

DREXEL PARK HOLLOW CONDOMINIUMS

- **AMENDMENT OF ANNEXATION OF PHASE 2**
- **DECLARATION OF DEVELOPMENT RIGHT TO WITHDRAW**
- **NOTICE OF ACCESS EASEMENT ON DRIVEWAY INTO GARAGE**

DATE: April 2, 2008



AM

20080110193

18 PGS

GRANTORS: (1) Drexel Bandera I, LP,
(2) Drexel Bandera GP, LLC

GRANTEES: (1) Public
(2) Drexel Park Hollow Condominiums

PROPERTY: (1) Drexel Park Hollow Condominiums
(2) 0.614 acres being part of Lot 8A, Block 4/5464, Drexel Bandera Addition, an addition to the City of Dallas, according to the plat recorded on June 6, 2006, as Document No. 200600204545, Real Property Records, Dallas County, Texas.

OPENING RECITALS

A. Drexel Bandera I, LP, a Texas limited partnership ("**Declarant**"), is the developer of Drexel Park Hollow, a condominium located in the City of Dallas, Texas, which is subject to the Declaration of Drexel Park Hollow Condominiums, recorded on February 12, 2008, as Document No. 20080045871, Real Property Records, Dallas County, Texas (the "**Declaration**").

B. As provided by Section F.5.2 of Appendix F to the Declaration, Declarant has the right to expand the condominium by amending the Declaration to submit real property to the terms and provisions of the Declaration.

C. As provided by Sections F.5.7 and F.5.9 of Appendix F to the Declaration, Declarant has the right to withdraw real property from the condominium under certain circumstances, pursuant to Declarant's reserved Development Rights.

D. By recording this Amendment of Annexation of Phase 2, Declarant submits the property described in Exhibit A attached hereto to the provisions of the Declaration and declares that the property described in Exhibit A is subject to Declarant's right of withdrawal.

AMENDMENTS

1. Appendix A of the Declaration, which describes real property subject to the Declaration, is hereby amended by the addition of the real property described in Exhibit A to this Amendment.

2. Appendix B of the Declaration, the schedule of interests allocated to the units, is hereby amended and restated in its entirety by the allocation of interests shown in Exhibit B to this Amendment.

3. Appendix C of the Declaration, the assignment of parking and storage spaces, is hereby amended by the addition of the assignments described in Exhibit C to this Amendment.

4. Appendix D of the Declaration, containing the plats and plans of improvements to the Property, is hereby amended by the addition of the plats and plans contained in Exhibit D to this Amendment.

DECLARATION OF DEVELOPMENT RIGHT TO WITHDRAW

As permitted by the Texas Uniform Condominium Act, Declarant has reserved certain Development Rights, including the right to withdraw real property from Drexel Park Hollow Condominiums under limited circumstances. By executing and recording this instrument, Declarant hereby declares that the real property described in Exhibit A of this instrument is subject to the Declarant's Development Right of withdrawal subject to the following limited conditions: (1) at the time of withdrawal, Declarant must be the sole owner of all of the real property described in Exhibit A attached hereto, and (2) the real property described in Exhibit A attached hereto must be withdrawn in its entirety, and may not be partially withdrawn. As applied to the real property described in Exhibit A attached hereto, the right of withdrawal automatically terminates on the earliest of the following events: (1) the date on which an amendment of annexation is publicly recorded for any other portion of the rest and remainder of Lot 8A, Block 4/5464, Drexel Bandera Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded on June 6, 2006, as Document No. 200600204545, Real Property Records, Dallas County, Texas; (2) five years after the date on which this instrument is recorded in the Real Property Records of Dallas County, Texas; or (3) any earlier date on which Declarant voluntarily relinquishes its Development Right of withdrawal as to all of the real property described on Exhibit A attached hereto by publicly recording a statement to that effect in the Real Property Records of Dallas County, Texas.

NOTICE OF ACCESS EASEMENT ON DRIVEWAY INTO GARAGE

As shown on the plat attached hereto as Exhibit D, a 26-foot wide section within and along the length of the east boundary of the Phase 2 land, is burdened with a non-exclusive easement of ingress and egress on, over, and across the concrete driveway that connects the parking garage with Bandera Drive for the benefit of the land adjoining the east boundary of Phase 2, for any period of time during which the two adjoining parcels of land are not both owned by the same party, or are not both subject to the Declaration of Drexel Park Hollow Condominiums.

CLOSING RECITALS

A. Words and phrases defined in the Declaration have the same meanings when used in this Amendment.

B. Lettered to correspond to appendixes in the Declaration, the following exhibits are attached to this Amendment and are incorporated herein by reference:

- A - Description of Phase 2 Land
- B - Schedule of Allocated Interests
- C - Assignment of Parking & Storage Spaces
- D - Plats and Plans
- G - Lienholder Consent to Declaration

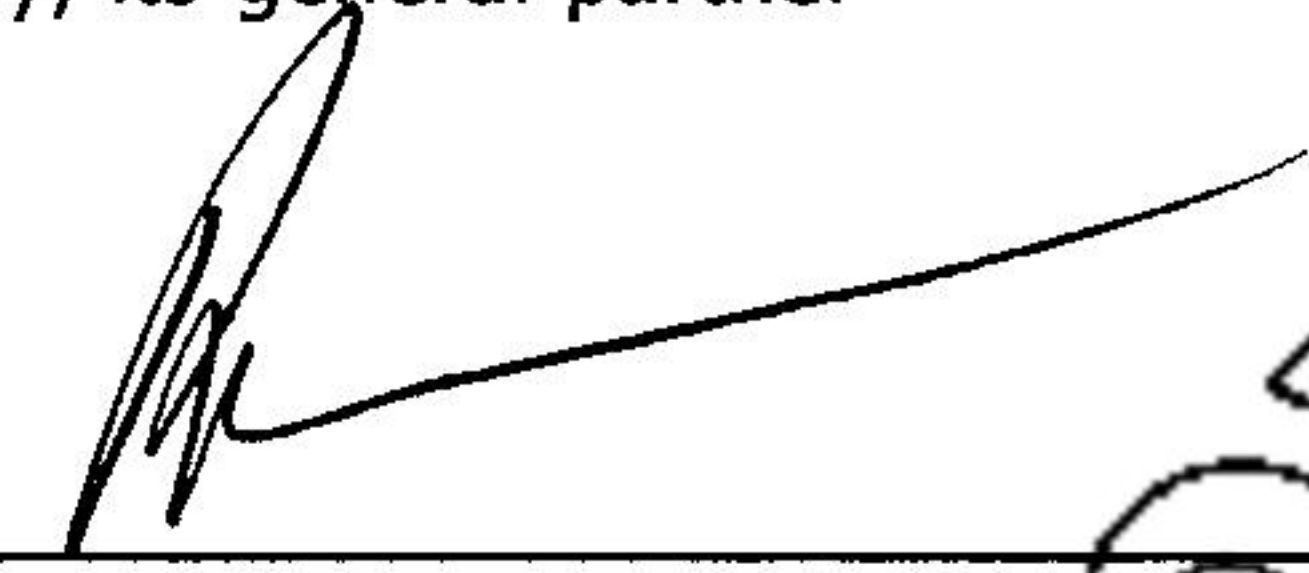
C. This Amendment was prepared in the law offices of Sharon Reuler of SETTLEPOU, 3333 Lee Parkway, Eighth Floor, Dallas, Texas 75219.

SIGNED AND ACKNOWLEDGED

SIGNED on this 2nd day of April 2008.

DREXEL BANDERA I, LP, a Texas limited partnership

By: DREXEL BANDERA GP, LLC, a Texas limited liability company, its general partner

By: 
Robert M. Edelman, President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 2nd day of April 2008 by Robert M. Edelman, President of Drexel Bandera GP, LLC, a Texas limited liability company, on behalf of said company in its capacity as general partner of Drexel Bandera I, LP, a Texas limited partnership, on behalf of the limited partnership.


Notary Public, The State of Texas

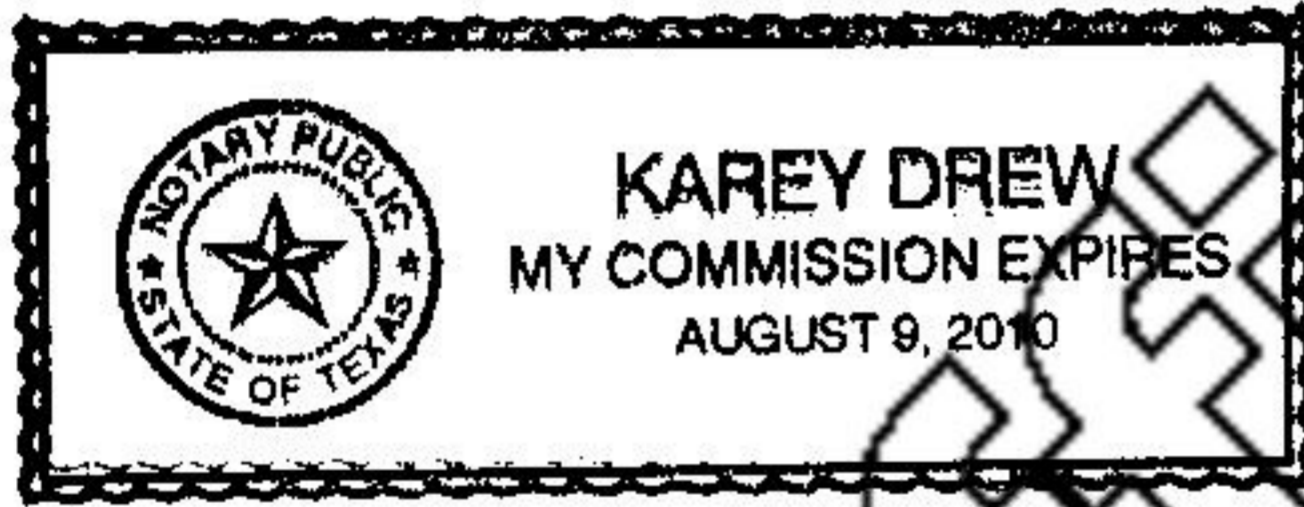


EXHIBIT A
DESCRIPTION OF PHASE 2 LAND

Drexel Park Hollow Condominiums

BEING a 26,730 square foot (0.614 acre) tract of land situated in the John McDowell Survey, Abstract No. 922, Dallas County, Texas; said tract being part of Lot 8A, Block 4/5464 of Drexel Bandera Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 200600204545 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to Drexel Bandera 1, LP recorded in Instrument No. 200600193103 of said Deed Records; said 26,730 square foot tract being more particularly described as follows: (Bearing System based on a bearing of North 00 degrees 28 minutes 33 seconds East for the east right-of-way line of Edgemere Road (a 110-foot right-of-way) according to said plat of Drexel Bandera Addition):

BEGINNING, at a 3/4-inch iron rod found for corner at the intersection of the said east line of Edgemere Road and the south line of a 15 foot alley; said point being the northwest corner of said Lot 8A;

THENCE, South 89 degrees 44 minutes 30 seconds East, along the said south line of the 15 foot alley, a distance of 162.00 feet to a point for corner;

THENCE, South 00 degrees 28 minutes 33 seconds East, departing the said south line of the 15 foot alley, a distance of 165.00 feet to a point for corner in the north line of Bandera Avenue (a 60-foot wide right-of-way);

THENCE, North 89 degrees 44 minutes 30 seconds West, along the said north line of Bandera Avenue, a distance of 162.00 feet to a "+" cut in concrete found for corner; said point being in the said east line of Edgemere Road;

THENCE, North 00 degrees 28 minutes 33 seconds East, along the said east line of Edgemere Road, a distance of 165.00 feet to the POINT OF BEGINNING;

CONTAINING, 26,730 square feet or 0.614 acres of land, more or less.

(End of Exhibit A)

EXHIBIT B
SCHEDULE OF ALLOCATED INTERESTS

DREXEL PARK HOLLOW - PHASES 1 + 2

LEGAL DESCRIPTION		RELATIVE SIZE ⁻²⁻	PERCENTAGE COMMON ELEMENT OWNERSHIP =====	WEIGHT OF VOTE
UNIT	BLDG.			
1A	6405	3,129	2.26	2.26
1B	6405	3,240	2.34	2.34
1C	6405	2,166	1.56	1.56
1D	6405	2,093	1.51	1.51
1E	6405	2,093	1.51	1.51
2A	6405	3,176	2.29	2.29
2B	6405	3,288	2.37	2.37
2C	6405	2,217	1.60	1.60
2D	6405	1,956	1.41	1.41
2E	6405	2,484	1.79	1.79
3A	6405	3,066 ⁻³⁻	2.21	2.21
3B	6405	3,252 ⁻³⁻	2.35	2.35
1A	6605	2,063	1.49	1.49
1B	6605	2,093	1.51	1.51
1C	6605	2,166	1.56	1.56
1D	6605	2,166	1.56	1.56
1E	6605	2,093	1.51	1.51
1F	6605	2,093	1.51	1.51
2A	6605	2,114	1.53	1.53
2B	6605	2,137	1.54	1.54
2C	6605	2,217	1.60	1.60
2D	6605	2,217	1.60	1.60
2E	6605	1,962	1.42	1.42
2F	6605	2,484	1.79	1.79
3A	6605	3,066 ⁻³⁻	2.21	2.21
3B	6605	3,252 ⁻³⁻	2.35	2.35

LEGAL DESCRIPTION		RELATIVE SIZE ⁻²⁻	PERCENTAGE COMMON ELEMENT OWNERSHIP =====	WEIGHT OF VOTE
UNIT	BLDG.			
1A	6615	3,916	2.83	2.83
1B	6615	3,395	2.44	2.44
1C	6615	2,363	1.71	1.71
1D	6615	2,161	1.56	1.56
1E	6615	2,363	1.71	1.71
1F	6615	3,395	2.44	2.44
1G	6615	3,916	2.83	2.83
2A	6615	3,916	2.83	2.83
2B	6615	3,395	2.44	2.44
2C	6615	2,363	1.71	1.71
2D	6615	2,161	1.56	1.56
2E	6615	2,363	1.71	1.71
2F	6615	3,395	2.44	2.44
2G	6615	3,916	2.83	2.83
3A	6615	4,030 ⁻³⁻	2.91	2.91
3B	6615	4,030 ⁻³⁻	2.91	2.91
1A	6625	2,407	1.74	1.74
1B	6625	2,350	1.70	1.70
1C	6625	2,350	1.70	1.70
1D	6625	2,407	1.74	1.74
2A	6625	2,501	1.81	1.81
2B	6625	2,463	1.78	1.78
2C	6625	2,463	1.78	1.78
2D	6625	2,501	1.81	1.81
3A	6625	3,739 ⁻³⁻	2.70	2.70
51 UNITS	4 BLDGS.		100.00 PERCENT	100.00 PERCENT

NOTES

- NOTE -1-** The street number used with the address is subject to change by public authorities. The Building Number is a permanent designation, regardless of the actual street address.
- NOTE -2-** The "Relative Size" is the relative size of a pre-construction floorplan which refers to a rounded, approximated, estimated size of a prototype floorplan drawn by a design professional before the building was constructed. As used in Appendix B of the Declaration (as amended by this Exhibit), the purpose of Relative Sizes is to facilitate the calculation of approximate relationships among the floorplans - which ones are smaller, which ones are larger - for the calculation of percentages of ownership and assessment liability. Relative Sizes are not intended to be accurate statements of actual sizes of units. If there is a discrepancy between a Relative Size and the measured area of a constructed unit, the number used in Appendix B of the Declaration (as amended by this Exhibit) controls for the purpose of Appendix B of the Declaration (as amended by this Exhibit). If there is a discrepancy between all the Relative Sizes and the actual sizes in relation to one another, the numbers used in Appendix B of the Declaration (as amended by this Exhibit) control for the purpose of Appendix B of the Declaration (as amended by this Exhibit).
- NOTE -3-** A unit on the third floor of a building may be referred to as a "Penthouse".
- NOTE -4-** During the Development Period, Declarant may unilaterally amend Appendix B of the Declaration (as amended by this Exhibit) to add or withdraw units, or to correct errors, either of which may result in changes to a unit's allocated interests, and to reallocate interests among units owned by Declarant.

(End of Exhibit B)

**EXHIBIT C
ASSIGNMENT OF PARKING & STORAGE SPACES
DREXEL PARK HOLLOW CONDOMINIUMS - PHASE 2**

**SCHEDULE C-1
ASSIGNMENT OF PARKING SPACES**

NOTE -1-: If the Assigned Parking Space columns contain numbers in parentheses, this Schedule C-1 will be replaced by a restated and re-recorded version with the numbers of the parking spaces as shown on the publicly recorded Condominium Plat. Each unit will have at least two assigned spaces in the common garage of the building in which the unit is located.

UNIT	BLDG.	ASSIGNED PARKING SPACES ⁻¹⁻
1A	6405	(2)
1B	6405	(2)
1C	6405	(2)
1D	6405	(2)
1E	6405	(2)
2A	6405	(2)
2B	6405	(2)
2C	6405	(2)
2D	6405	(2)
2E	6405	(2)
3A	6405	(2)
3B	6405	(2)

SCHEDULE C-2
ASSIGNMENT OF STORAGE SPACES

NOTE -1- If the "Unit to Which Assigned" column indicates that the assignment is to be determined, this Schedule C-2 will be replaced by a revised and restated version with the numbers of the units to which Declarant assigns the storage spaces. Each unit will not have an assigned storage space.

TBD = To Be Determined

STORAGE SPACE NO.	BLDG.	UNIT TO WHICH ASSIGNED ⁻¹⁻
S1	6405	(TBD)
S2	6405	(TBD)
S3	6405	(TBD)
S4	6405	(TBD)
S5	6405	(TBD)
S6	6405	(TBD)
S7	6405	(TBD)
S8	6405	(TBD)
S9	6405	(TBD)

(End of Exhibit C)

EXHIBIT 'D'

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 26,730 square foot (0.614 acre) tract of land situated in the John McDowell Survey, Abstract No. 922, Dallas County, Texas; said tract being part of Lot 8A, Block 4/5464 of Drexel Bandera Addition, an addition to the City of Dallas, according to the plat recorded in Instrument No. 200600204545 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to Drexel Bandera 1, LP recorded in Instrument No. 200600193103 of said Deed Records; said 26,730 square foot tract being more particularly described as follows: (Bearing System based on a bearing of North 00 degrees 28 minutes 33 seconds East for the east right-of-way line of Edgemere Road (a 110-foot right-of-way) according to said plat of Drexel Bandera Addition):

BEGINNING, at a 3/4-inch iron rod found for corner at the intersection of the said east line of Edgemere Road and the south line of a 15 foot alley; said point being the northwest corner of said Lot 8A;

THENCE, South 89 degrees 44 minutes 30 seconds East, along the said south line of the 15 foot alley, a distance of 162.00 feet to a point for corner;

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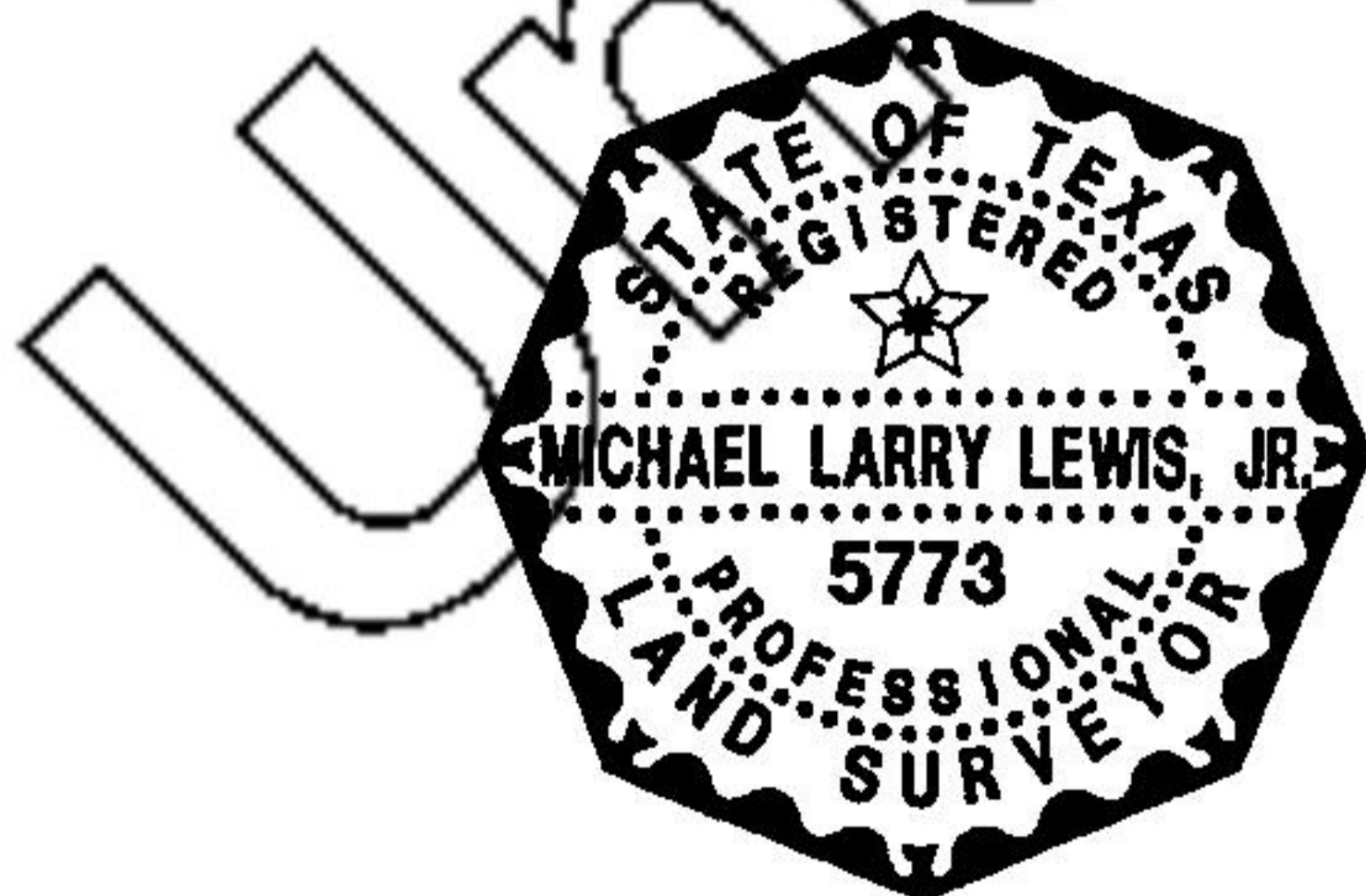
CONTAINING, 26,730 square feet or 0.614 acres of land, more or less.

SURVEYOR'S DECLARATION

THAT I, Michael L. Lewis, Jr., do hereby certify that this survey was made on the ground by me or under my personal supervision and the plat herein is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and corners of said property being as indicated by this plat. There are no visible or apparent easements, encroachments, conflicts or protrusions except as shown herein.

The map and property description contained herein contain all the information required by Section 82.059 of the Texas Property Code.

Executed as of the 19th day of December, 2007.



[Signature]
 Michael Larry Lewis, Jr.
 Registered Professional Land Surveyor
 No. 5773

SHEET 1 OF 8

DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

LOCATED IN THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
 PART OF LOT 8A, BLOCK 4/5464
 DREXEL BANDERA ADDITION
 DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
 8360 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KCH	MLL	NONE	DEC. 2007	2609B-07.458

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EXHIBIT 'D'

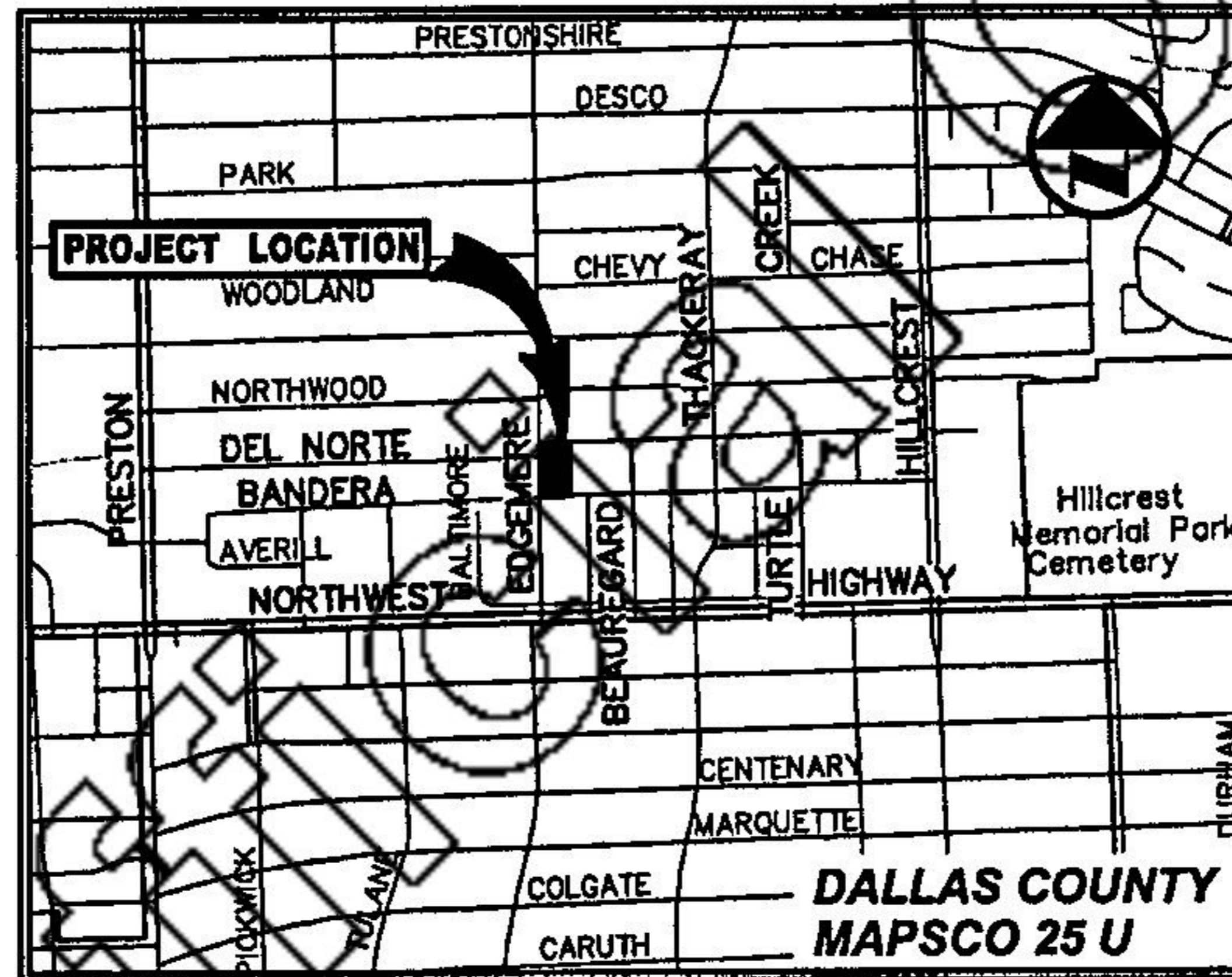
NOTES PERTAINING TO BUILDING ON SITE

All hallways, stairs and landings, which are not located within a unit, are common elements.

All balconies are general common elements.

The unit plans show interior sheetrock to sheetrock measurements. The actual unit dimensions are described in the declaration.

The finished floor elevations shown hereon are based on information provided by John E. Wheeler III Architects, Inc. They have not been field verified.



VICINITY MAP
(NOT TO SCALE)

SHEET 2 OF 8

DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
PART OF LOT 8A, BLOCK 4/5464
DREXEL BANDERA ADDITION
DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75208 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
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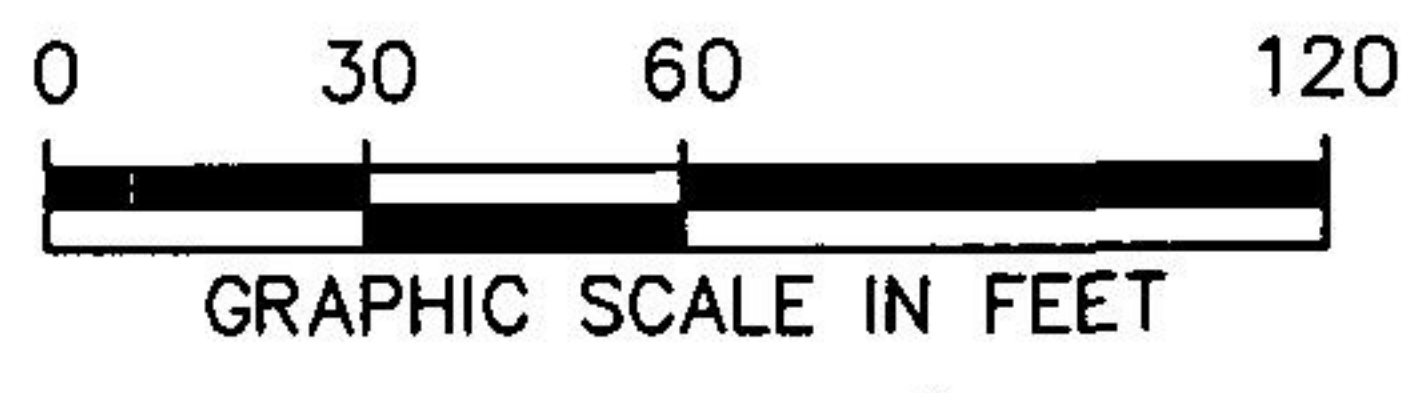


EXHIBIT 'D' SITE PLAN

BLOCK 4/5464
PRESTONVILLE ADDITION
(VOL. 12, PG. 83)

LOT 1 LOT 2 LOT 3

POINT OF BEGINNING

3/4-INCH IRON
ROD FOUND (C.M.)
75.50'

S 89°44'30" E 162.00'

PART OF LOT 8A, 9.9'
BLOCK 4/5464
DREXEL BANDERA
ADDITION
(INST. NO. 200600204545)
(FILED 06/06/06)

PART OF TRACT 2
DREXEL BANDERA 1, LP
(INST. NO. 200600193103)
(FILED 5/26/06)

26,730 SF
(0.614 ACRES)
THREE STORY
BRICK
6405

992.78' TO THE NWC OF
DREXEL PARK HOLLOW
CONDOMINIUMS

PART LOT 8A,
BLOCK 4/5464
DREXEL BANDERA
ADDITION
(INST. NO.
200600204545)

PART OF TRACT 2
DREXEL BANDERA 1, LP
(INST. NO. 200600193103)
(FILED 5/26/06)

26' ACCESS EASEMENT
(BY THIS PLAT)

15' BUILDING
LINE

993.55' TO THE SWC OF
DREXEL PARK HOLLOW
CONDOMINIUMS

10' x 10'
STREET EASEMENT
(INST. NO. 200600204545)

10' DRAINAGE EASEMENT
(INST. NO. 200600204545)

N 89°44'30" W 162.00'

BANDERA AVENUE

LOT 1, BLOCK 9/5464
PRESTONVILLE ADDITION
(VOL.12, PG. 83)

SHEET 3 OF 8

DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
PART OF LOT 8A, BLOCK 4/5464
DREXEL BANDERA ADDITION
DALLAS COUNTY, TEXAS

LOT 31,
BLOCK B/5463

LOT 31,
BLOCK F/5463

BANDERA AVENUE

LOT 31,
BLOCK G/5463

LEGEND

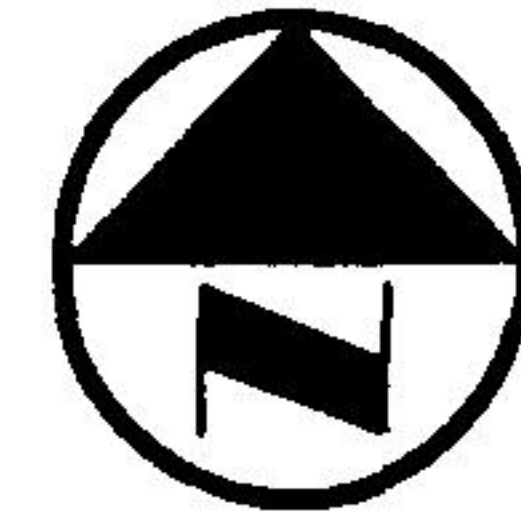
- PROPERTY LINE
- - - EASEMENT LINE
- (C.M.) - CONTROLLING MONUMENT
- POINT FOR CORNER
(UNLESS OTHERWISE NOTED)

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

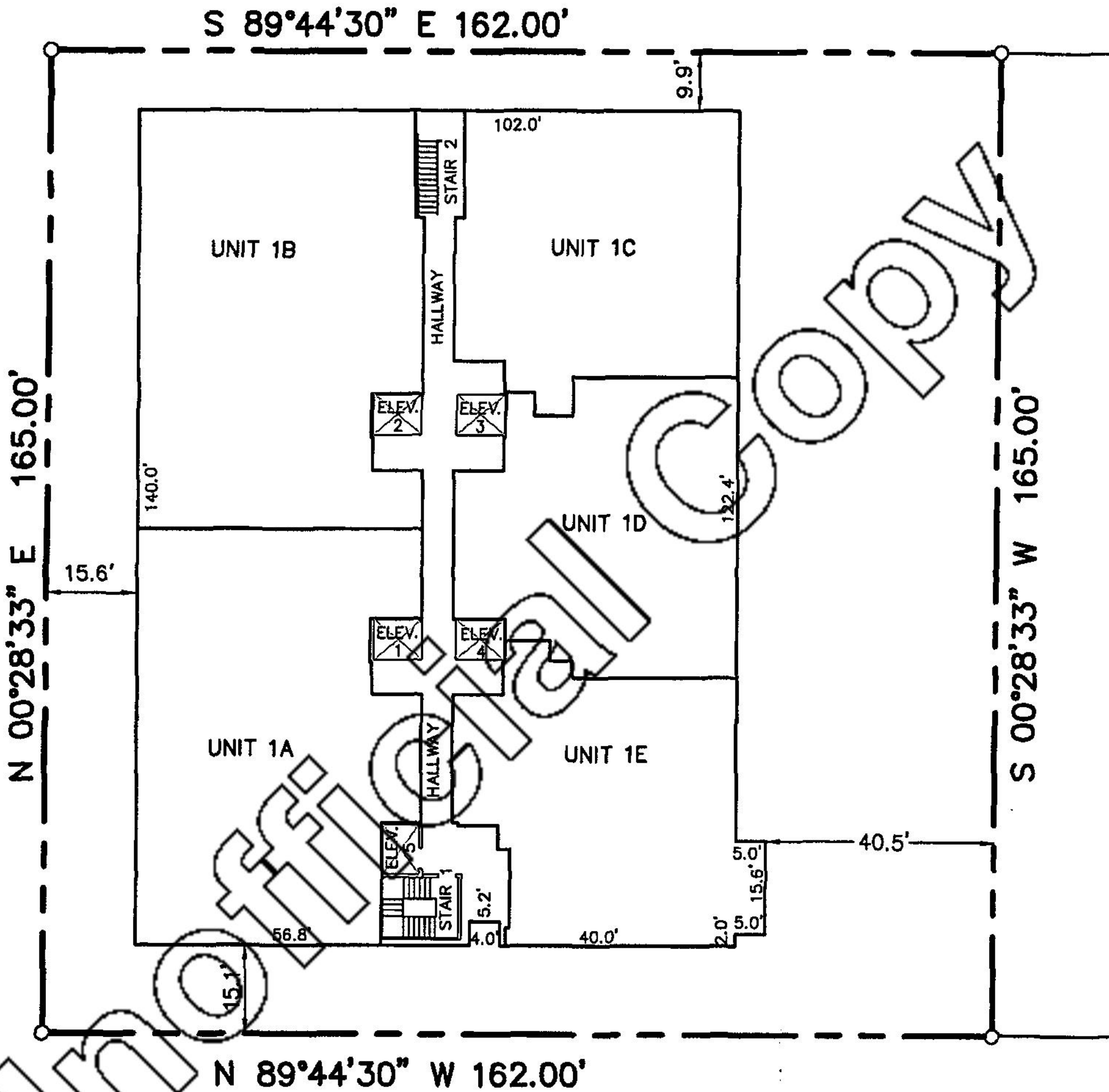
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EXHIBIT 'D'
 BUILDING 6405
 SITE PLAN



EDGEMERE ROAD



BANDERA AVENUE

SHEET 4 OF 8

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**DREXEL PARK HOLLOW
 CONDOMINIUMS PHASE 2**

LOCATED IN THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
 PART OF LOT 8A, BLOCK 4/5464
 DREXEL BANDERA ADDITION
 DALLAS COUNTY, TEXAS

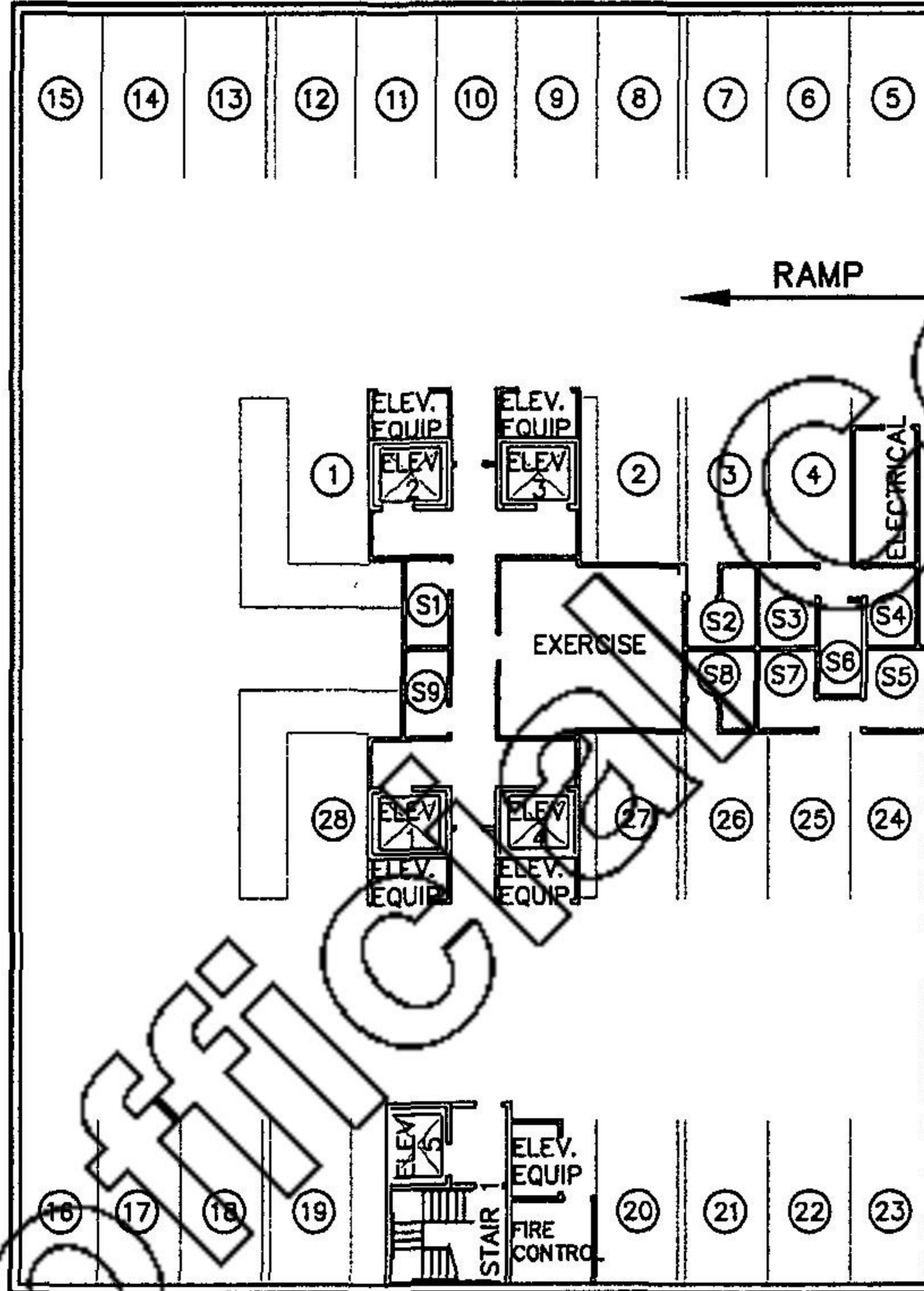
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EXHIBIT 'D'

BUILDING 6405

PARKING - SUB LEVEL ONE



LEGEND	
##	PARKING SPACE
S#	STORAGE SPACE

SHEET 5 OF 8

Note: The elevation of this floor is between 90.0' and 100.0' based on a finished floor elevation of 100.0' at ground level.

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DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

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 PART OF LOT 8A, BLOCK 4/5464
 DREXEL BANDERA ADDITION
 DALLAS COUNTY, TEXAS

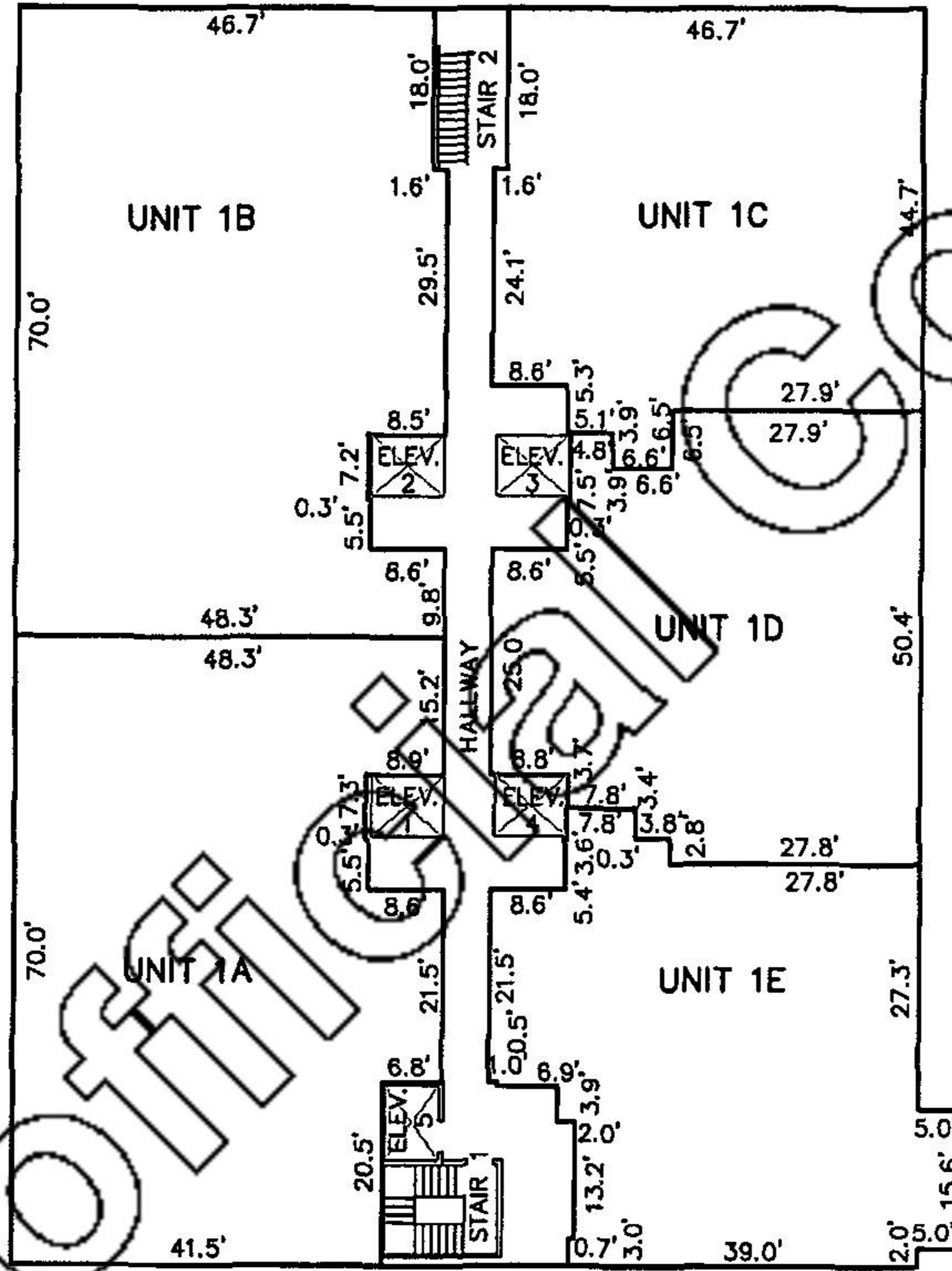
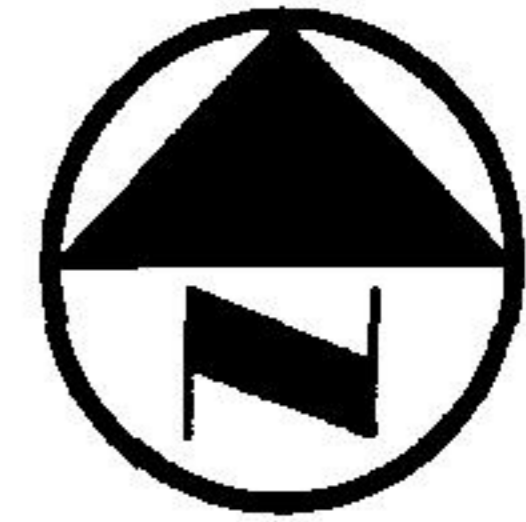
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KCH	MLL	1"=30'	DEC. 2007	2609B-07.458

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EXHIBIT 'D'

BUILDING 6405

FIRST FLOOR



Unofficial Copy

SHEET 6 OF 8

Note: The elevation of this floor is between 100.0' and 111.9' based on a finished floor elevation of 100.0' at ground level.

DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
PART OF LOT 8A, BLOCK 4/5464
DREXEL BANDERA ADDITION
DALLAS COUNTY, TEXAS

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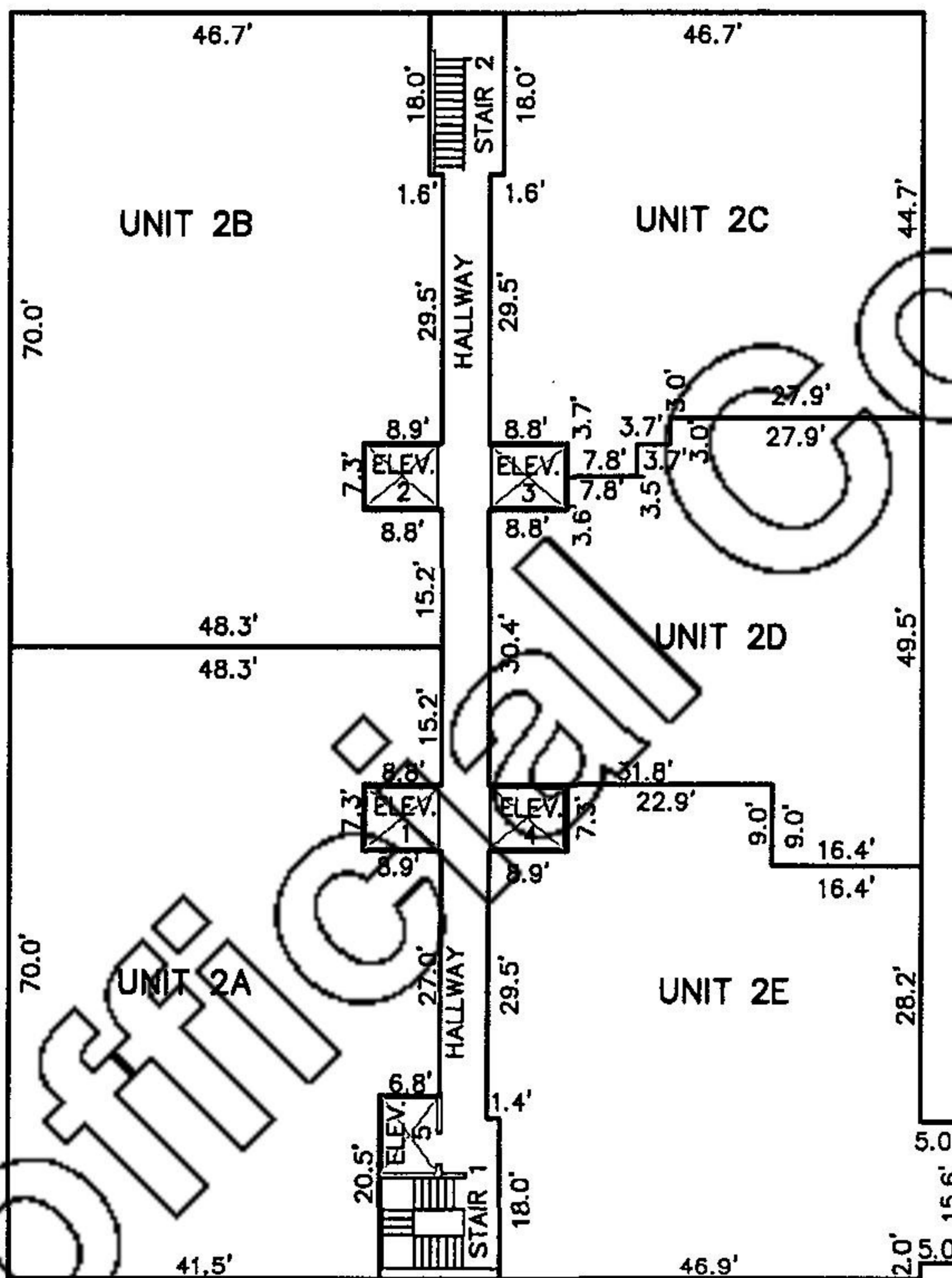
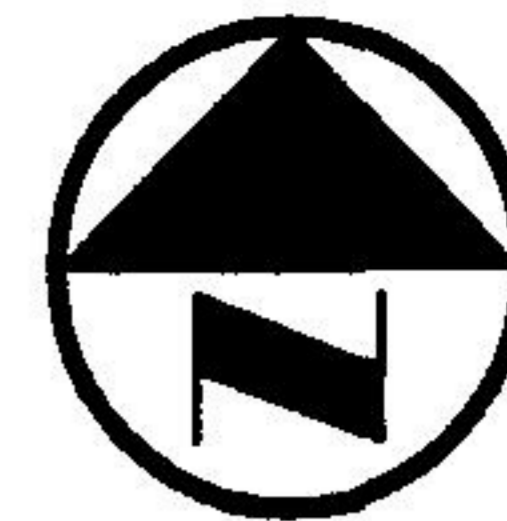
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EXHIBIT 'D'

BUILDING 6405

SECOND FLOOR



SHEET 7 OF 8

Note: The elevation of this floor is between 111.9' and 123.8' based on a finished floor elevation of 100.0' at ground level.

DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
PART OF LOT 8A, BLOCK 4/5464
DREXEL BANDERA ADDITION
DALLAS COUNTY, TEXAS

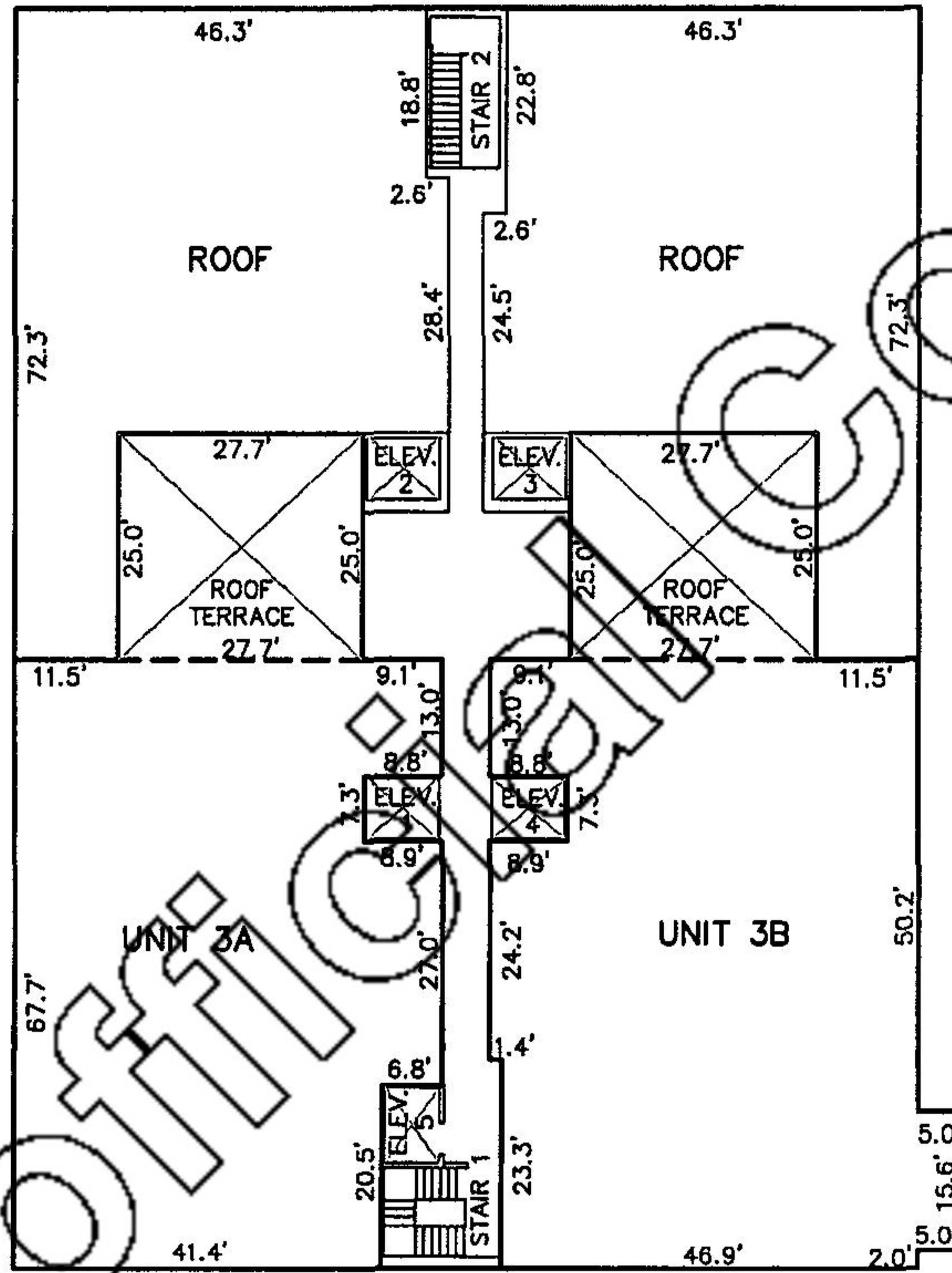
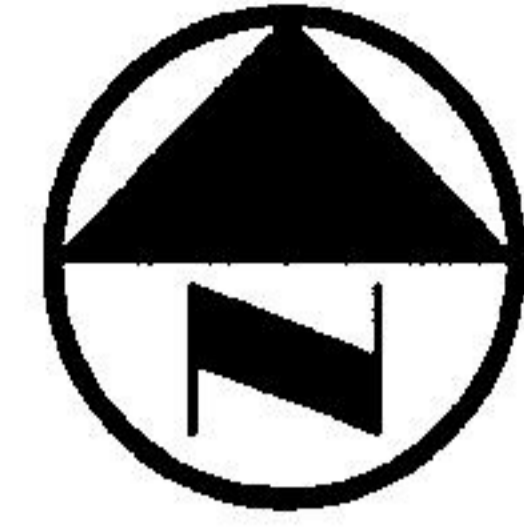
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75208 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KCH	MLL	1"=30'	DEC. 2007	2609B-07.458

DWG FILE: 2609B-07.458CP3.DWG

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EXHIBIT 'D' BUILDING 6405 THIRD FLOOR



SHEET 8 OF 8

Note: The elevation of this floor is between 123.8' and 135.7' based on a finished floor elevation of 100.0' at ground level.

DREXEL PARK HOLLOW CONDOMINIUMS PHASE 2

LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN MCDOWELL SURVEY, ABSTRACT NO. 922
PART OF LOT 8A, BLOCK 4/5464
DREXEL BANDERA ADDITION
DALLAS COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY KCH	CHECKED BY MLL	SCALE 1"=30'	DATE DEC. 2007	JOB NUMBER 2609B-07.458
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Unofficial Copy

AFTER RECORDING, PLEASE RETURN TO:
Ms. Sharon Reuler • SETTLEPOU
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name.

John F. Warren, County Clerk

Dallas County TEXAS

April 04, 2008 02:33:14 PM

FEE: \$80.00

20080110193