13" and a radius of 820.00 feet for an arc distance of 170.29 feet to the end of said curve, a point for corner;
- THENCE N 02°27'31" W 14.28 feet to a point for corner in the East line of Voss Road (SD' R.O.W.);
- THENCE N 04°13'13" W, along the East line of Voss Road, 245.05 feet to a point for corner;
- THENCE N 03°05'49" W, along the East line of Voss Road (now 80' R.O.W.), 795.00 feet to a point for corner in the South line of a 100' Texas Power & Light Company R.O.W.;
- THENCE N 06°54'11" E, along the South line of said T.P.&L. Co. R.O.W., 1197.74 feet to a point for corner in the West line of said Gibbons tract;
- THENCE S 02°29'43" E, along the said West line of said Gibbons tract, 1095.76 feet to the POINT OF BEGINNING and containing 29.267 acres of land, save and except the following described tracts:

COMMENCING at the most Northeasterly corner of Country Brook, Section One, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 315 of the Map Records of Collin County, Texas, a point for corner; Thence N 02°29'43" W, along the West line of a tract of land owned by D.W. Gibbons, 1081.19 feet to a point for corner; Thence S 03°05'17" W, 207.02 feet to the POINT OF BEGINNING;

- THENCE S 01°54'11" W, 558.00 feet to a point for corner;
- THENCE N 03°05'49" W, 136.53 feet to a point for corner;
- THENCE S 01°54'11" W, 25.66 feet to a point for corner;
- THENCE N 03°05'49" W, 85.49 feet to a point for corner;
- THENCE N 01°54'11" E, 1.00 feet to a point for corner;
- THENCE N 03°05'49" W, 771.60 feet to a point for corner;
- THENCE N 02°54'11" E, 40.00 feet to a point for corner;
- THENCE N 03°05'49" W, 126.33 feet to a point for corner;
- THENCE N 02°54'11" E, 576.00 feet to a point for corner;
- THENCE S 02°29'43" E, 580.27 feet to the POINT OF BEGINNING and containing 7.837 acres of land;

BEING ALSO KNOWN AS PARKWAY VILLAGE, SECTION TWO, ACCORDING TO THE FINAL PLAT THEREOF FILED FOR RECORD IN CABINET E, PAGE 173, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.



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SECTION ONE LAND

A TRACT OF LAND LYING AND BEING SITUATED IN THE EDWIN ALLEN SURVEY, ABSTRACT NO. 8, IN THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, AND ALSO BEING A PART OF DALLAS CITY BLOCK 8740, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the most Northeasterly corner of Country Brook, Section One, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 315 of the Map Records of Collin County, Texas, a point for corner;

THENCE S 89°30'17" W, along the Northerly boundary of said Country Brook, Section One, 238.00 feet to a point in the East line of Bay Pines Lane (80 R.O.W.), a point for corner;

THENCE N 00°29'43" W, along the East line of Bay Pines Lane, 34.83 feet to a point for corner;

THENCE S 85°54'11" W, along the Northerly boundary of said Country Brook, Section One, 847.05 feet to the beginning of a curve to the left, a point for corner;

THENCE Southwesterly, along the Northerly boundary of said Country Brook, Section One, and along the curve to the left which has a central angle of 60°13'38" and a radius of 355.00 feet, for an arc distance of 182.93 feet to the end of said curve and the beginning of a curve to the right, a point for corner;

THENCE Southwesterly, along the Northerly boundary of said Country Brook, Section One and along the curve to the right which has a central angle of 75°20'26" and a radius of 40.00 feet, for an arc distance of 55.39 feet to the end of said curve and the beginning of a curve to the left, a point for corner;

THENCE Westerly, along the Northerly boundary of said Country Brook, Section One and along the curve to the left which has a central angle of 21°09'56" and a radius of 400.00 feet, for an arc distance of 275.24 feet to the end of said curve and the beginning of a curve to the right, a point for corner;

THENCE Westerly, along the Northerly boundary of said Country Brook, Section One and along the curve to the right which has a central angle of 22°14'27" and a radius of 160.00 feet, for an arc distance of 54.35 feet to the end of said curve, a point for corner;

THENCE N 73°26'09" W, along the Northerly boundary of said Country Brook, Section One, 69.82 feet to a point in the East line of Voss Road (60' R.O.W.), a point for corner;

THENCE Northerly, along the East line of Voss Road and along a curve to the left which has a tangent that bears N 15°34'15" E, a central angle of 10°42'04" and a radius of 89.83 feet, for an arc distance of 169.67 feet to the end of said curve, a point for corner;

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**THENCE N 03°03'49" W, along the East line of Voss Road, 600.00 feet to a point for corner;**

**THENCE N 03°13'13" W, along the East line of Voss Road, 10.00 feet to a point for corner;**

**THENCE S 45°29'21" E, 16.28 feet to a point in a curve to the right for corner;**

**THENCE Easterly, along the curve to the right which has a tangent that bears N 60°56'11" E, a central angle of 15°00'20" and a radius of 600.00 feet, for an arc distance of 175.20 feet to the end of said curve and the beginning of a curve to the left, a point for corner;**

**THENCE Easterly, along the curve to the left which has a central angle of 15°44'13" and a radius of 550.00 feet for an arc distance of 153.01 feet to the end of said curve, a point for corner;**

**THENCE N 86°56'11" E, 813.98 feet to a point in the West line of a tract owned by G. W. Gibbons, a point for corner;**

**THENCE S 00°29'43" E, along the West line of said Gibbons tract, 777.51 feet to the POINT OF BEGINNING and containing 19.948 acres of land, more or less.**

**BEING ALSO KNOWN AS PARKWAY VILLAGE, SECTION ONE, ACCORDING TO THE FINAL PLAT THEREOF FILED FOR RECORD IN CABINET E, PAGE 30, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.**

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED FOR RECORD 10<sup>th</sup> DAY OF June A.D. 19 88 at 4:13 P.  
DULY RECORDED 13<sup>th</sup> DAY OF June A.D. 19 88  
BY: Carol Demuth HELEN STARNES, County Clerk  
DEPUTY. Collin County, Texas