

SECOND AMENDMENT TO DECLARATION AND MASTER DEED
FOR
MONTICELLO CROSSROADS CONDOMINIUMS

A

9252

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87.00 DEED
1 10/12/84

THIS SECOND AMENDMENT TO DECLARATION AND MASTER DEED made this 4th day of October 1984, by (a) MONTICELLO CROSSING JOINT VENTURE, a Texas joint venture ("Developer"); and (b) the Owners of Condominiums at Monticello Crossroads Condominiums;

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed (i) a certain Declaration and Master Deed for Monticello Crossroads Condominiums (the "Original Declaration") dated December 18, 1981 and recorded in Volume 81248 at Page 2675 of the Condominium Records of Dallas County, Texas, (ii) a certain First Amendment to Declaration and Master Deed for Monticello Crossroads Condominiums (the "First Amendment"), dated April 21, 1982 and recorded in Volume 82117 at Page 2848 of the Condominium Records of Dallas County, Texas, (iii) a certain Supplementary Declaration and Master Deed for Monticello Crossroads Condominiums (the "Supplementary Declaration-Phase II"), dated August 26, 1983 and recorded in Volume 83169 at Page 4379 of the Condominium Records of Dallas County, Texas, and (iv) a certain Supplementary Declaration and Master Deed for Monticello Crossroads Condominiums (the "Supplementary Declaration-Phase III") dated August 26, 1983 and recorded in Volume 83169, Page 4404 of the Condominium Records of Dallas County, Texas (the Original Declaration, the First Amendment, the Supplementary Declaration-Phase II and the Supplementary Declaration-Phase III are collectively referred to as the "Declaration") pursuant to the terms of which, among other things, Developer established a condominium project (the "Project") upon approximately (a) 2.226 acres of land ("Phase I"), (b) approximately 1.9467 acres of land ("Phase II"), and (iii) approximately 1.8359 acres of land ("Phase III") or a total of approximately 6.000 acres of land situated in Dallas County, Texas, and being more particularly described in the Declaration; except as otherwise expressly provided herein, the terms defined in the Declaration shall have the same meaning when used herein; and

WHEREAS, Developer and the requisite percentage of Owners desire to (i) waive any requirement that improvements to Phase II or Phase III be substantially completed prior to the time such Phase II or Phase III is added to the Project, (ii) amend the provisions of Exhibit "B" (the "Original Exhibit 'B'") to the Supplementary Declaration-Phase III; and (iii) ratify the prior addition of Phase II and Phase III to the Project; and

WHEREAS, this Amendment has been approved in accordance with Section 8.06 of the Declaration and the Act; and

WHEREAS, Eligible Holders of Mortgages on Condominiums to which at least fifty-one percent (51%) of the votes of Condominiums subject to a Mortgage appertain have approved this Amendment; and

WHEREAS, the requisite percentage of Owners desire to amend the provisions of the Declaration as more fully set out herein.

NOW, THEREFORE, the Developer and the Owners do hereby, upon the recording hereof, amend the provisions of the Declaration as set forth below.

1. Any requirement that improvements to the Phase II or Phase III be substantially completed prior to the time such Phase II or Phase III is added to the Project is hereby waived. The prior addition of Phase II and Phase III to the Project is hereby ratified in all respects.

2. The Original Exhibit "B" is hereby deleted and substituted in lieu thereof is Exhibit "B", attached hereto and made a part hereof for all purposes. The percentage ownership in the Common Elements relating to each Apartment shall hereafter be as set forth on Exhibit "B."

3. Section 8.06(A) is hereby amended by adding the following thereto:

Any amendment to this Declaration adopted in accordance with the Act shall be executed and acknowledged by the President of the Association and by Developer (so long as Developer owns any Condominium) and shall be effective upon recordation in the Office of the County Clerk of Dallas County, Texas.

4. Exhibit "C" to the Supplementary Declaration-Phase II is hereby amended by deleting the same and substituting in lieu thereof Exhibit "C"-Phase II, attached hereto and made a part hereof for all purposes. Exhibit "C" to the Supplementary Declaration-Phase III is hereby amended by deleting the same and substituting in lieu thereof Exhibit "C"-Phase III, attached hereto and made a part hereof for all purposes.

5. As amended hereby, the Declaration shall continue in full force and effect in accordance with its terms and provisions.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the day and year first above written.

MONTICELLO CROSSING JOINT VENTURE

By: Dondi Residential Properties, Inc.

By: *David P. Stalder*

Its: PRESIDENT

FLORIDA FIRST SERVICE CORPORATION

By: *John Brandy*

Its: PRESIDENT

MONTICELLO CROSSROADS CONDOMINIUM ASSOCIATION

By: [Signature]
President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bruce P. Stoddard, known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be the President of DONDI RESIDENTIAL PROPERTIES, INC., a Texas corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act of said corporation.

5th GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of October, 1984.

[Signature]
Notary Public in and for
the State of Texas

My Commission Expires:

2/9/85

STATE OF Florida §
 §
COUNTY OF Pinellas §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Howard B. Montgomery, known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be the President of FLORIDA FIRST SERVICE CORPORATION, a Florida corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act of said corporation.

4th GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of October, 1984.


[Signature]
Notary Public in and for
the State of Florida

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires OCT. 1, 1986

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on October 5,
1984, by Al Alessandro, President of MONTICELLO CROSSROADS
CONDOMINIUM ASSOCIATION, a Texas nonprofit corporation, on
behalf of such corporation.


Notary Public in and for
the State of Texas

My Commission Expires:
2/9/85

Unofficial Copy

EXHIBIT "B"

Unofficial Copy

PHASE I

EXHIBIT "B"

MONTICELLO CROSSROADS CONDOMINIUMS

BLDG.	APT. NO.	UNIT TYPE	INDIVIDUAL % INTEREST	APPROX. SQUARE FOOTAGE	PARKING SPACE	JOB NO.
X	3	B2a	.7109	1186	B-3	2A
X	1	B2b	.7020	1171	B-1	2B
X	2	B1b	.6342	1058	B-1	2C
X	4	B1a	.6414	1070	B-1	2D
X	1	B3	.6588	1099	B-1	3A
X	2	B3	.6588	1099	B-1	3B
X	3	B3	.6588	1099	B-1	3C
X	4	B3	.6588	1099	B-1	3D
X	5	B3	.6588	1099	B-1	3E
X	6	B3	.6588	1099	B-1	3F
X	7	B3	.6588	1099	B-1	3G
X	8	A4s	.5707	952	B-1	3H
X	9	A4s	.5707	952	B-1	3I
X	10	A3s	.5017	837	B-1	3J
X	11	A3s	.5017	837	B-1	3K
X	12	A4s	.5707	952	B-1	3L
X	13	A3s	.5017	837	B-1	3M
X	14	A4s	.5707	952	B-1	3N
X	15	A3s	.5017	837	B-1	3O
X	1	B2a	.7109	1186	B-3	4A
X	2	B2b	.7020	1171	B-1	4B
X	3	B2b	.7020	1171	B-1	4C
X	4	B2a	.7109	1186	B-1	4D
X	1	B1a	.6414	1070	B-1	5A
X	2	B1b	.6342	1058	B-1	5B
X	3	B1b	.6342	1058	B-1	5C
X	4	B1a	.6414	1070	B-1	5D
X	1	B3	.6588	1099	B-1	6A
X	2	B3	.6588	1099	B-1	6B
X	3	B3	.6588	1099	B-1	6C
X	4	B3	.6588	1099	B-1	6D
X	5	B3	.6588	1099	B-1	6E
X	6	A4s	.5707	952	B-1	6F
X	7	A4s	.5707	952	B-1	6G
X	8	A3s	.5017	837	B-1	6H
X	9	A3s	.5017	837	B-1	6I
X	10	A4s	.5707	952	B-1	6J
X	11	A3s	.5017	837	B-1	6K
X	12	A3s	.5017	837	B-1	6L
X	13	A4s	.5707	952	B-1	6M
X	14	A4s	.5707	952	B-1	6N
X	15	A3s	.5017	837	B-1	6O
X	1	B1a	.6414	1070	B-1	7A
X	2	B1b	.6342	1058	B-1	7B
X	3	B1b	.6342	1058	B-1	7C
X	4	B1a	.6414	1070	B-1	7D
X	1	B2a	.7109	1186	B-1	8A
X	2	B2b	.7020	1171	B-1	8B
X	3	B2b	.7020	1171	B-1	8C
X	4	B2a	.7109	1186	B-1	8D
X	1	B1a	.6414	1070	B-1	9A
X	2	B1b	.6342	1058	B-1	9B
X	3	B1b	.6342	1058	B-1	9C
X	4	B1a	.6414	1070	B-1	9D
X	1	B2a	.7109	1186	B-1	10A
X	2	B2b	.7020	1171	B-1	10B
X	3	B2b	.7020	1171	B-1	10C
X	4	B2a	.7109	1186	B-1	10D
X	1	B3	.6588	1099	B-1	11A
X	2	B3	.6588	1099	B-1	11B
X	3	B3	.6588	1099	B-1	11C
X	4	B3	.6588	1099	B-1	11D
X	5	B3	.6588	1099	B-1	11E
X	1	A3s	.5017	837	B-1	11F
X	2	A4s	.5707	952	B-1	11G
X	3	A4s	.5707	952	B-1	11H
X	4	A3s	.5017	837	B-1	11I
X	5	A3s	.5017	837	B-1	11J
X	6	A4s	.5707	952	B-1	11K
X	7	A3s	.5017	837	B-1	11L
X	8	A3s	.5017	837	B-1	11M
X	9	A4s	.5707	952	B-1	11N
X	10	A4s	.5707	952	B-1	11P
X	11	A4s	.5707	952	B-1	11Q

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COOK CONSULTANTS, INC.
 CIVIL & STRUCTURAL ENGINEERING-SURVEYING
 LAND PLANNING-LANDSCAPE ARCHITECTURE
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 (214) 528-8120 metro (214) 263-8784
 4328 n. lamar boulevard austin, texas 78758
 (512) 454-2884

JOB 80344-05 DATE 7-30-84
 94202 17 SHEET. 1 OF 3
 BY TDK/JWF CHD.

EXHIBIT "B"

MONTICELLO CROSSROADS CONDOMINIUMS

PHASE II

BLDG.	APT. NO.	UNIT TYPE	INDIVIDUAL % INTEREST	APPROX. SQUARE FOOTAGE	PARKING SPACE	JOB NO.
BA	1	A0a1	.5599	934	BA1G	27A
BA	1	A0b1	.5647	942	BA2P	27B
BA	4	A0b1	.5647	942	BA3P	27C
BA	4	A0a1	.5599	934	BA4G	27D
BB	1	B8c	.5822	971	BB1P, BB4P	28A
BB	1	B8c	.5822	971	BB2P, BB3P	28B
BB	1	A2a	.5515	920	BB1G, BB3P	29A
BB	3	B6b	.6492	1083	BB2P	29B
BB	3	B6a	.6330	1056	BB4G	29C
BB	4	A2a	.5515	920	BB3P	29D
BB	1	B7c	.6575	1097	BB1P, BB4P	30A
BB	1	B7c	.6575	1097	BB2P, BB3P	30B
BB	4	A0a1	.5599	934	BB1G	31A
BB	4	A0b1	.5647	942	BB2P	31B
BB	4	A0b1	.5647	942	BB3P	31C
BB	4	A0a1	.5599	934	BB4G	31D
BB	1	B8c	.5822	971	BB1P, BB4P	32A
BB	1	B8c	.5822	971	BB2P, BB3P	32B
BB	1	A2a	.5515	920	BB1G, BB3P	33A
BB	3	B6b	.6492	1083	BB2P	33B
BB	3	B6a	.6330	1056	BB3P	33C
BB	4	A2a	.5515	920	BB4G	33D
BB	1	B7c	.6575	1097	BH1P	34A
BB	1	B7c	.6575	1097	BH2P	34B
BB	4	A0a	.5155	860	BI1G	35A
BB	4	A0b	.5203	868	BI2P	35B
BB	4	A0b	.5203	868	BI3P	35C
BB	4	A0a	.5155	860	BI4G	35D
BB	1	B8c	.5822	971	BJ1P	36A
BB	1	B8c	.5822	971	BJ2P	36B
BB	1	A2a	.5515	920	BK1G	37A
BB	3	B6b	.6492	1083	BK2P	37B
BB	3	B6a	.6330	1056	BK3P	37C
BB	4	A2a	.5515	920	BK4G	37D
BB	1	B7c	.6575	1097	BL1P	38A
BB	1	B7c	.6575	1097	BL2P	38B
BB	1	B8c	.5822	971	BM1P	39A
BB	1	B8c	.5822	971	BM2P	39B
BB	4	A0a	.5155	860	BN1G	40A
BB	4	B8b	.5695	940	BN2P	40B
BB	4	B7D	.6918	1154	BN3P	40C
BB	4	A2a	.5515	920	BN4G	40D
BB	4	A2a	.5515	920	BO1G	41A
BB	4	B6b	.6492	1083	BO2P	41B
BB	4	B6a	.6330	1056	BO4G	41C
BB	4	A2a	.5515	920	BO3P	41D

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 (512) 454-2664

JOB 80344-05	DATE 7-30-84	1718
	94202	SH. 2 OF 3
BY TDK/JWF	CHD.	

EXHIBIT "B"

MONTICELLO CROSSROADS CONDOMINIUMS

PHASE III

BLDG.	APT. NO.	UNIT TYPE	INDIVIDUAL % INTEREST	APPROX. SQUARE FOOTAGE	PARKING SPACE	JOB NO.
L		B6b	.6330	1056	L2P	12A
L		B6a	.6492	1083	L1G	12B
L		A2a	.5515	920	L14G	12C
L		A2a	.5515	920	L3P	12D
L		A0a1	.5599	934	M1G	13A
L		A0b1	.5647	942	M2P	13B
L		A0b1	.5647	942	M3P	13C
L		A0a1	.5599	934	M4G	13D
L		B6a	.6330	1056	N1P, N4P	14A
L		B6b	.6492	1083	N2P, N3P	14B
L		B7c	.6575	1097	O1P, O4P	15A
L		B7c	.6575	1097	O2P, O3P	15B
L		A2a	.5515	920	P1G	16A
L		B6b	.6492	1083	P2P	16B
L		B6a	.6330	1056	P4G	16C
L		A2a	.5515	920	P3P	16D
L		A2a	.5515	920	Q1G	17A
L		B6b	.6492	1083	Q2P	17B
L		B6a	.6330	1056	Q4P	17C
L		A2a	.5515	920	Q3P	17D
L		B7a	.6900	1151	R1G	18A
L		B7b	.6918	1154	R2P	18B
L		B7b	.6918	1154	R3P	18C
L		B7a	.6900	1151	R4G	18D
L		B7c	.6575	1097	S1P, S4P	19A
L		B7c	.6575	1097	S2P, S3P	19B
L		B6a	.6330	1056	T1P, T4P	20A
L		B6b	.6492	1083	T2P, T3P	20B
L		A2a	.5515	920	U1G	21A
L		B6b	.6492	1083	U2P	21B
L		B6a	.6330	1056	U4G	21C
L		A2a	.5515	920	U3P	21D
L		B7c	.6575	1097	V1P, V4P	22A
L		B7c	.6575	1097	V2P, V3P	22B
L		A0a1	.5599	934	W1G	23A
L		A0b1	.5647	942	W2P	23B
L		A0b1	.5647	942	W3P	23C
L		A0a1	.5599	934	W4G	23D
L		B8c	.5822	971	X1P, X4P	24A
L		B8c	.5822	971	X2P, X3P	24B
L		A2a	.5515	920	Y1G	25A
L		B6b	.6492	1083	Y2P	25B
L		B6a	.6330	1056	Y4G	25C
L		A2a	.5515	920	Y3P	25D
L		B7c	.6575	1097	Z4P, ZIP	26A
L		B7c	.6575	1097	Z3P, Z2P	26B

TOTAL : 100.0000%

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COOK CONSULTANTS, INC.
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 (512) 454-2884

JOB 80344-05	DATE 7-30-84	SHT. 3 OF 3
BY TDK/JWF	CHD.	

EXHIBIT "C"-PHASE II

Phase II Plan

Unofficial Copy

A = 00°28'07"
 R = 2994.93
 T = 12.25
 L = 24.50
 C = 24.50
 CB = N30°27'04"E

N37°07'23"W
 13.28'

N30°13'E
 130.07'

N. CENTRAL EXPWY.

LONGVIEW STREET

WEST STREET

50'

609.18'

SOUTH 75.17'

WEST 16.65'

SOUTH 68.83'

556.14'

PHASE II MONTICELLO CROSSROADS

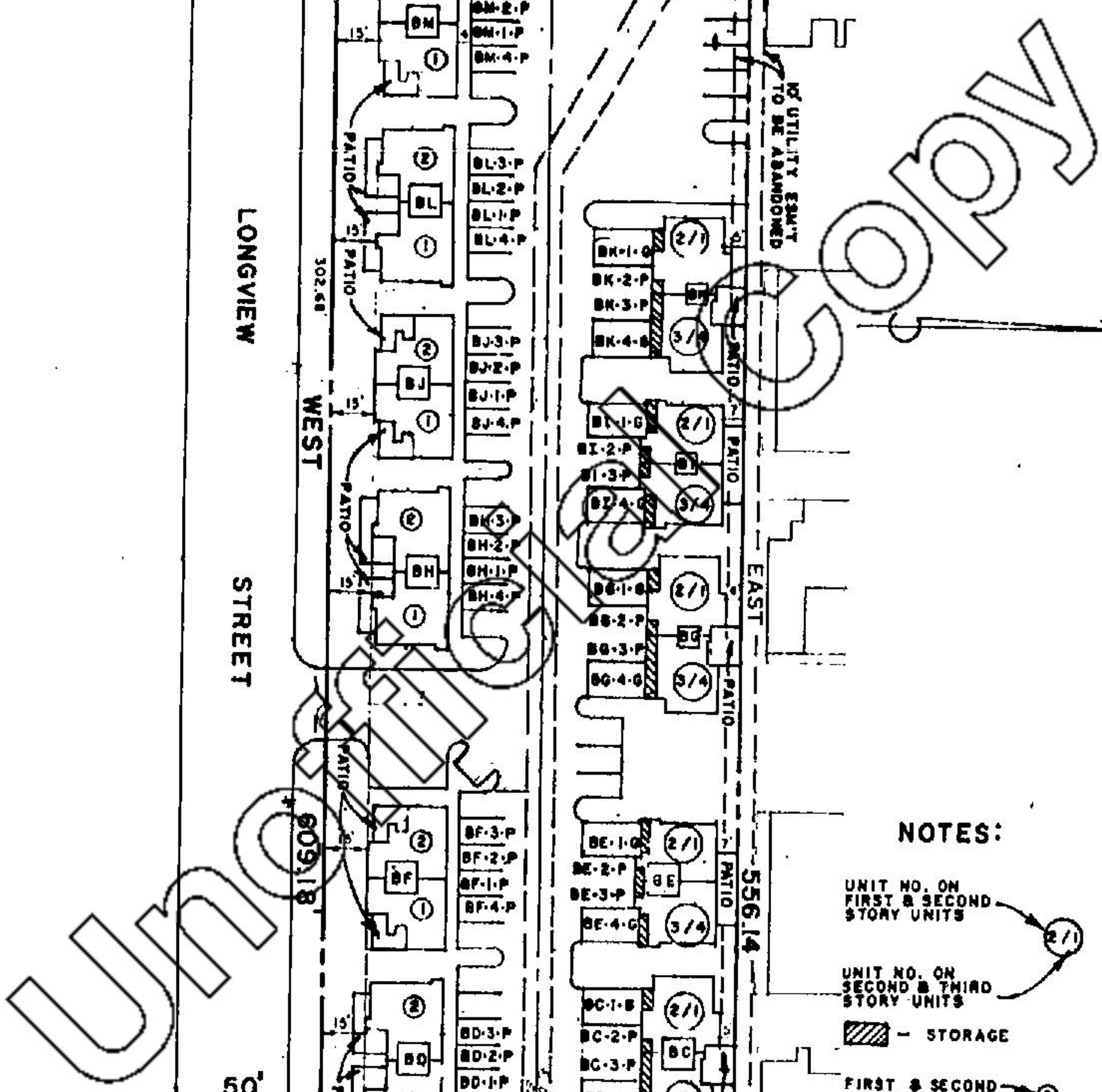
NOTES:

UNIT NO. ON FIRST & SECOND STORY UNITS

UNIT NO. ON SECOND & THIRD STORY UNITS

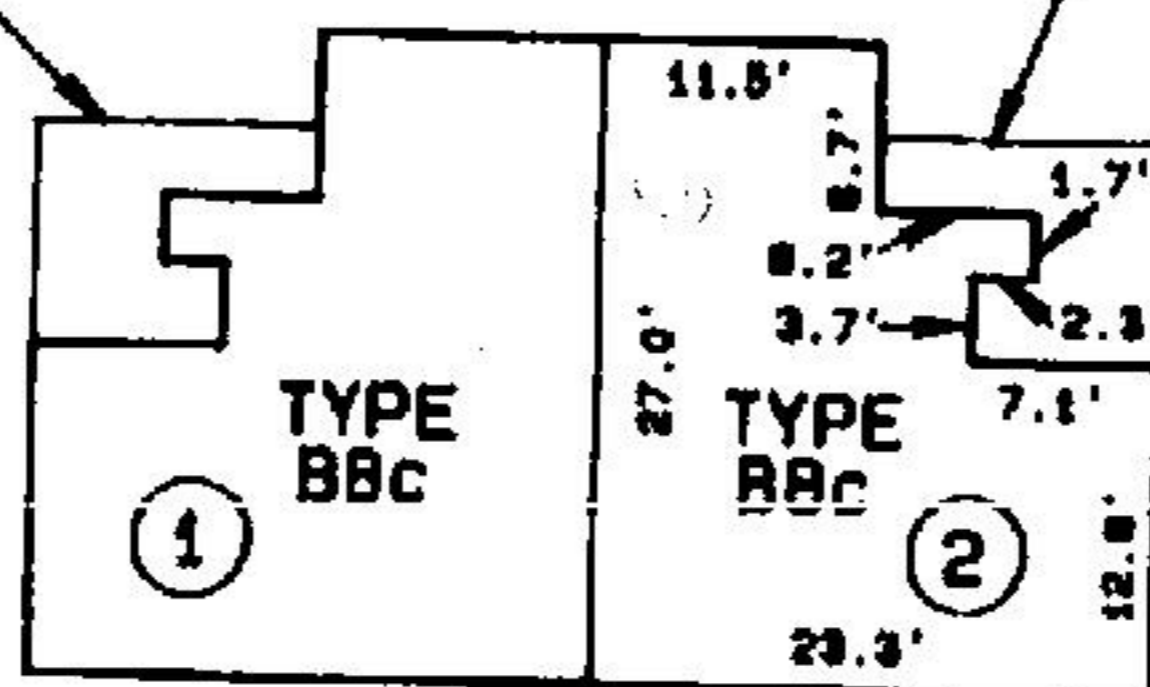
STORAGE

FIRST & SECOND STORY UNITS

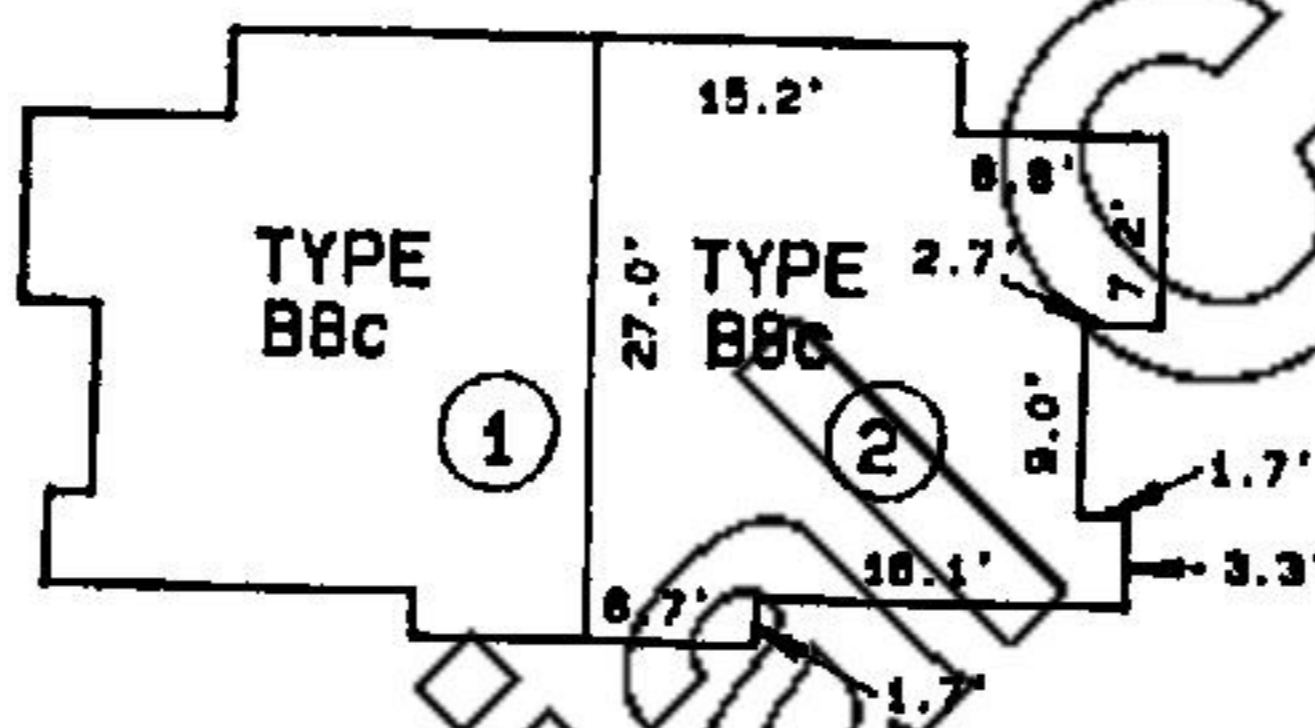


PATIO APPURT.
TO UNIT 1

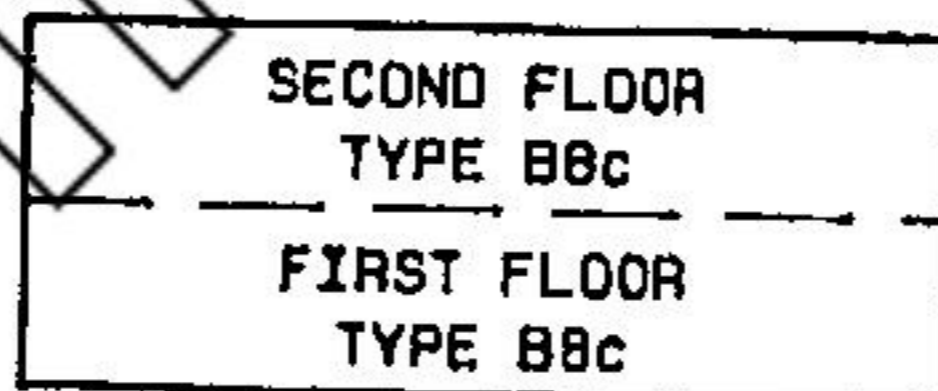
PATIO APPURT.
TO UNIT 2



FIRST FLOOR



SECOND FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING "B8"

UNIT NO. 1, 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

CIVIL & STRUCTURAL ENGINEERING-SURVEYING
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4305 N. Garfield, Suite 203, Midland, Texas 79701
(817) 898-8584 metro (817) 897-8977

JOB 80344-3

DATE 8/24/83

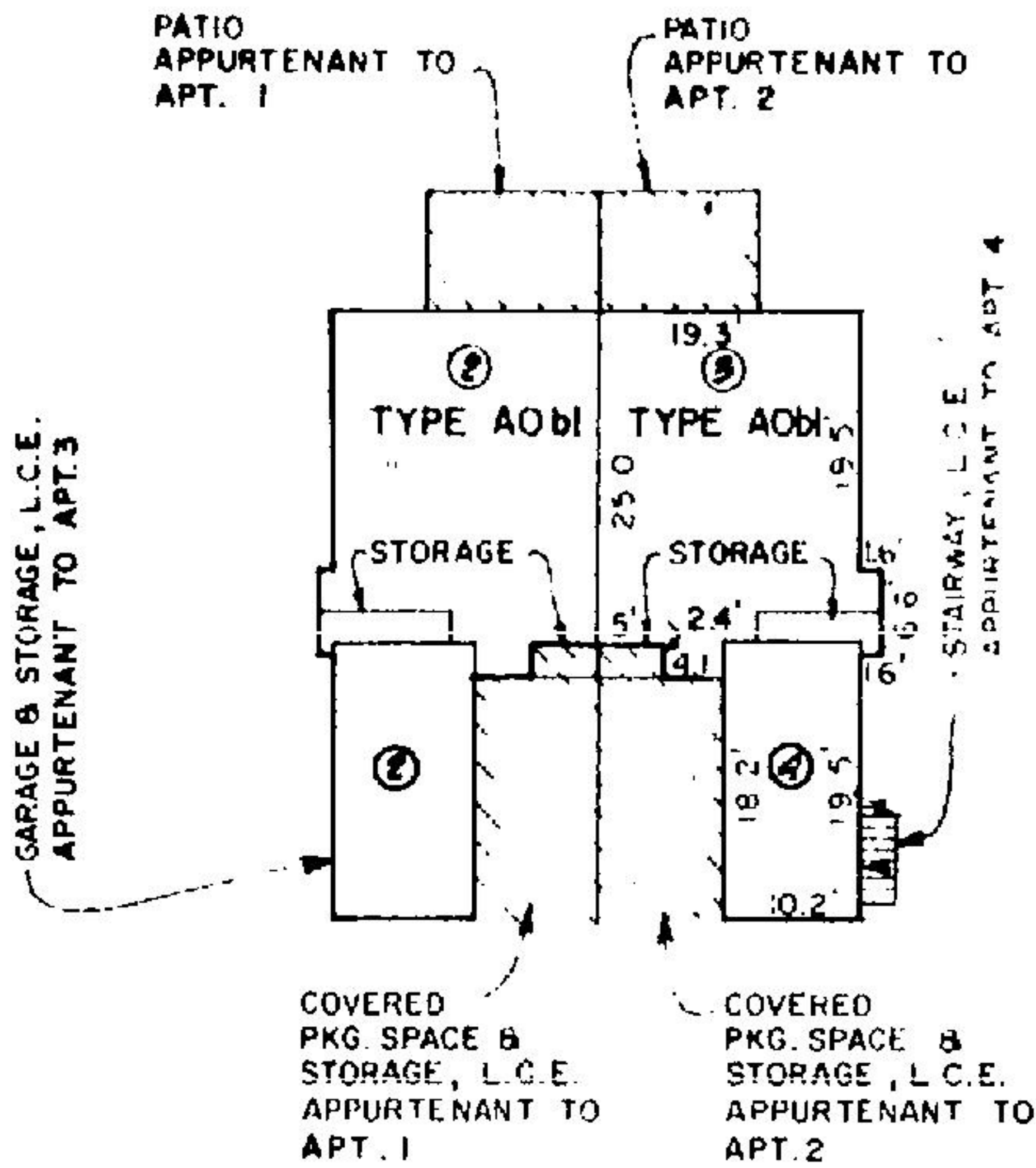
BY R.K./C.M.

CHD. J.N.C.

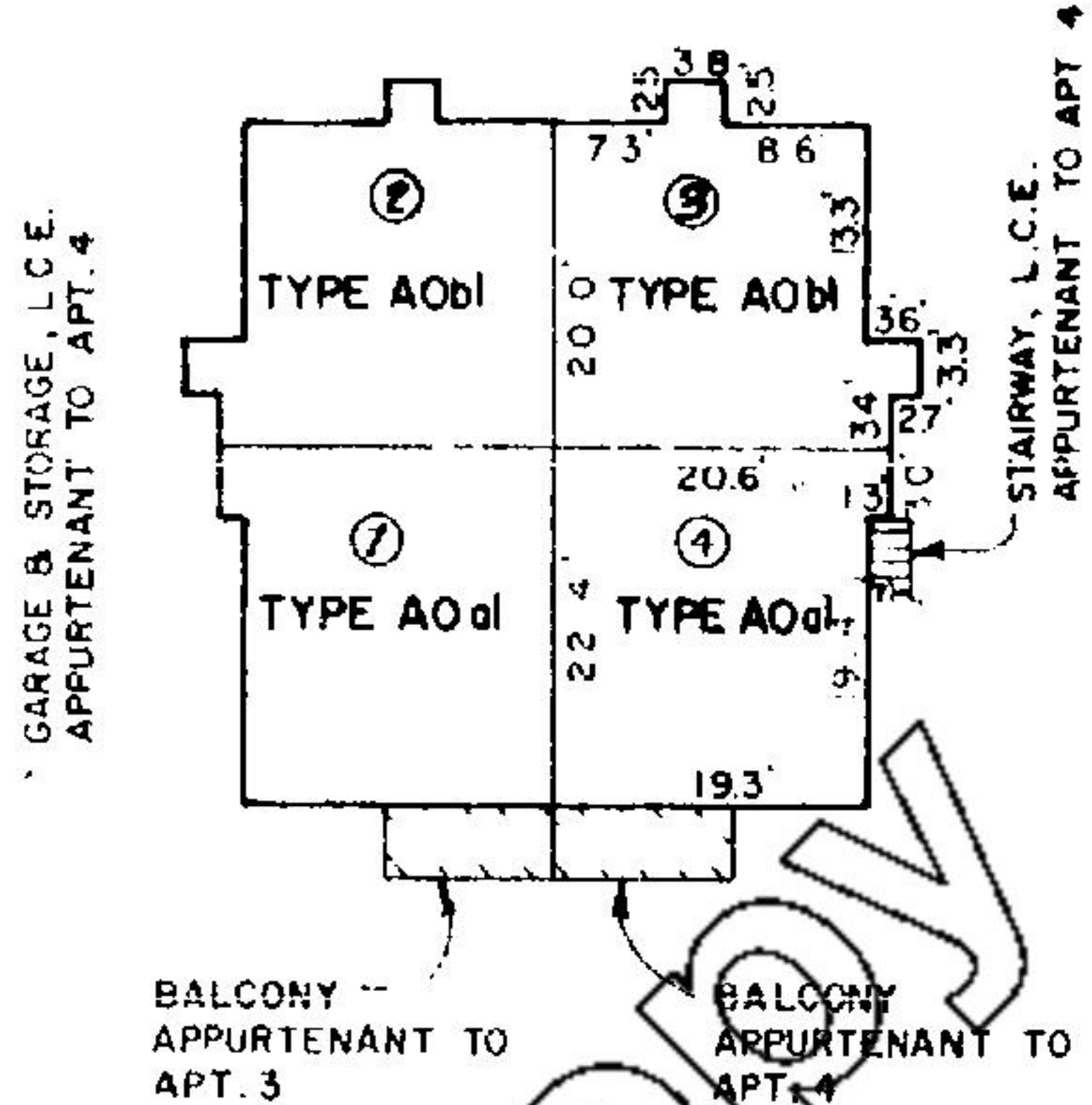
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94202 1722

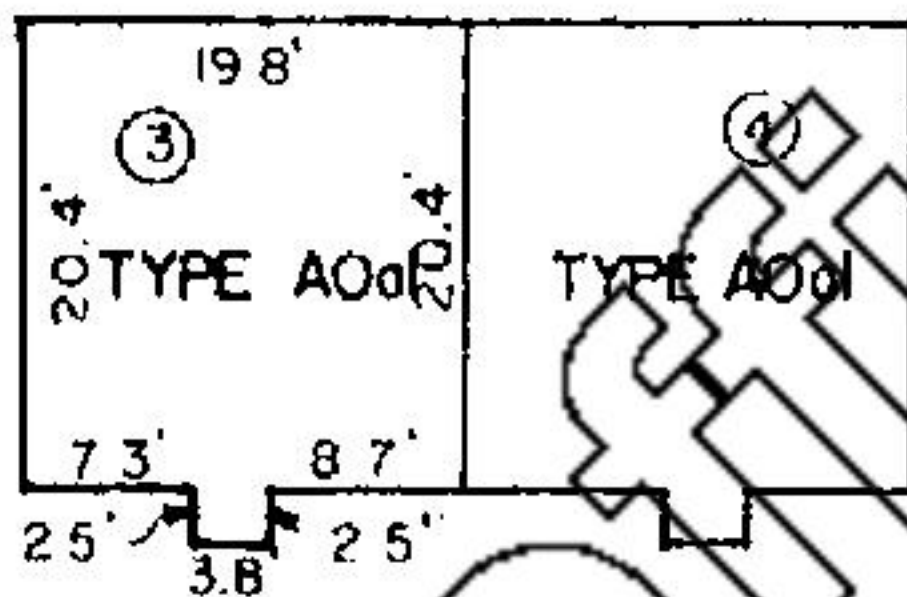
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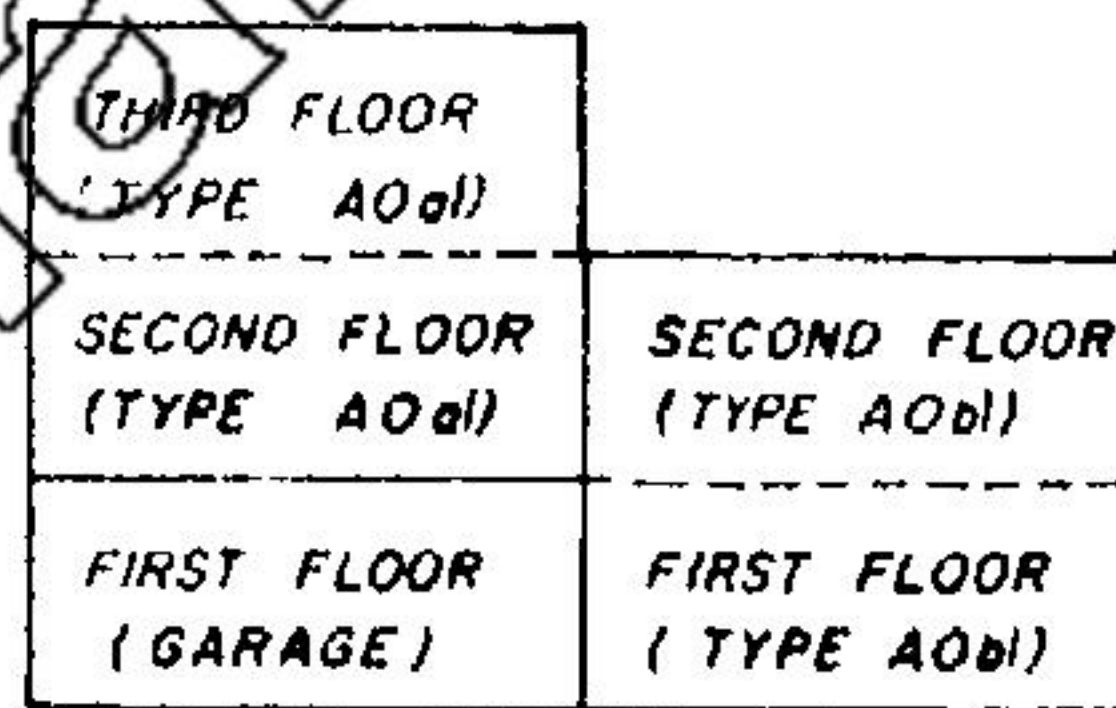
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING "BA"

UNIT NO. 1, 2, 3, & 4

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

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JOB 80344

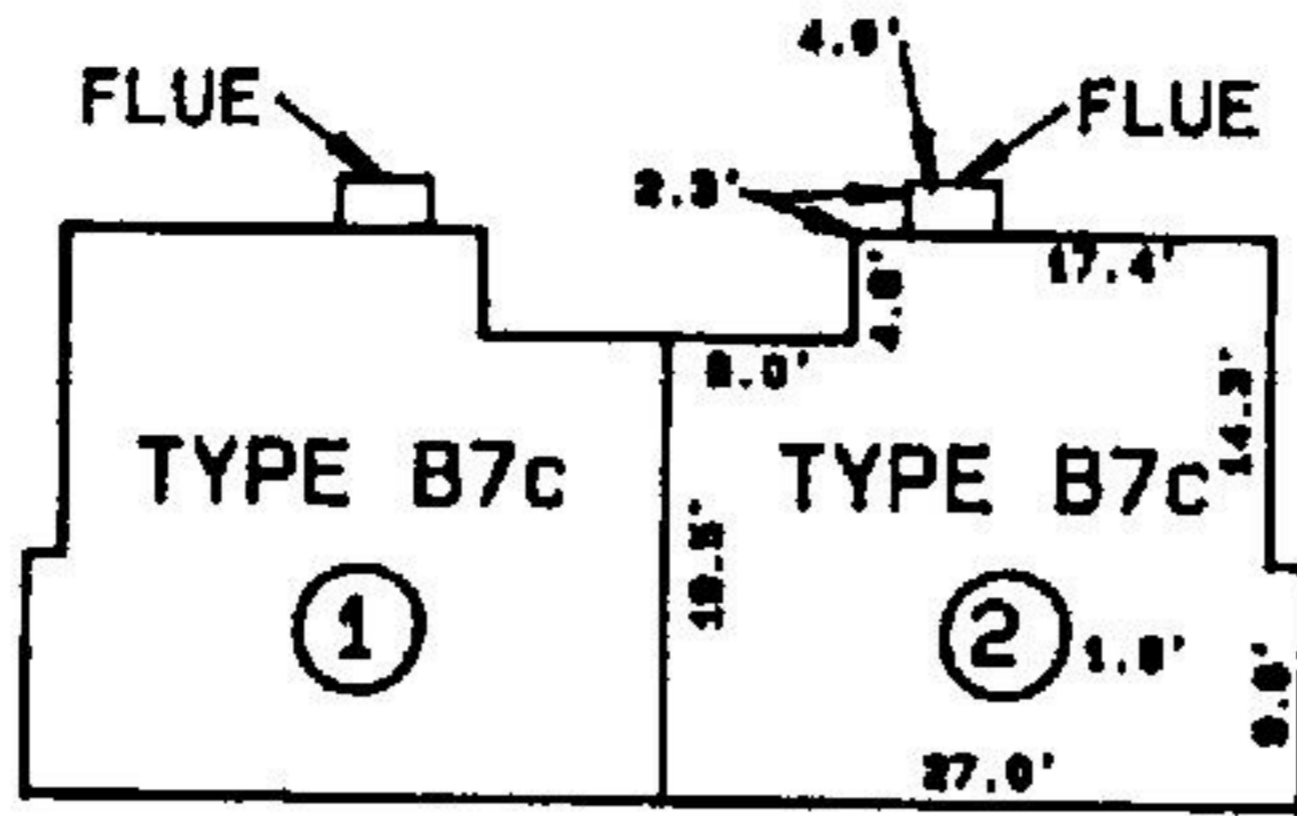
DATE 8/24/83

BY R.K./M.V.

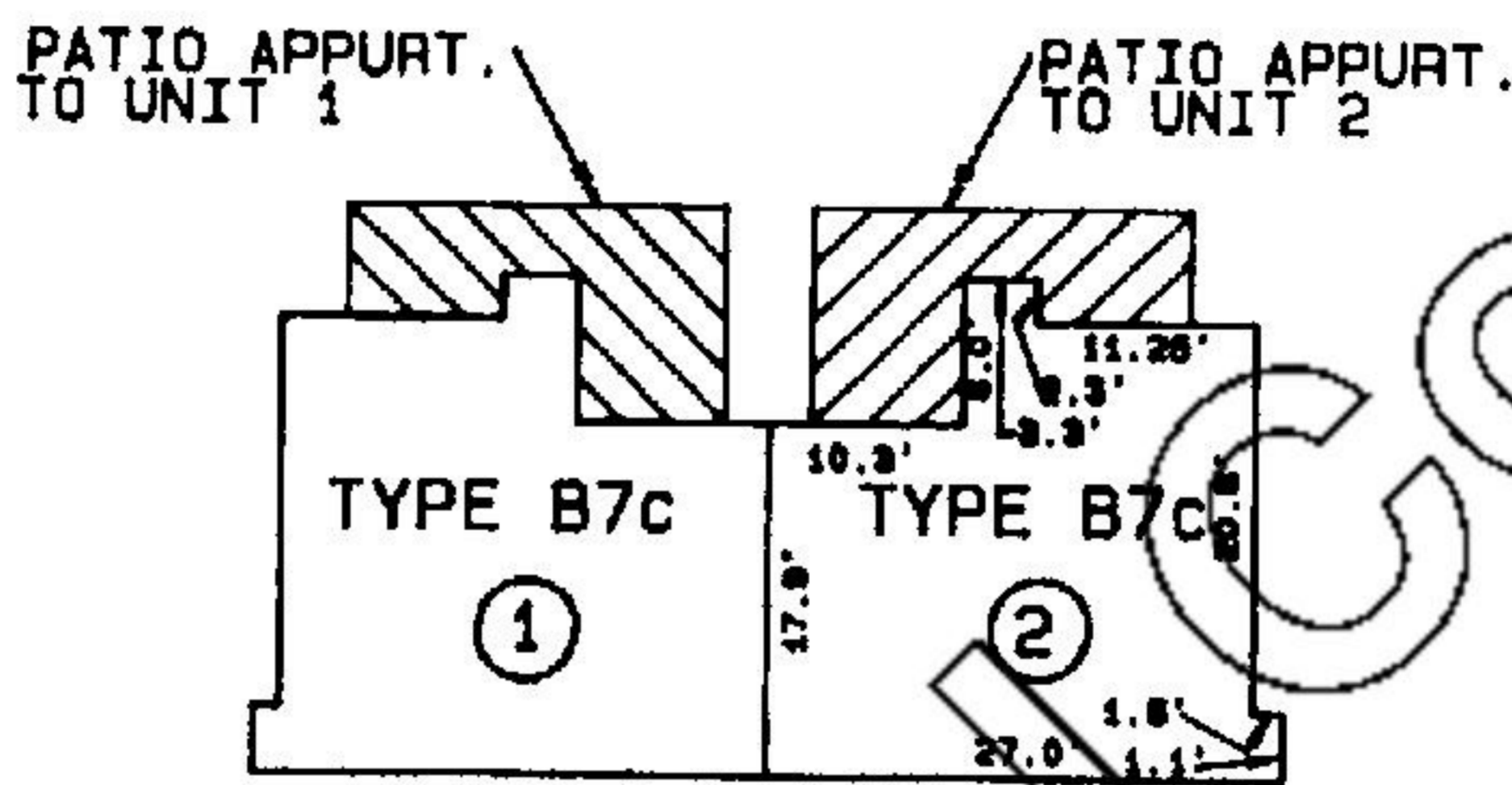
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SCALE: 1"=20'

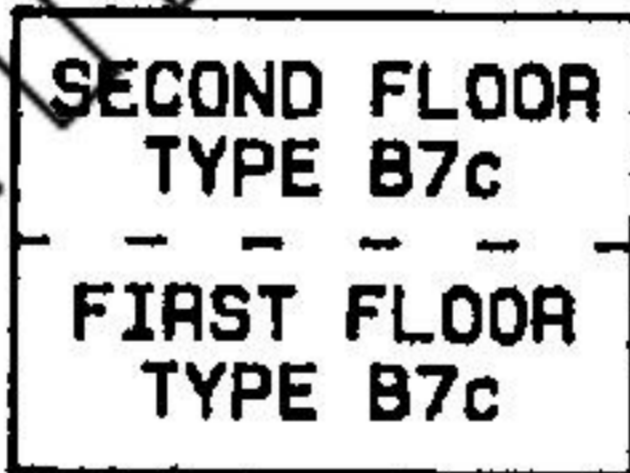
SHT 3 OF



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

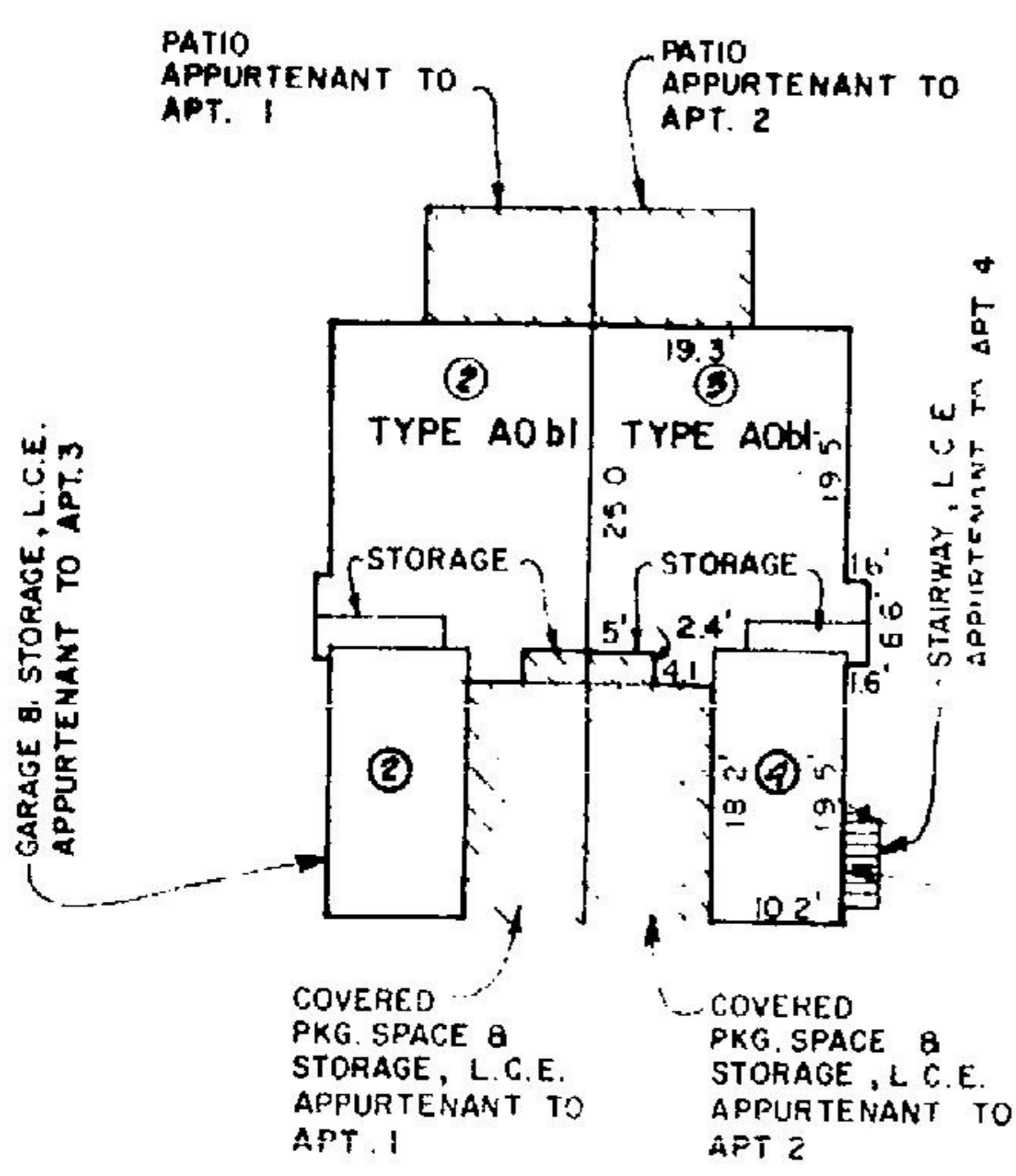
MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	"8D"
UNIT NO.	1 & 2

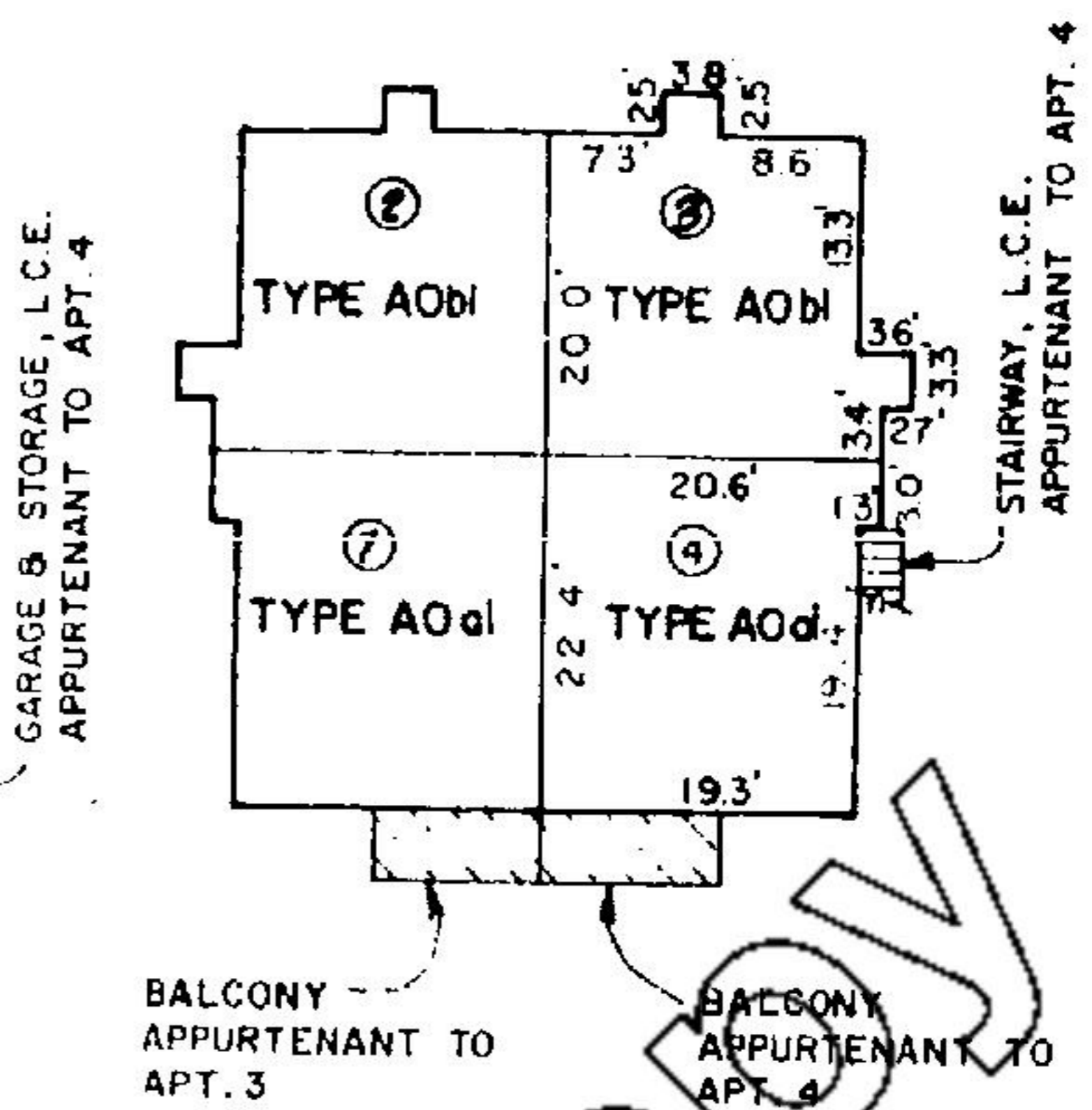
ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
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4305 N. Gerfield, Suite 203, Midland, Texas 79701
(817) 990-8884 Metro (817) 583-5377

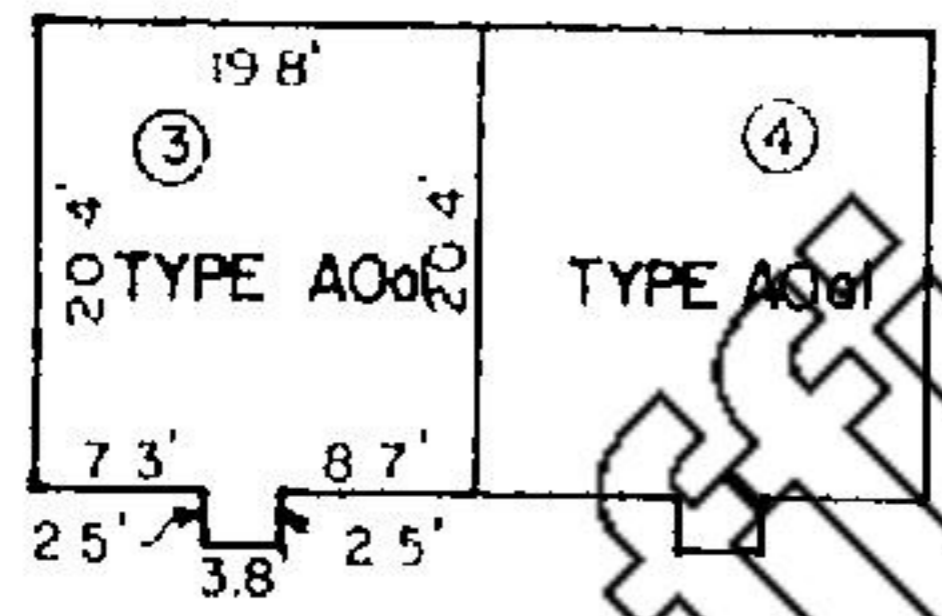
JOB 80344-3	DATE 8/24/83	SHT 6 OF 6
BY R.K./C.M.	CHO J.N.C.	
SCALE: 1"=20'	202 1725	



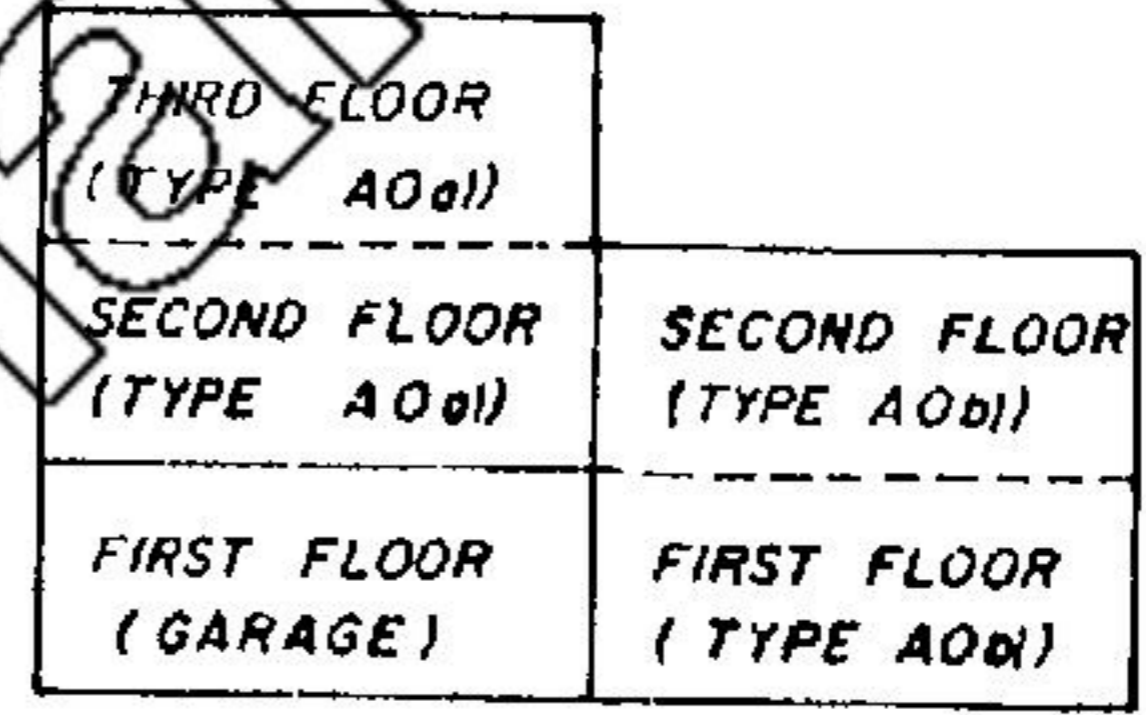
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	"BE"
UNIT NO.	1, 2, 3, & 4

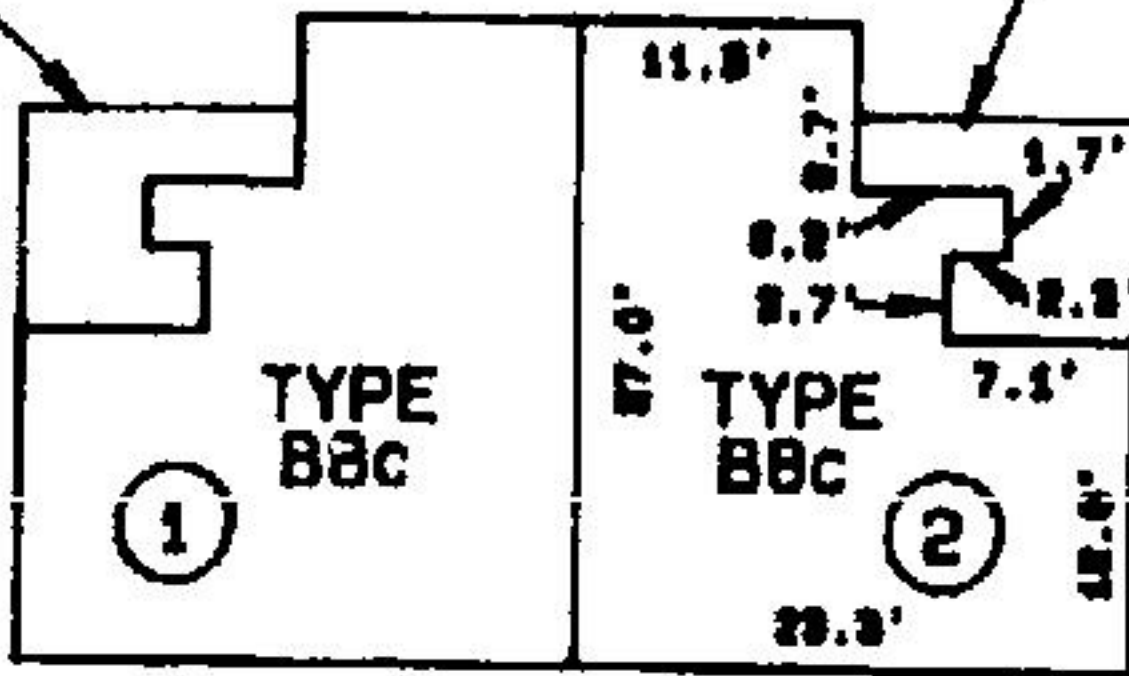
ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE APARTMENT INDICATED.

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(817) 868-9584 metro (817) 583-5377

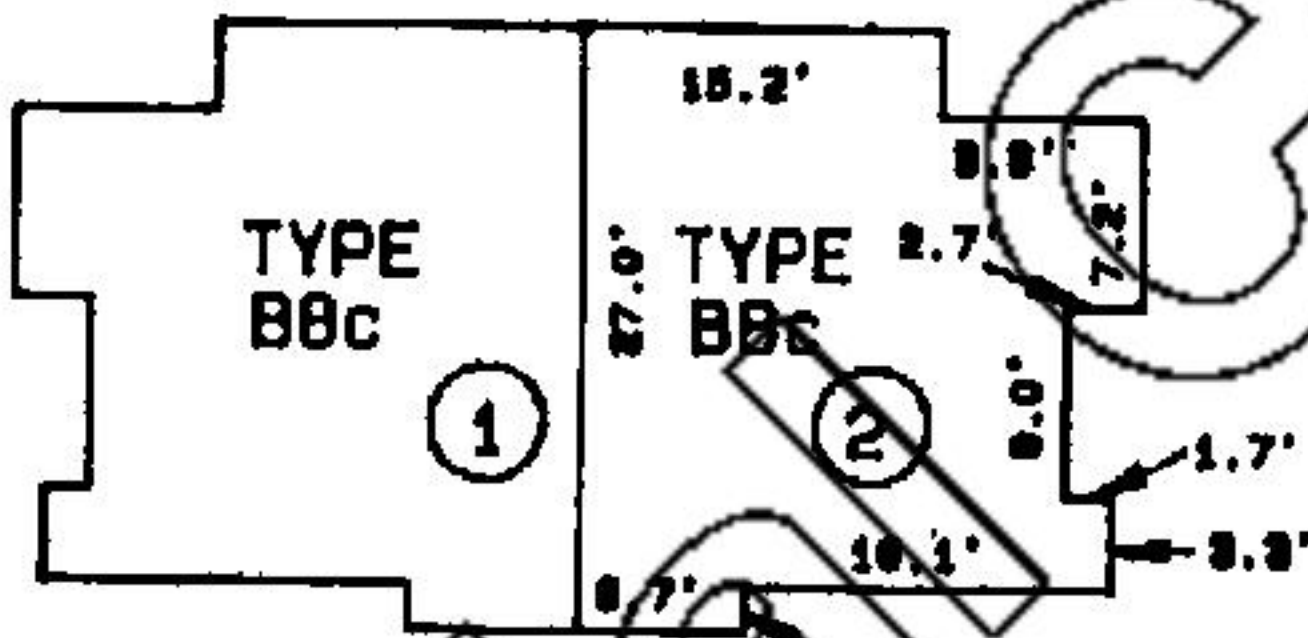
JOB 80344	DATE 8/24/83	SHT 7 OF
BY R.K./M.V.	CHD. J.N.C.	
SCALE: 1"=20'	54 202 1726	

PATIO APPURT.
TO UNIT 1

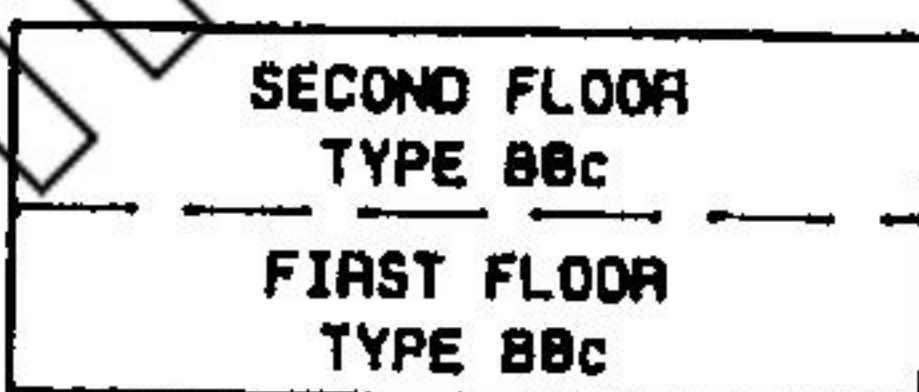
PATIO APPURT.
TO UNIT 2



FIRST FLOOR



SECOND FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	"BF"
UNIT NO.	1, 2

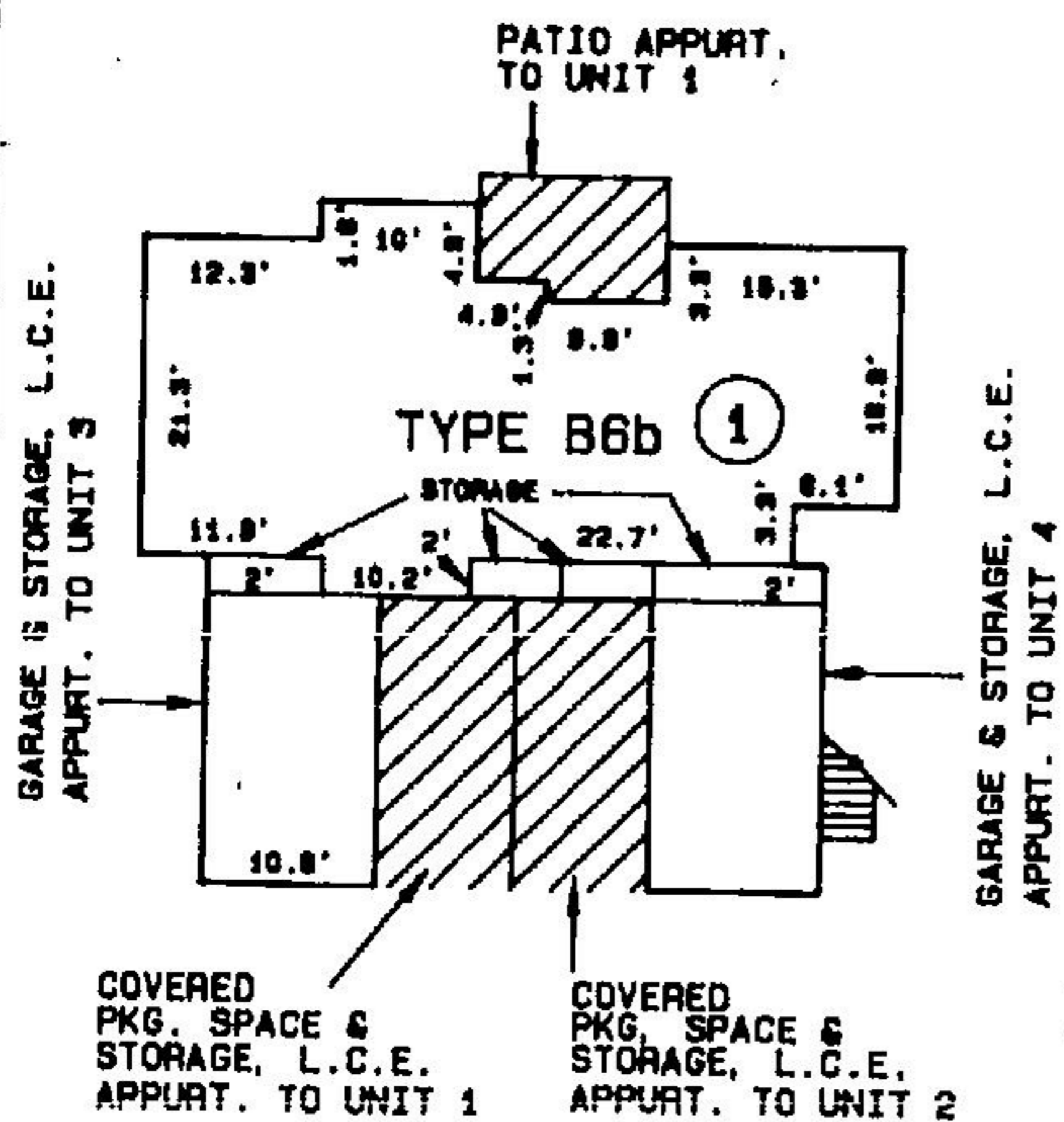
ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
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COOK CONSULTANTS, INC.

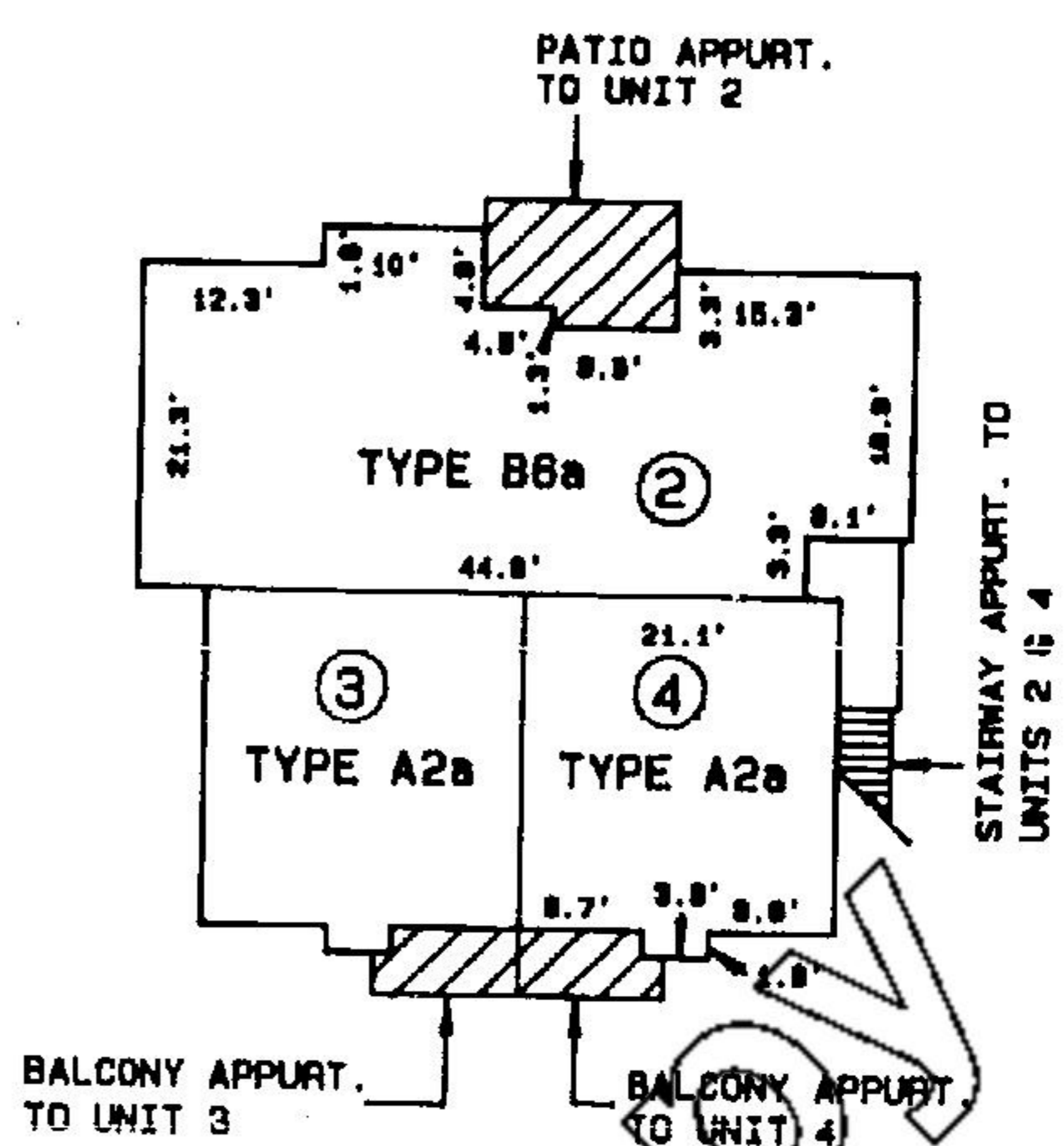
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JOB 80344-3 DATE 8/24/83
BY R.K./C.M. CHD. J.N.C.
SCALE: 1"=20' 202 1727

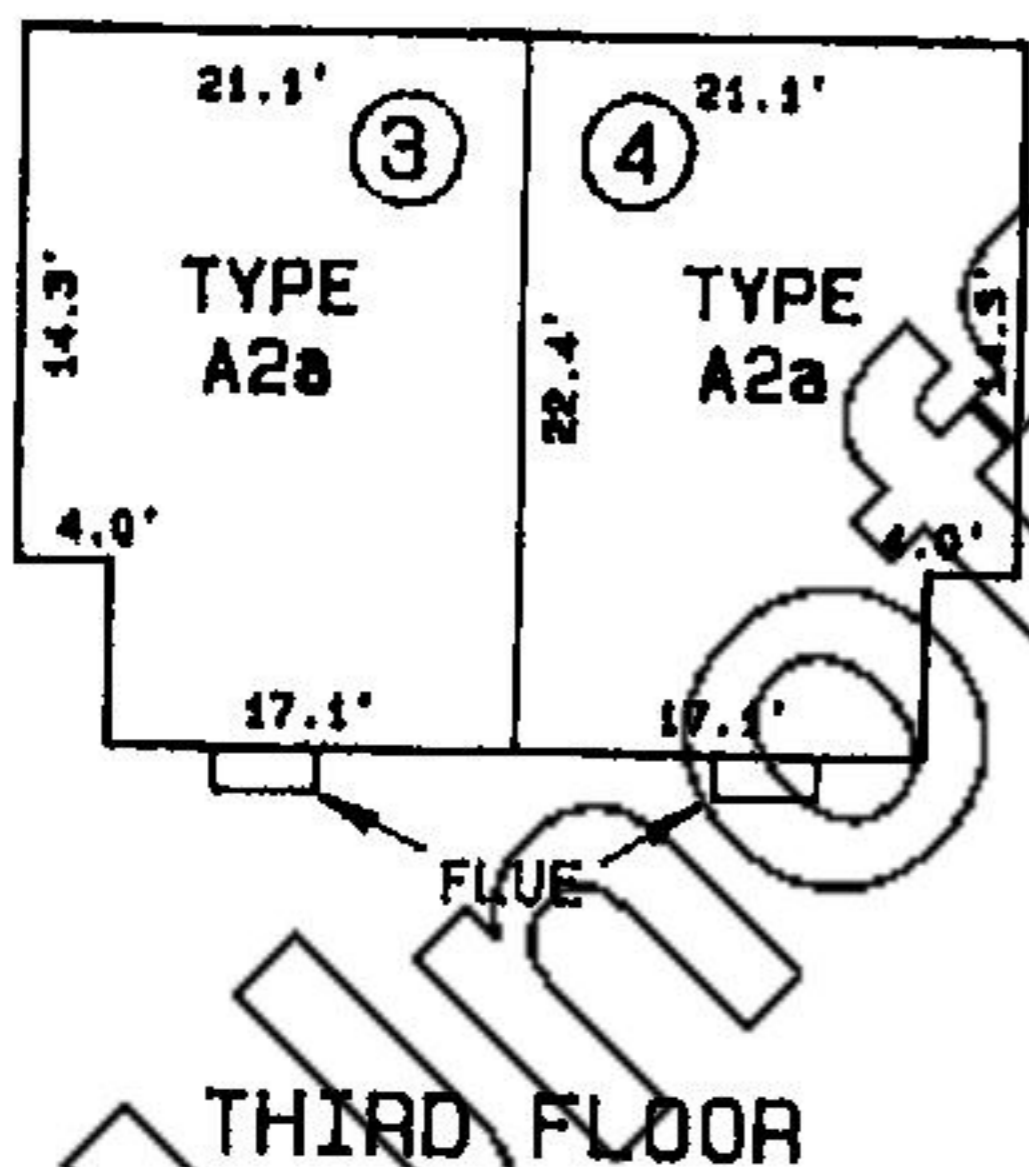
SHT 8 OF



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

THIRD FLOOR	TYPE A2a
SECOND FLOOR	TYPE A2a
SECOND FLOOR	TYPE B6a
FIRST FLOOR	GARAGE
FIRST FLOOR	TYPE B6b

CROSS SECTION

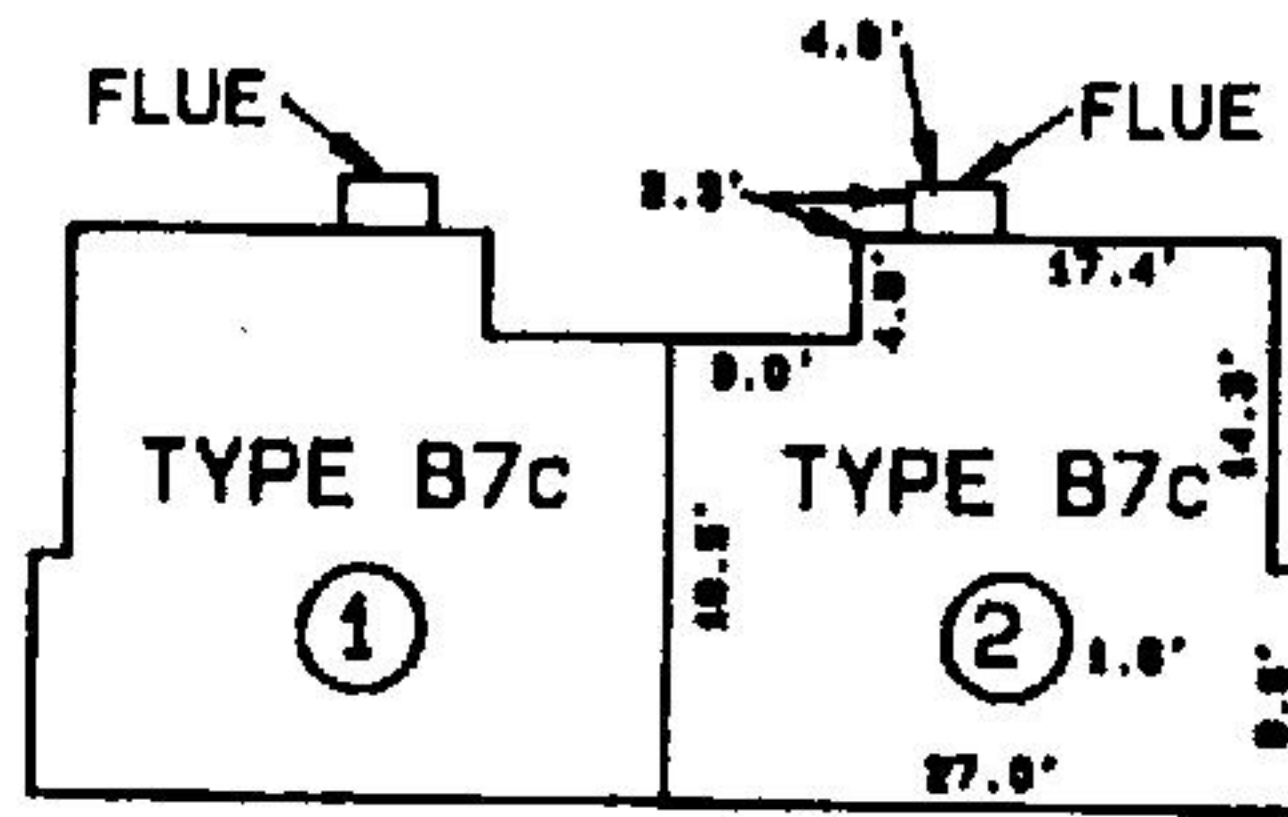
MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	"BG"
UNIT NO.	1, 2, 3, & 4

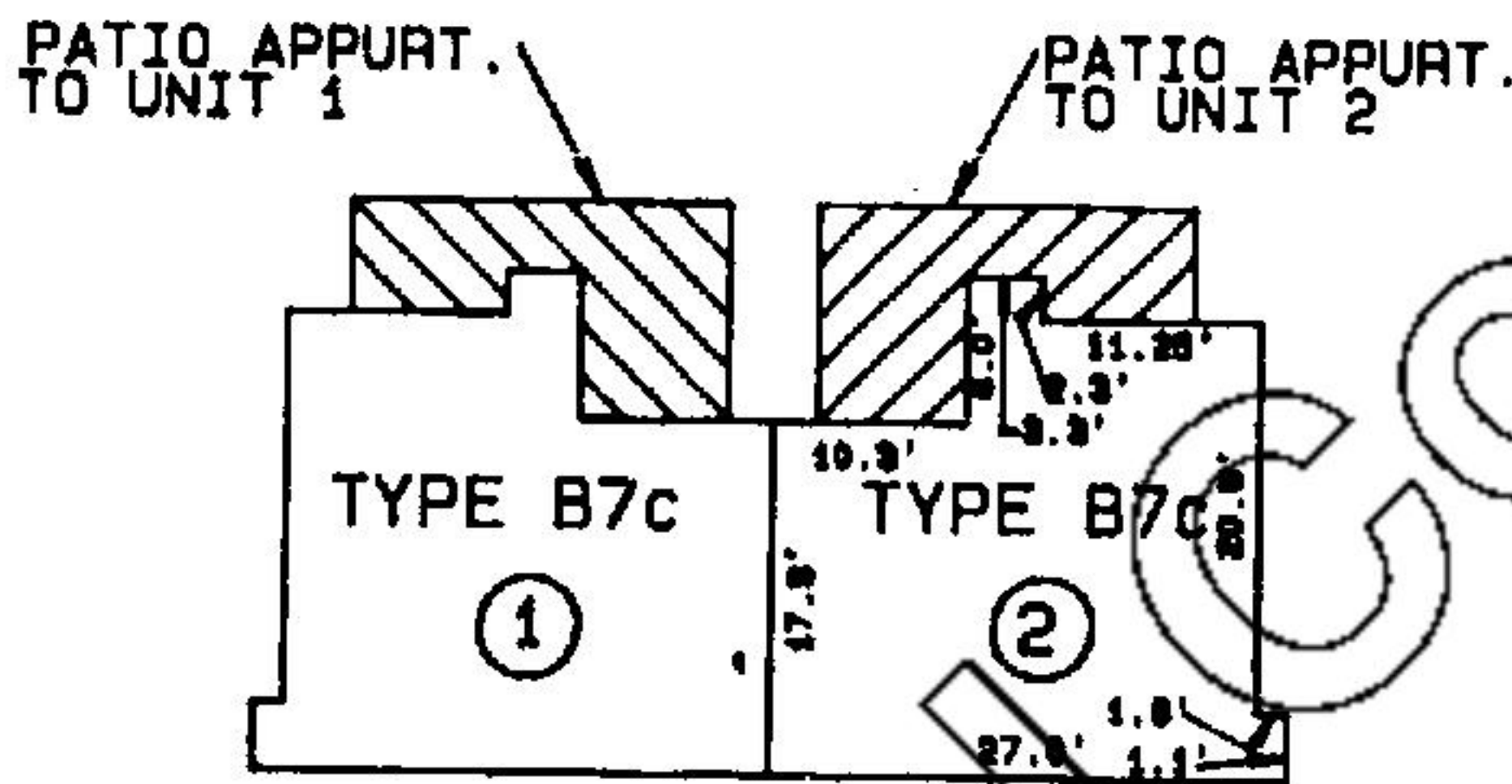
ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
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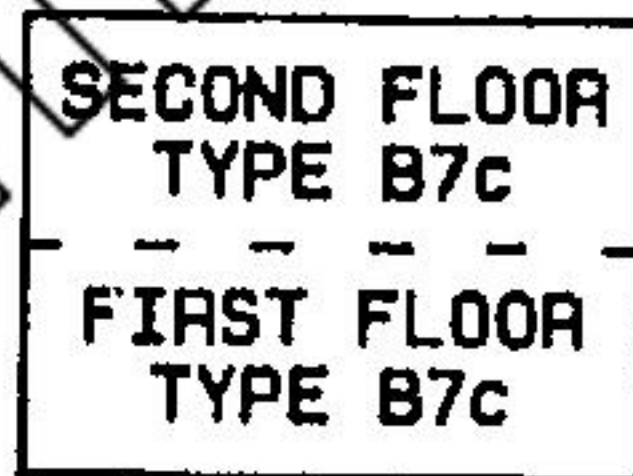
JOB 80344	DATE 8/24/83
BY R.K./M.V.	CHD, J.N.C.
SCALE: 1"=20'	SHT 9 OF 28



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

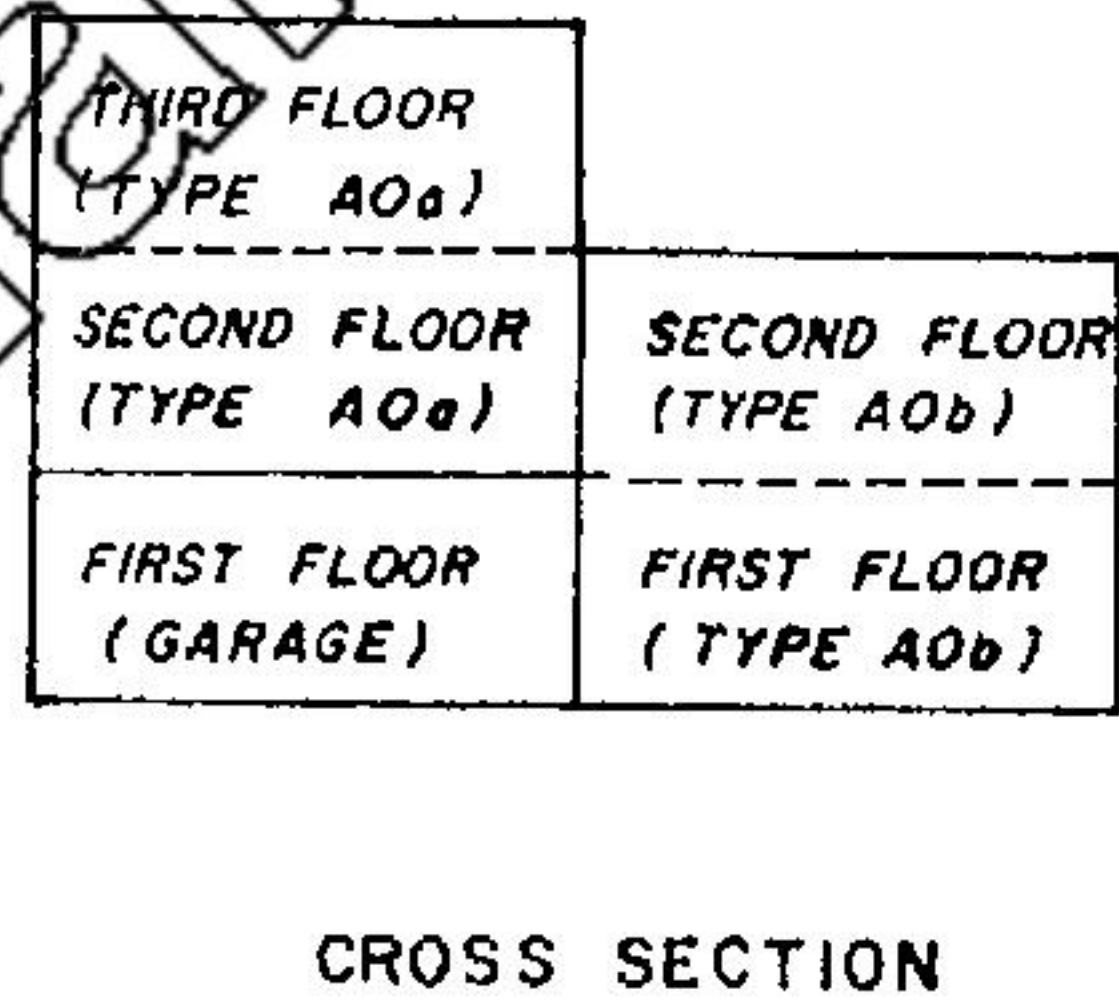
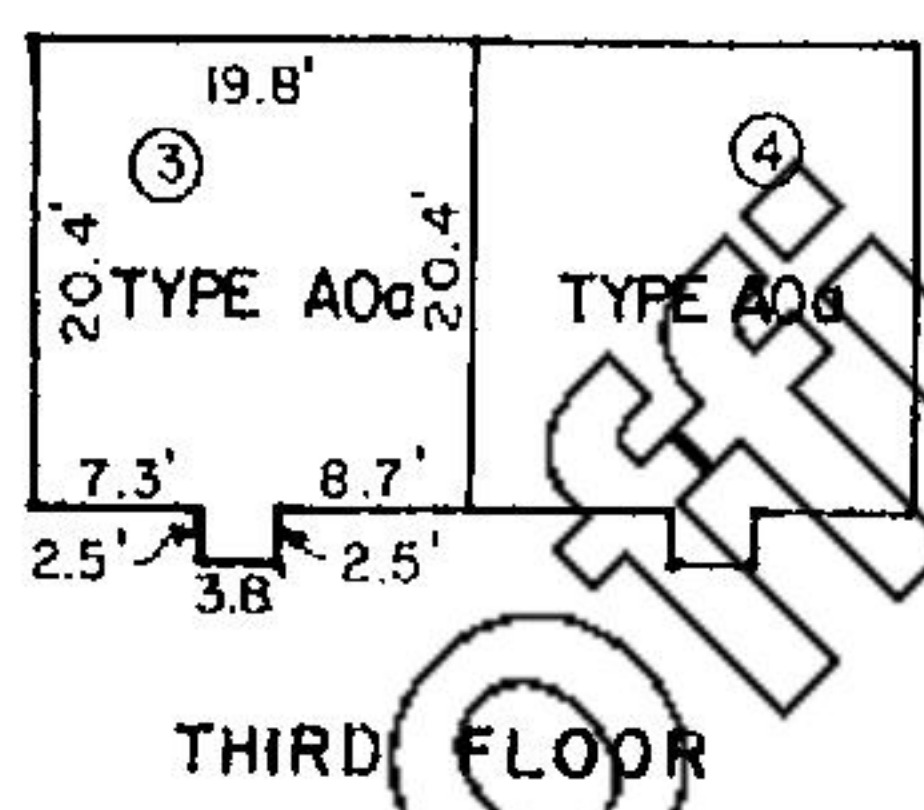
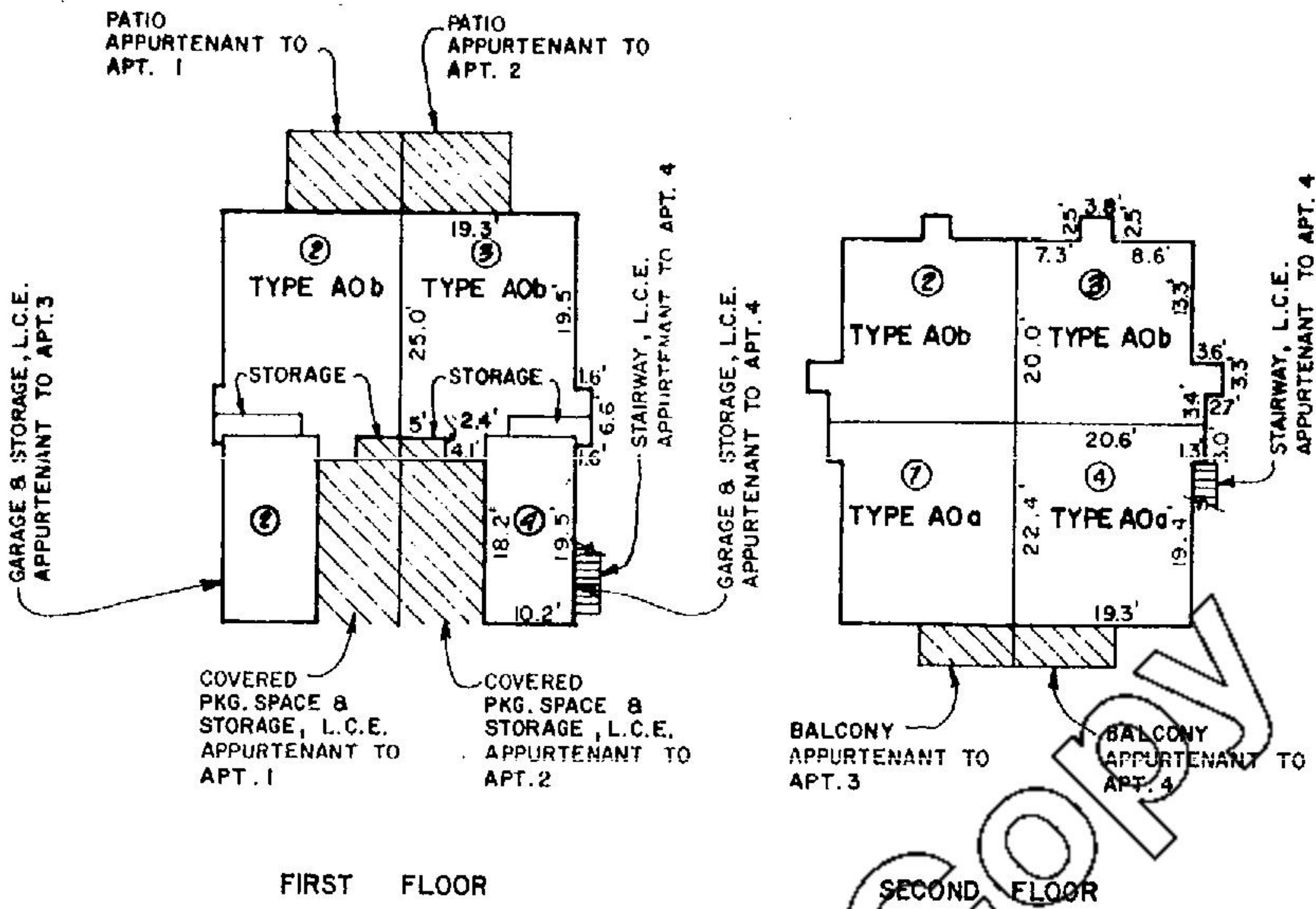
MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	"BH"
UNIT NO.	1 & 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
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(817) 898-5554 Metro (817) 898-8877

JOB 80344-3	DATE 8/24/83	SHT 10 OF 29
BY R.K./C.M.	CHD. J.N.C.	
SCALE: 1"=20'	56202 17	



MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	"BI"
UNIT NO.	1, 2, 3, & 4

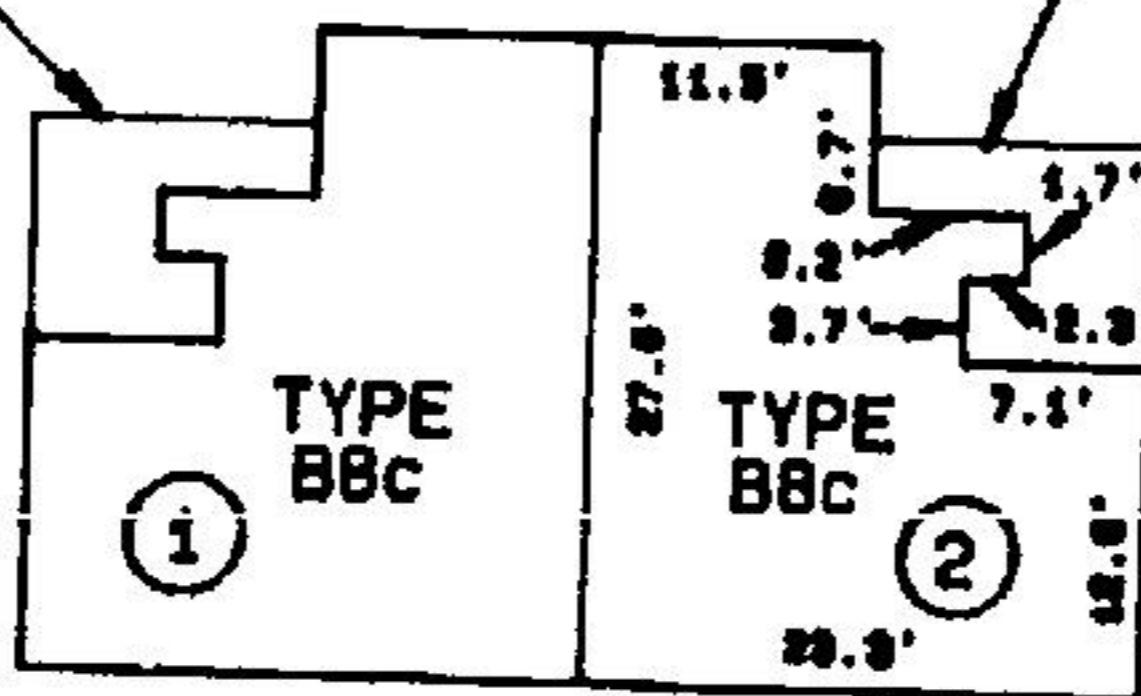
ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
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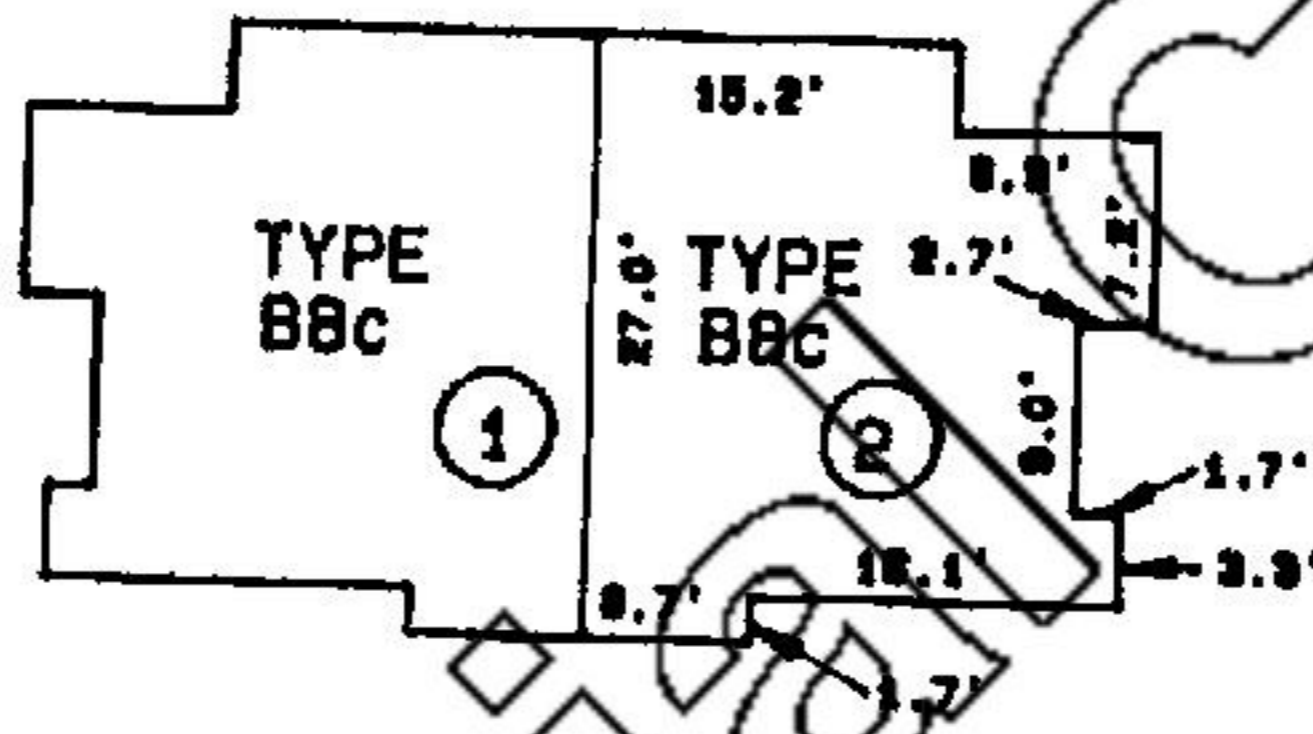
JOB 80344	DATE 8/24/83	SHT 11 OF 30
BY R.K./M.V.	CHD. J.N.C.	
SCALE : 1"=20'	94.202 1730	

PATIO APPURT.
TO UNIT 1

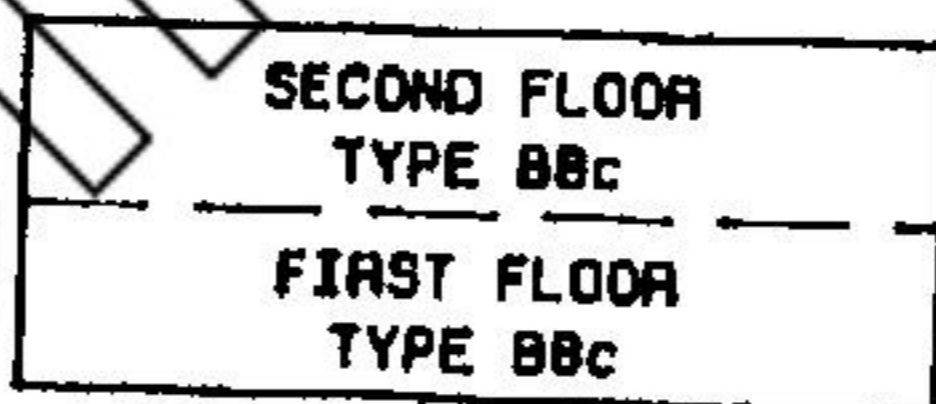
PATIO APPURT.
TO UNIT 2



FIRST FLOOR



SECOND FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING "BJ"

UNIT NO. 1, 2

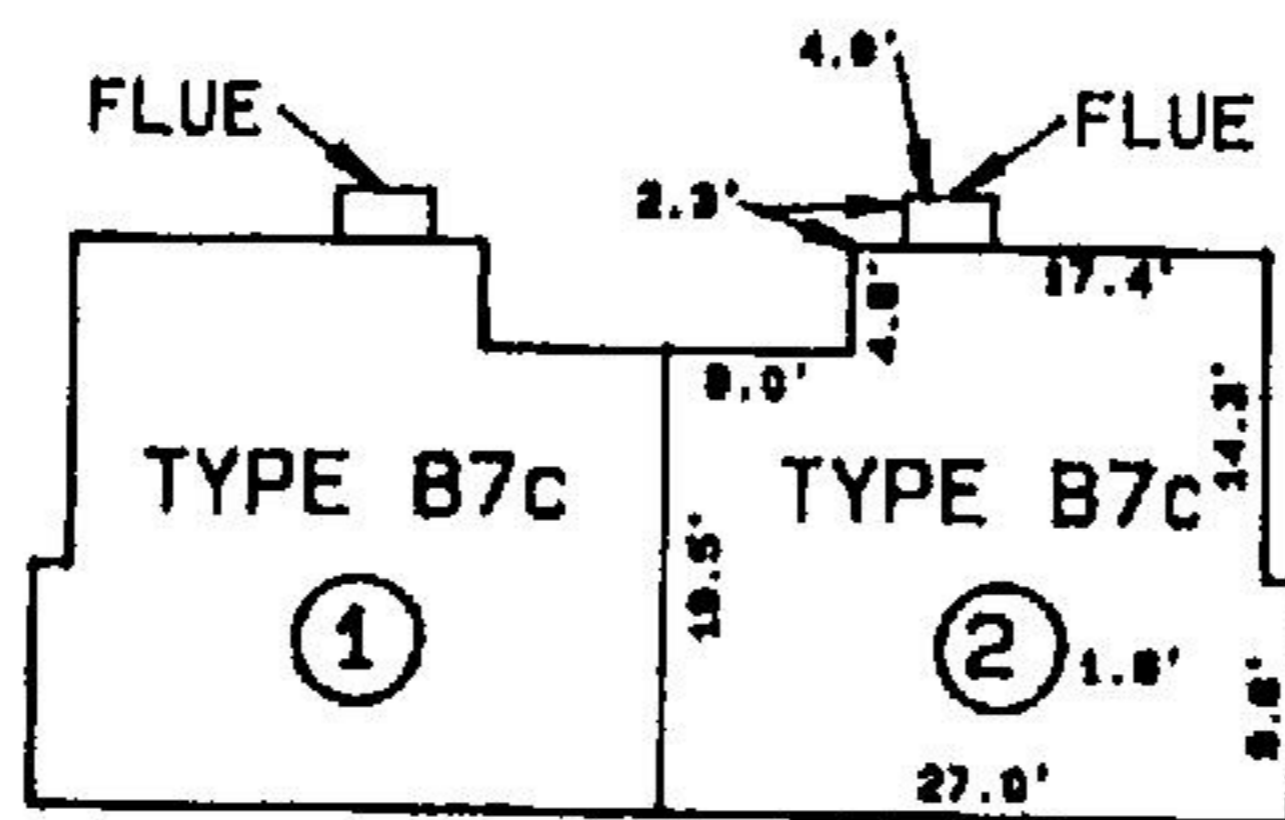
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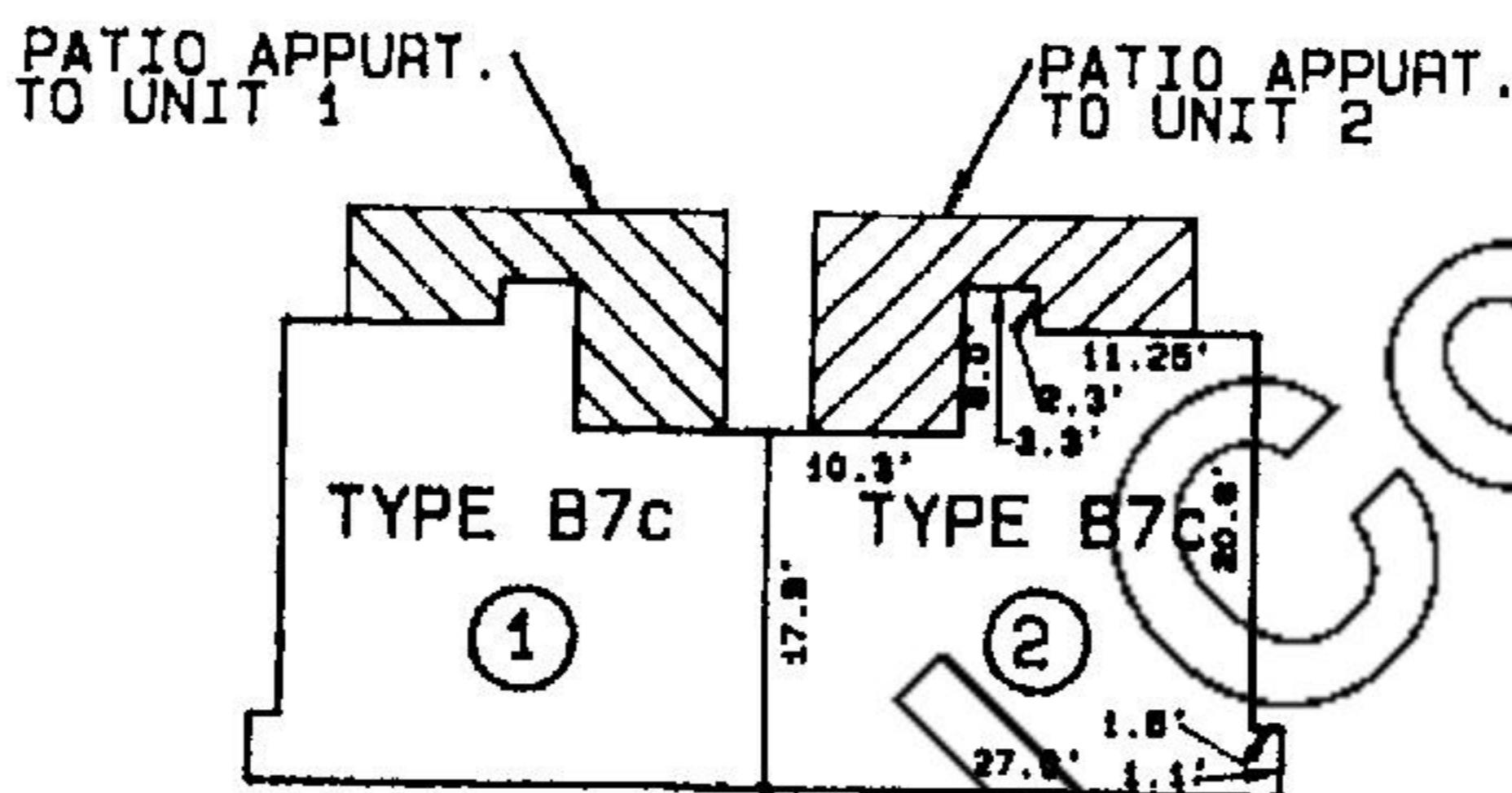
JOB 80344-3
BY R.K./C.M.
SCALE: 1"=20'

DATE 8/24/83
CHD. J.N.C.
94202

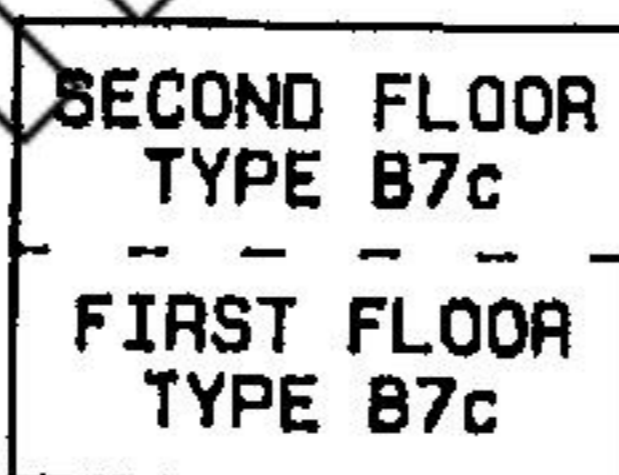
SHT 12 OF
1731



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING

"BL"

UNIT NO.

1 & 2

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JOB B0344-3

DATE 8/24/83

BY R.K./C.M.

CHD. J.N.C.

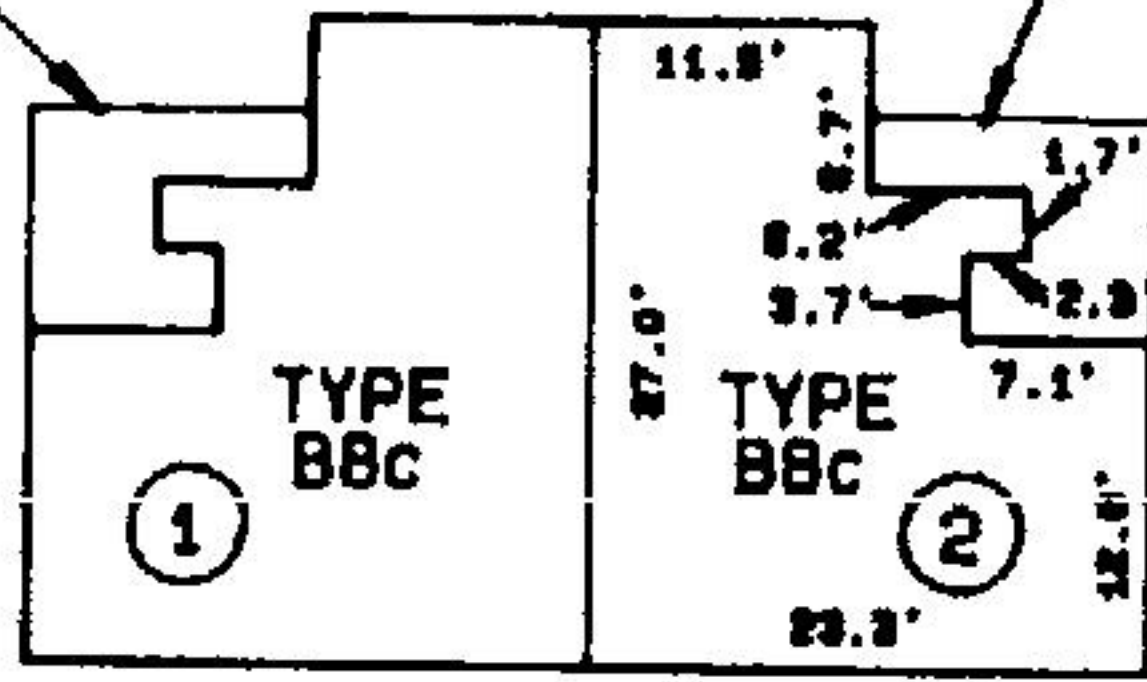
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84202

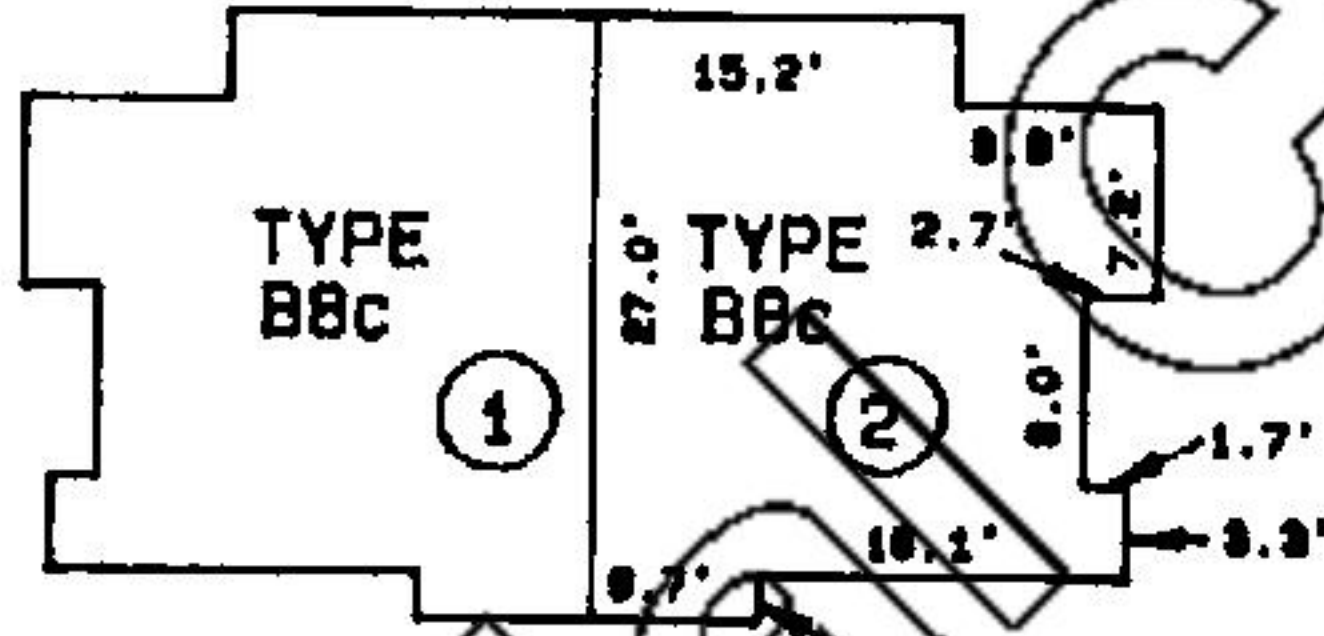
SHT 4 OF
733

PATIO APPURT.
TO UNIT 1

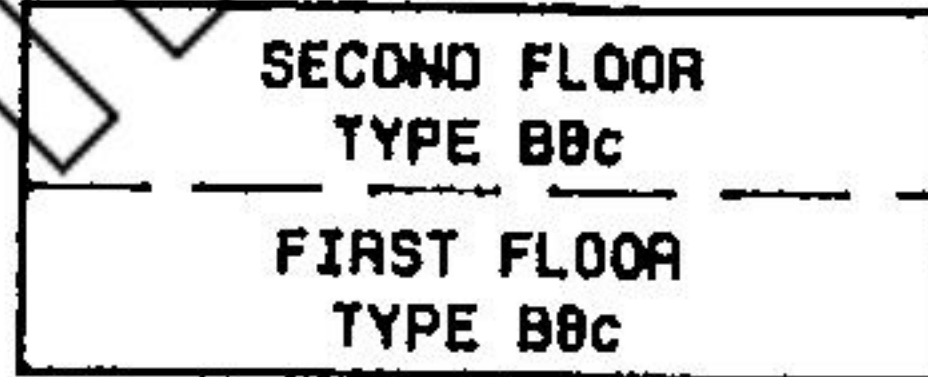
PATIO APPURT.
TO UNIT 2



FIRST FLOOR



SECOND FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING "BM"

UNIT NO. 1.2

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JOB 80344-3

DATE 8/24/83

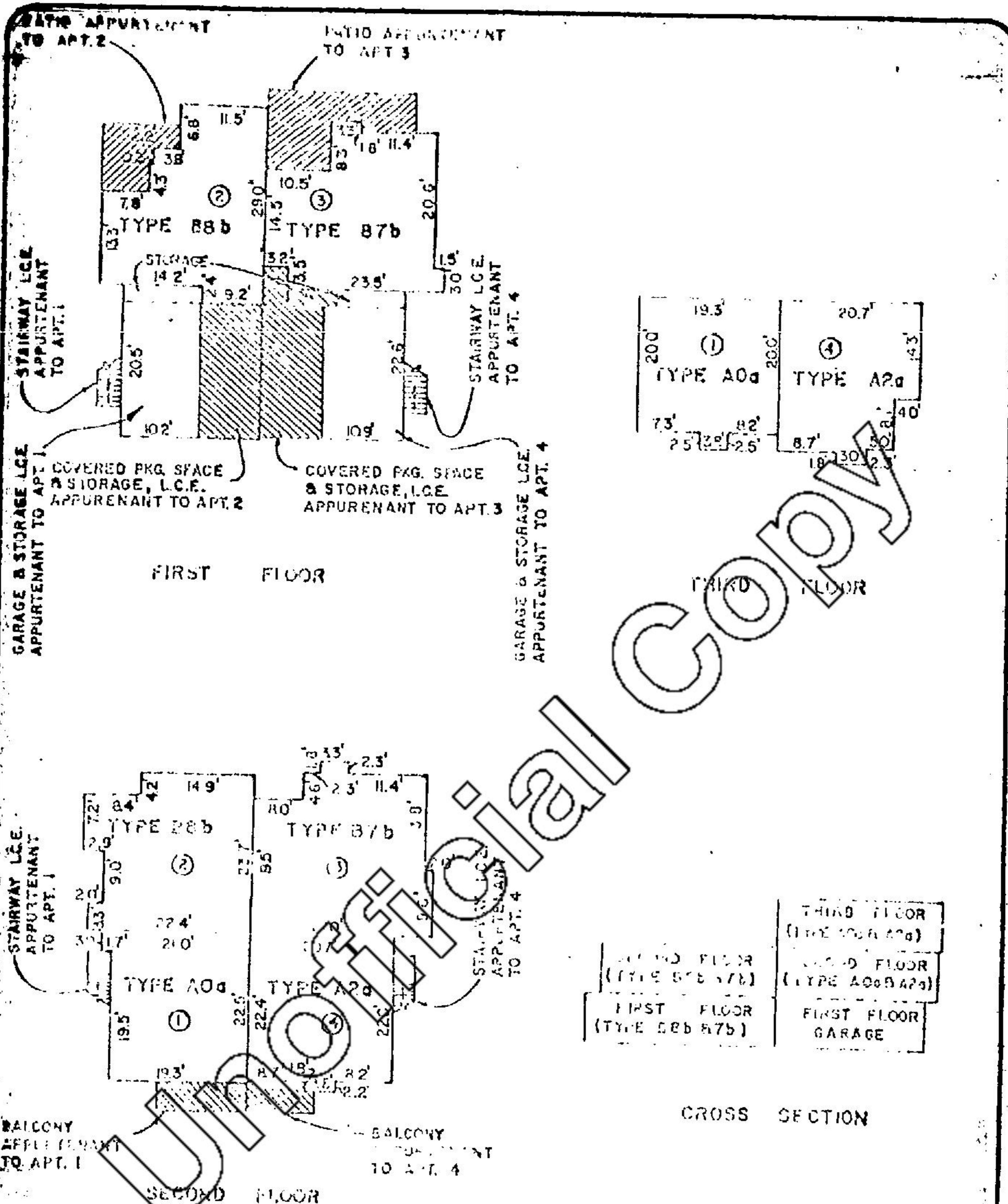
BY R.K./C.M.

CHD, J.N.C.

SCALE: 1"=20'

202

SHT 15 OF 34



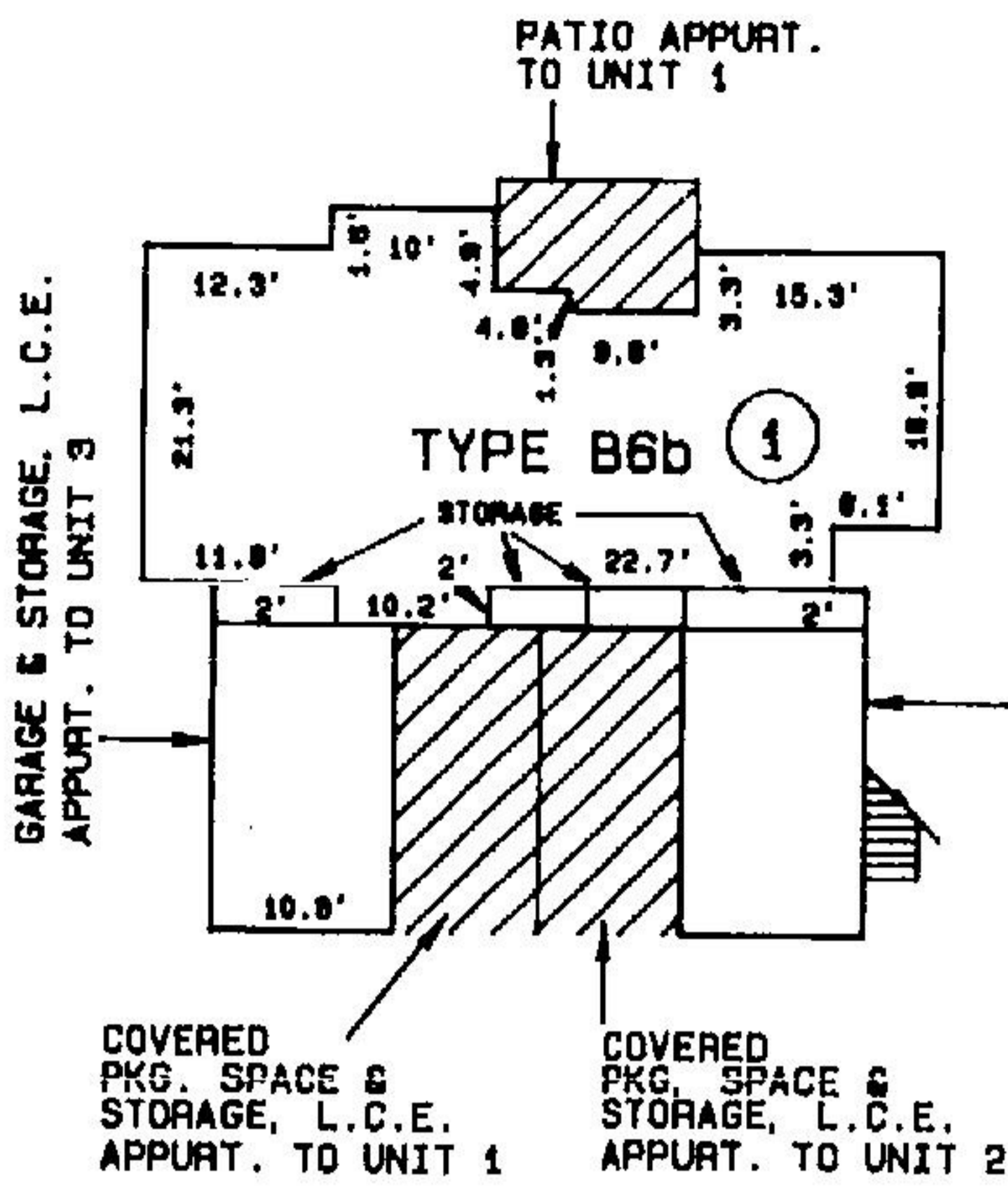
MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
 DALLAS, TEXAS

BUILDING	"BN"
UNIT NO.	1, 2, 3, & 4

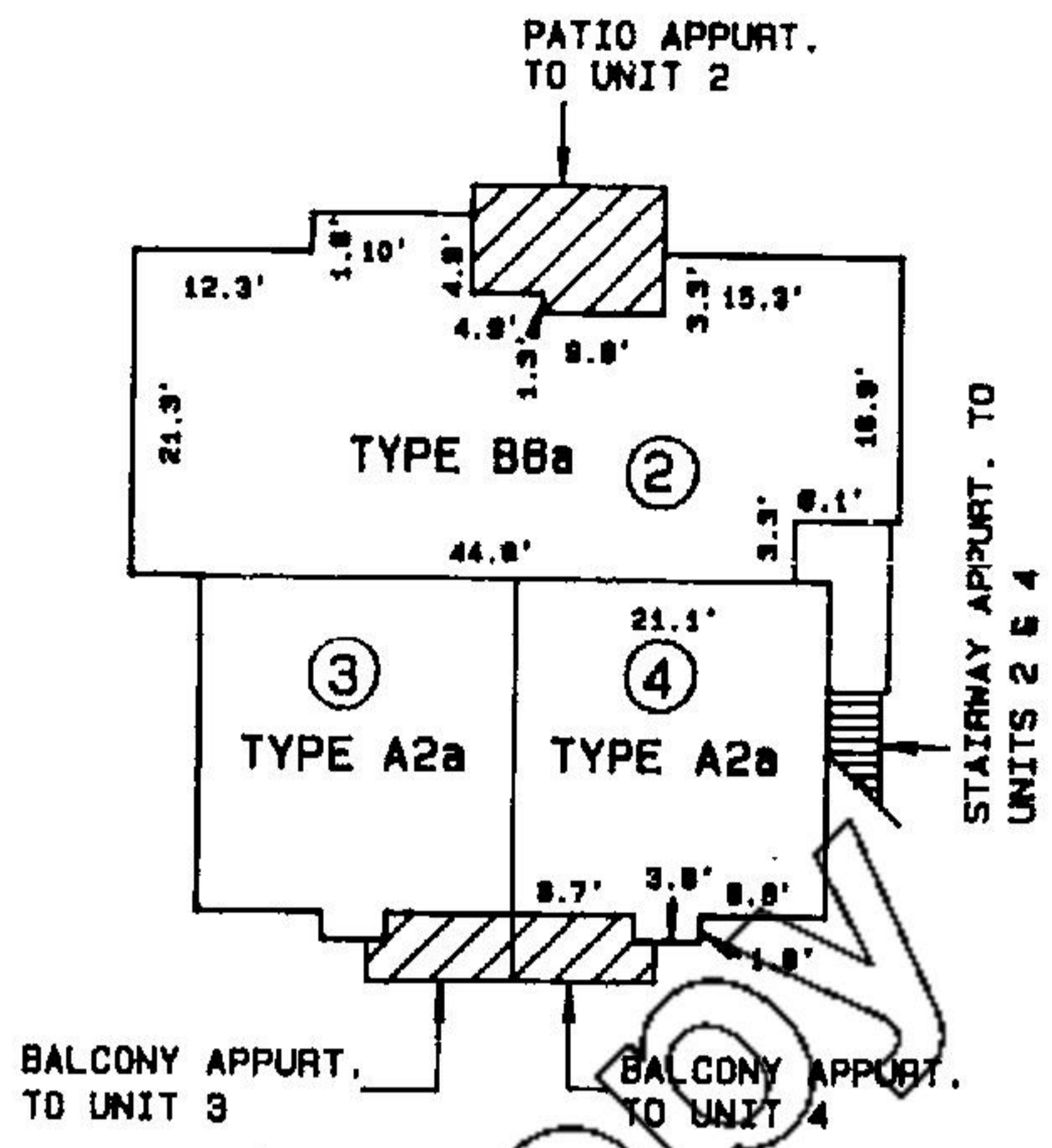
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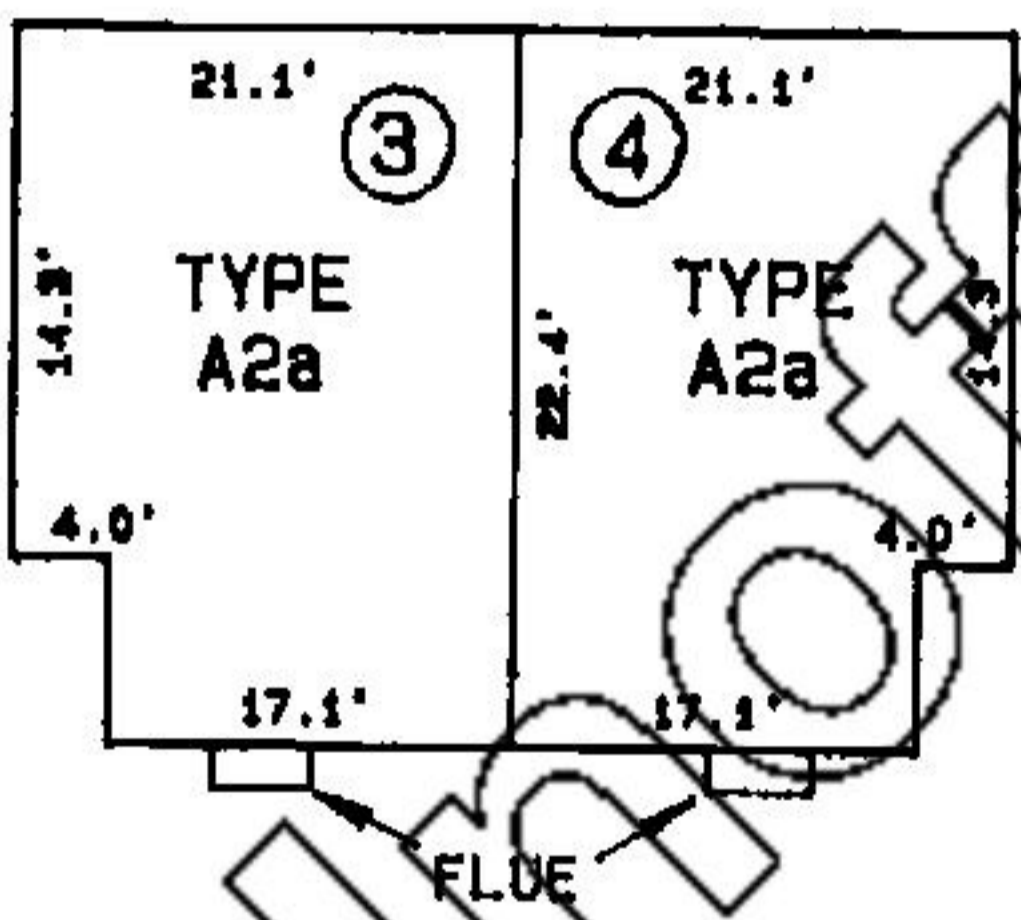
JOB 80344-3	DATE 8/24/83
BY R.K./C.M.	CHD J.N.C.
SCALE: 1"=20'	34202 1735



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

THIRD FLOOR TYPE A2a	
SECOND FLOOR TYPE A2a	SECOND FLOOR TYPE B6a
FIRST FLOOR GARAGE	FIRST FLOOR TYPE B6b

CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE II
DALLAS, TEXAS

BUILDING	'80'
UNIT NO.	1, 2, 3, & 4

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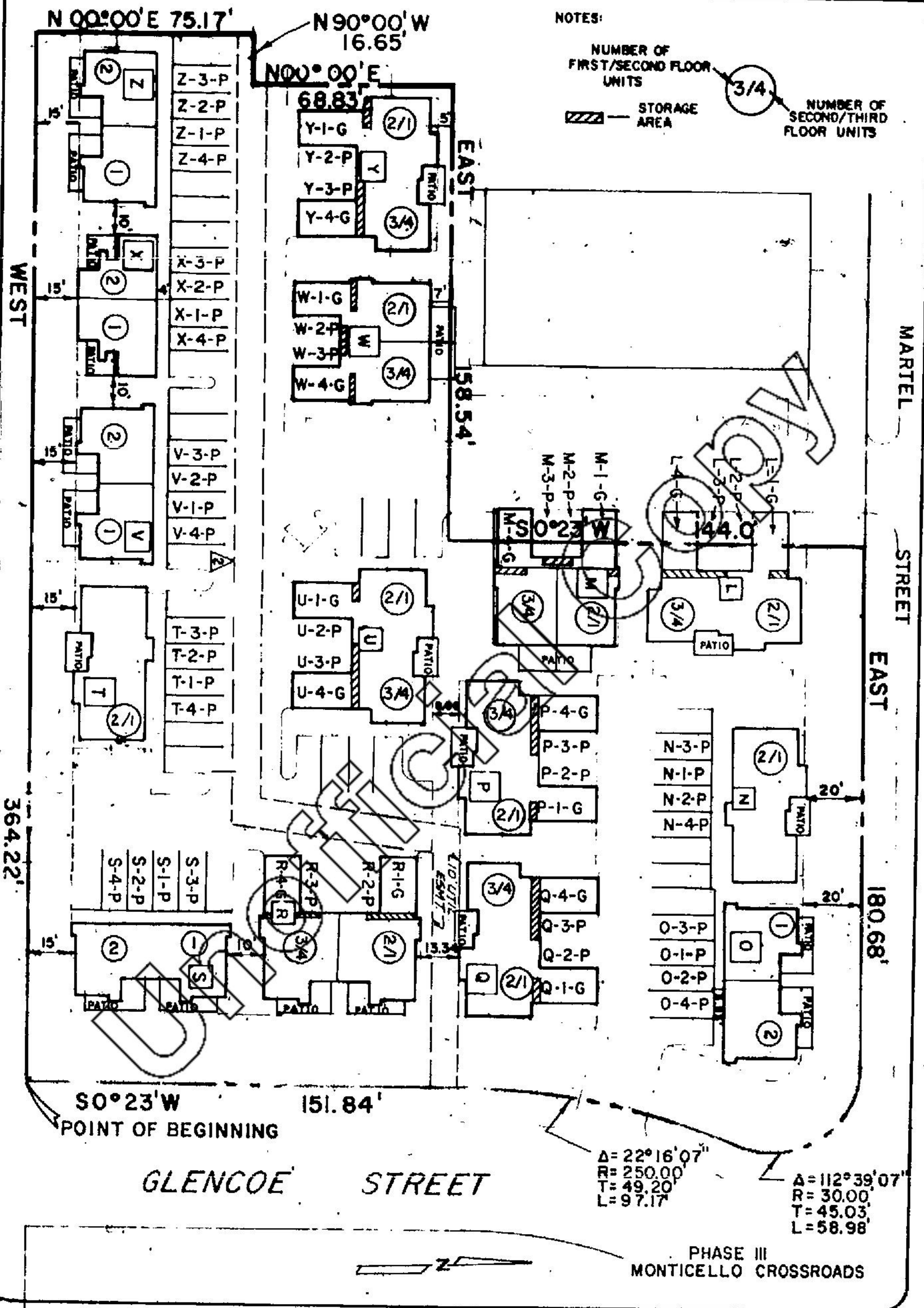
JOB 80344 7B5 DATE 8/24/83
 BY R.K./M.V. CHD. L.C.E.
 SCALE: 1"=20'

SHT. 17 OF 736

EXHIBIT "C"-PHASE III

Phase III Plan

Unofficial Copy



NOTES:

NUMBER OF FIRST/SECOND FLOOR UNITS

STORAGE AREA

3/4

NUMBER OF SECOND/THIRD FLOOR UNITS

N 00°00' E 75.17'

N 90°00' W 16.65'

N 00°00' E

EAST

WEST

MARTEL STREET

STREET EAST

EAST

180.68'

364.22'

S 0°23' W

151.84'

POINT OF BEGINNING

GLENCOE STREET

Δ= 22°16'07"
R= 250.00
T= 49.20
L= 97.17

Δ= 112°39'07"
R= 30.00
T= 45.03
L= 58.98

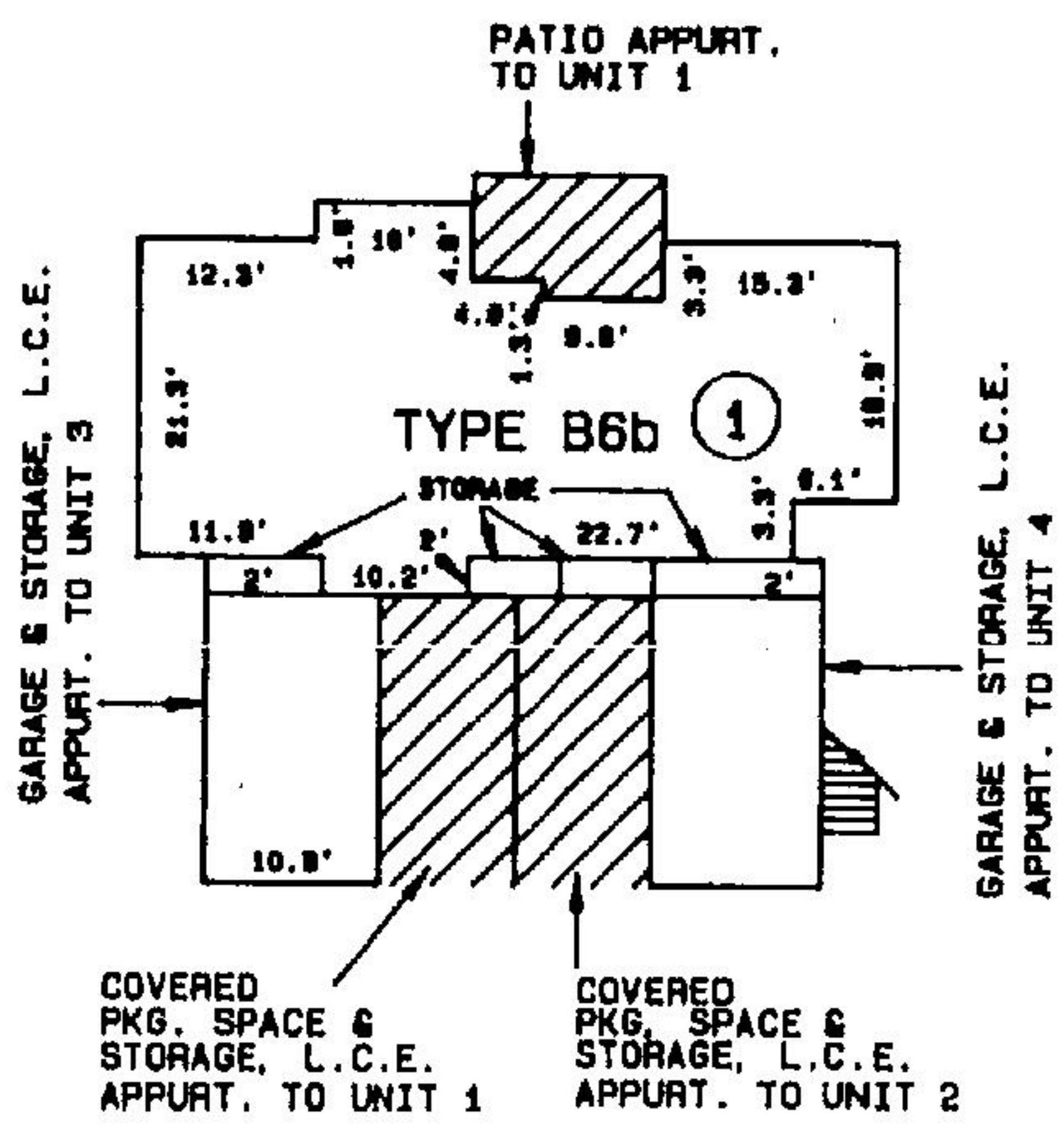
PHASE III
MONTICELLO CROSSROADS

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land planning • landscape architecture
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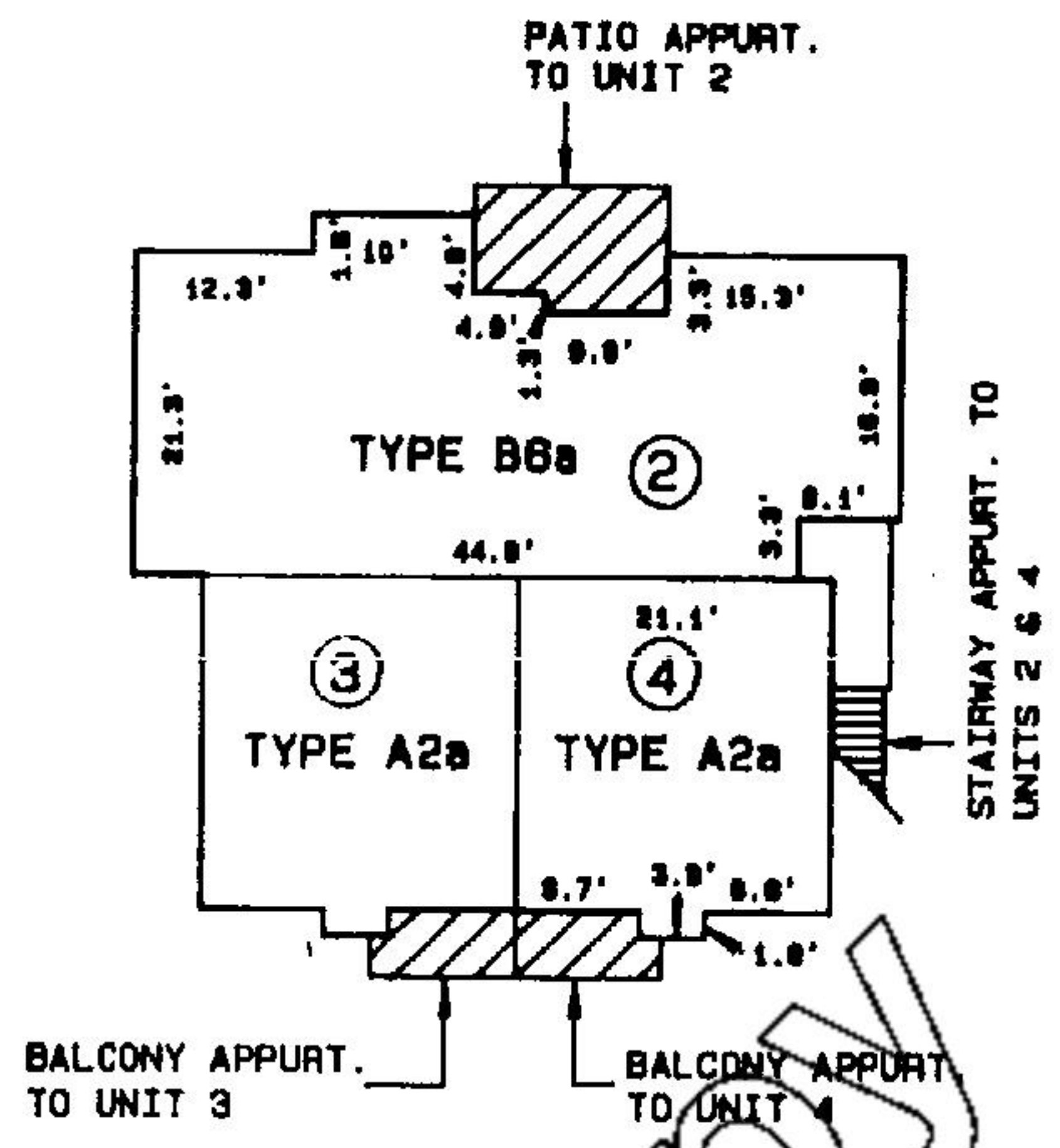
job 80344-3
by

date 8/83 sht. 2
chd

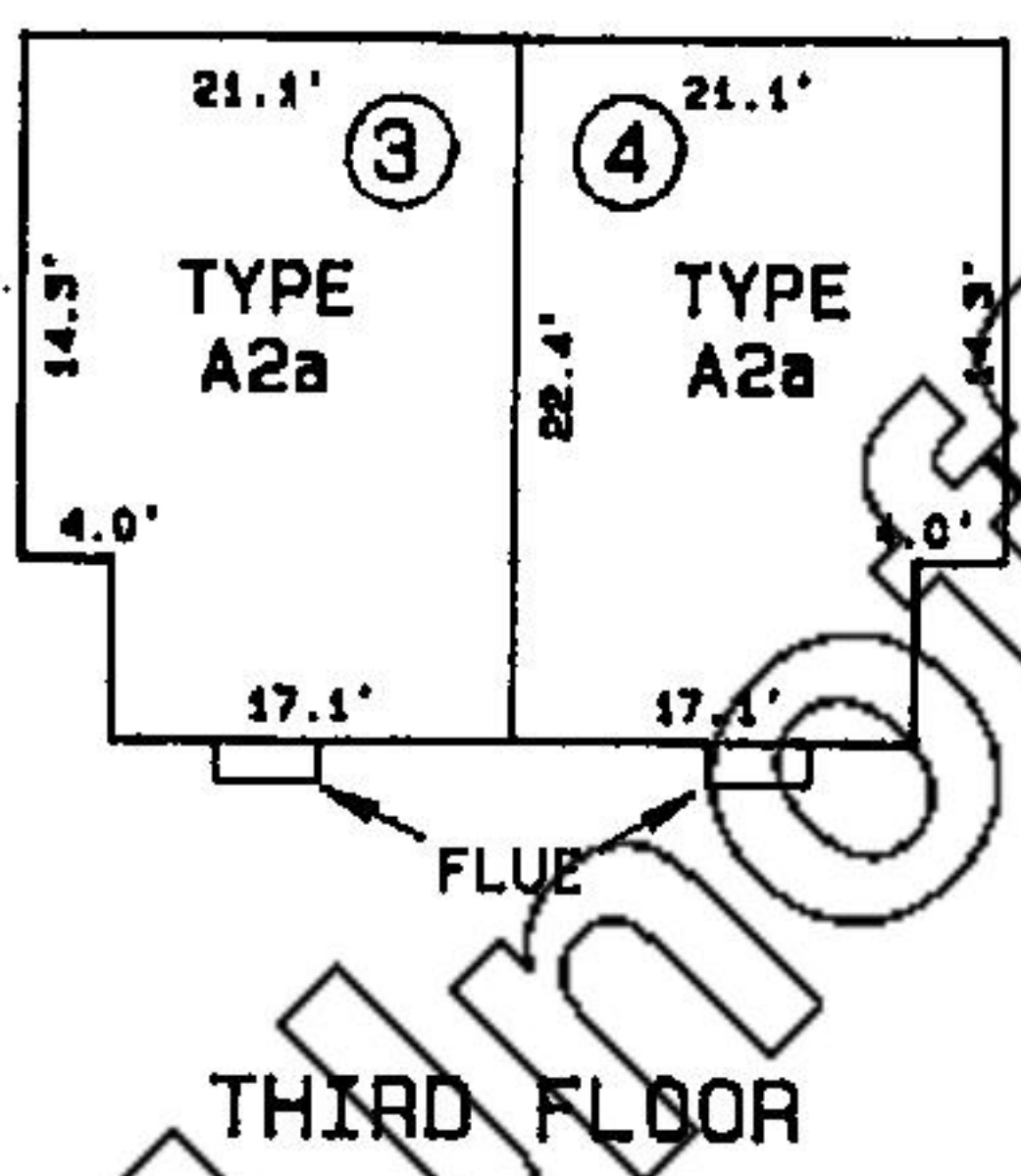
84202 1738



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

THIRD FLOOR TYPE A2a	
SECOND FLOOR TYPE A2a	SECOND FLOOR TYPE B6a
FIRST FLOOR GARAGE	FIRST FLOOR TYPE B6b

CROSS SECTION

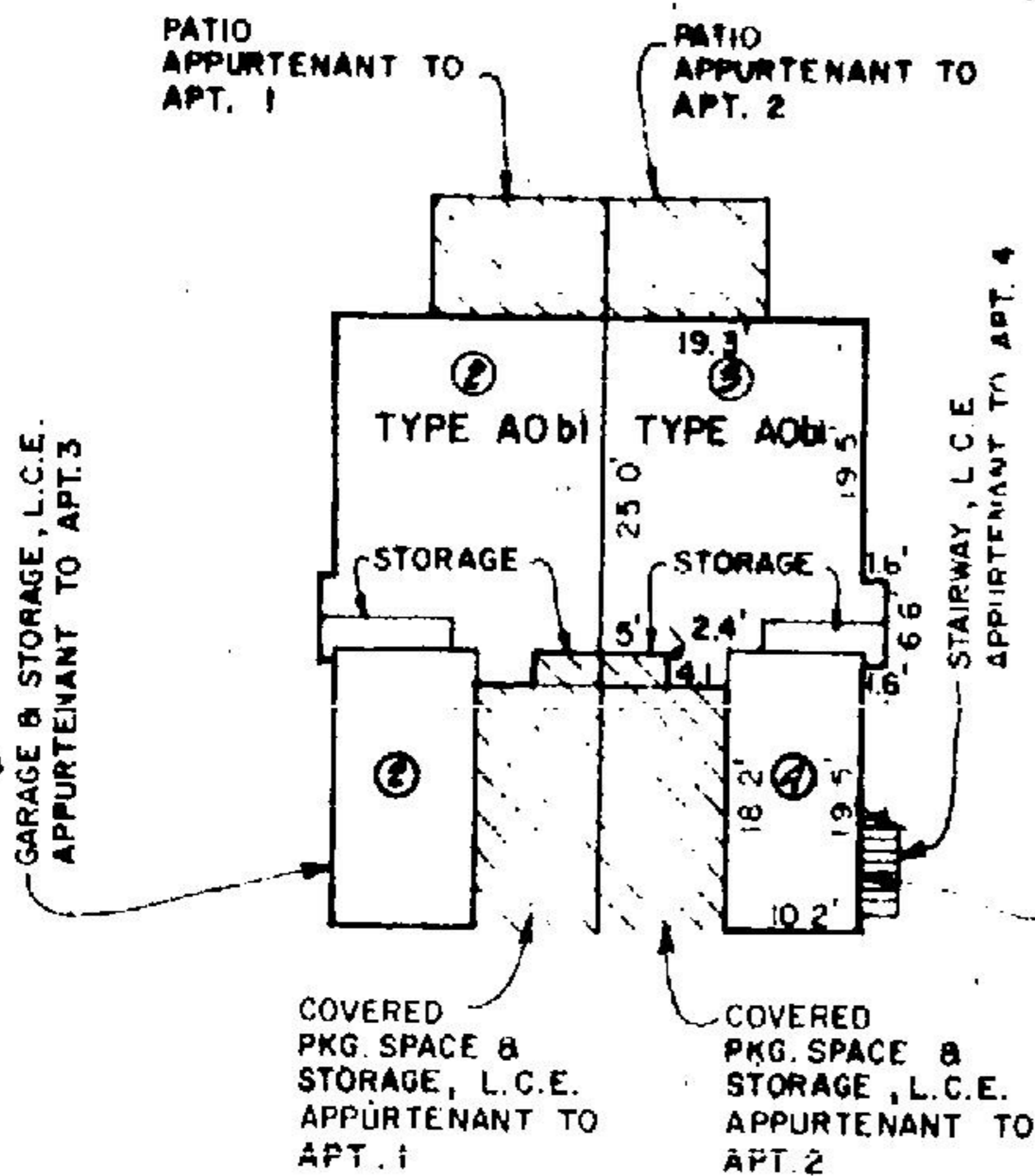
MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING	'L'
UNIT NO.	1, 2, 3, & 4

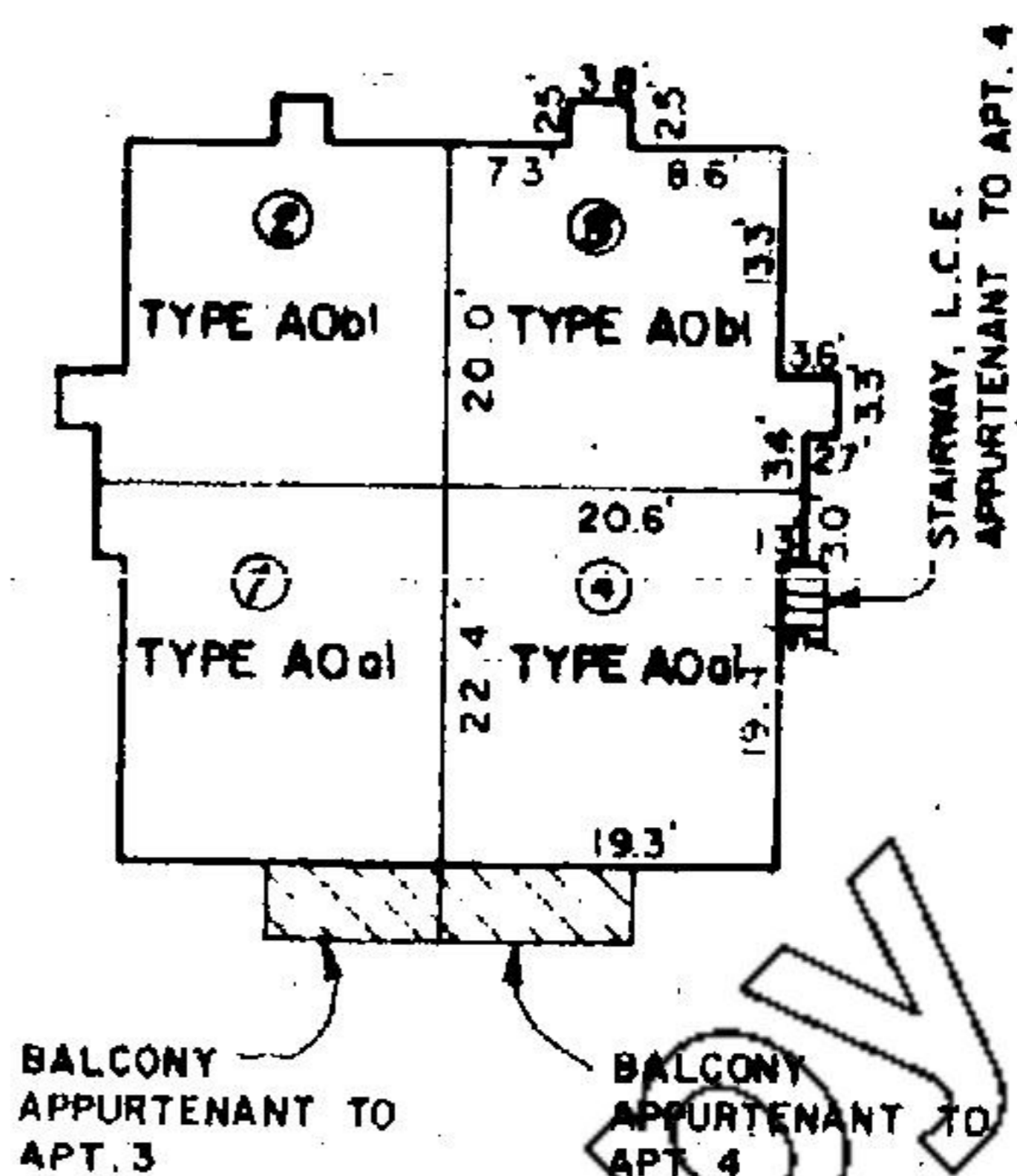
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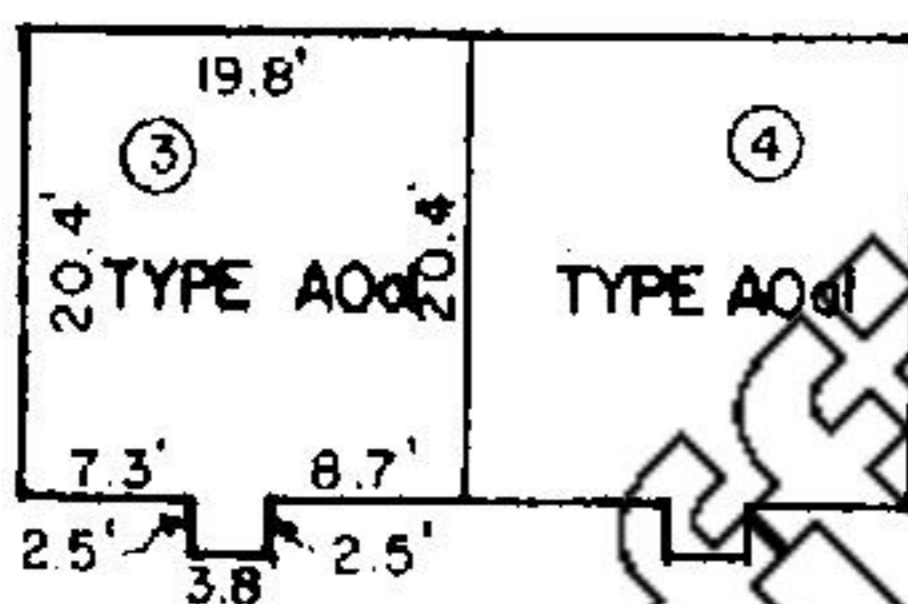
JOB 80344	DATE 8/24/83	SHT 3 OF 1739
BY R.K./M.V.	CHD. J.N.C.	
SCALE: 1"=20'	34202	



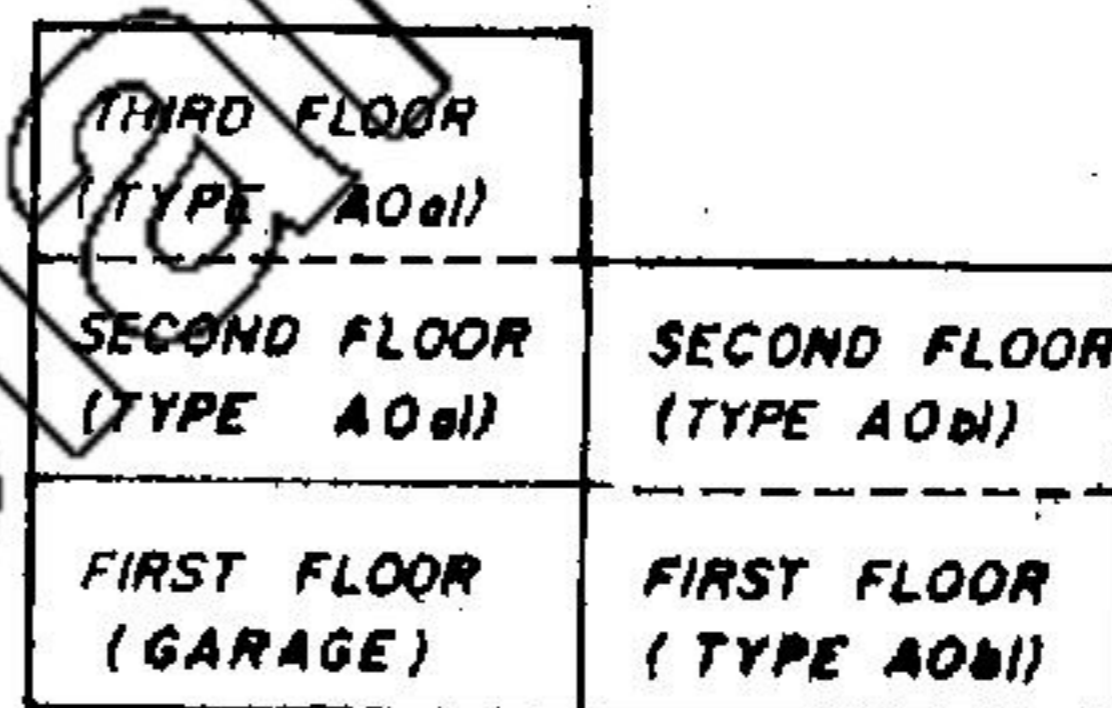
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING "M"

UNIT NO. 1, 2, 3, & 4

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JOB 80296

DATE 8/24/83

BY R.K./M.V.

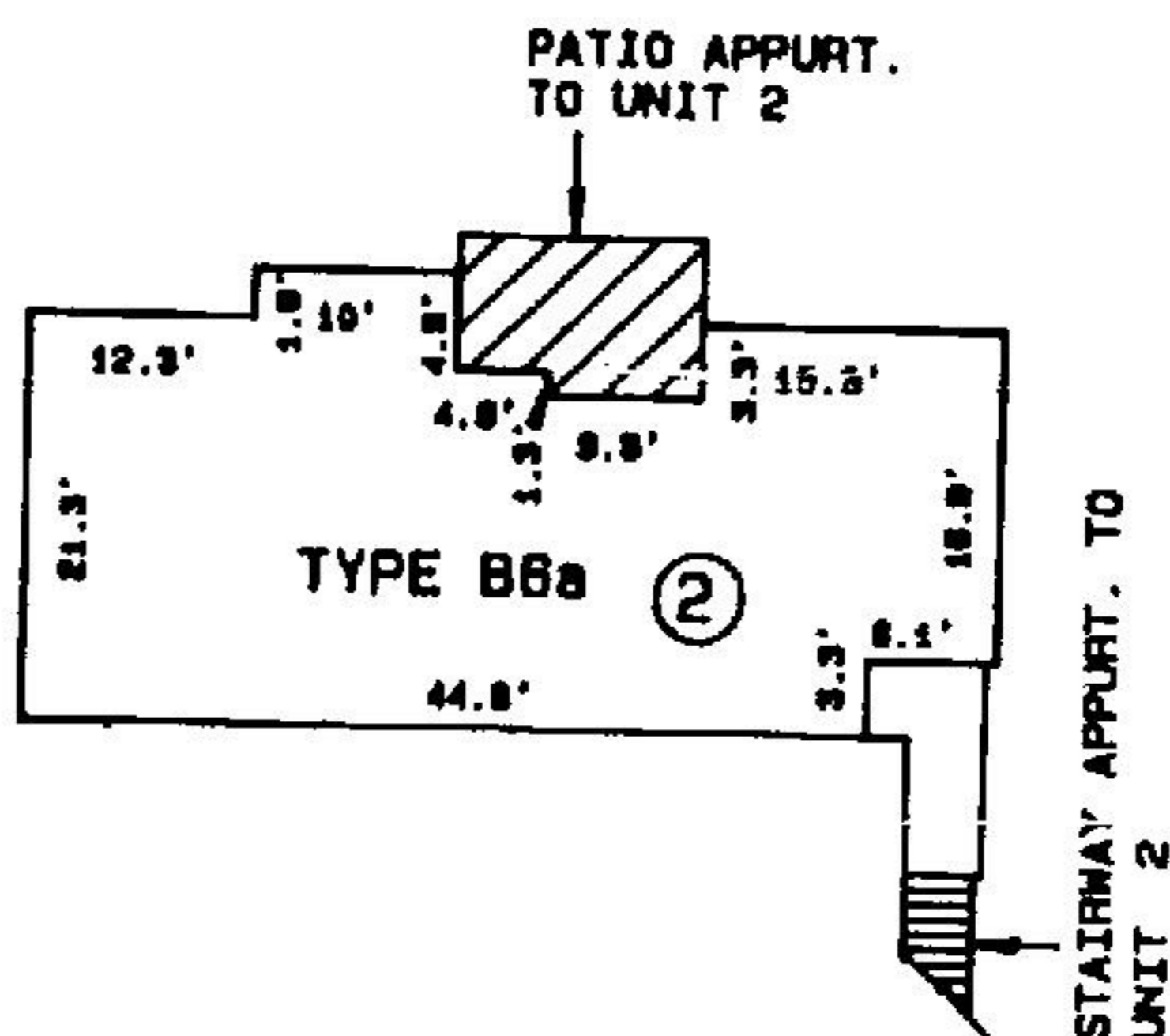
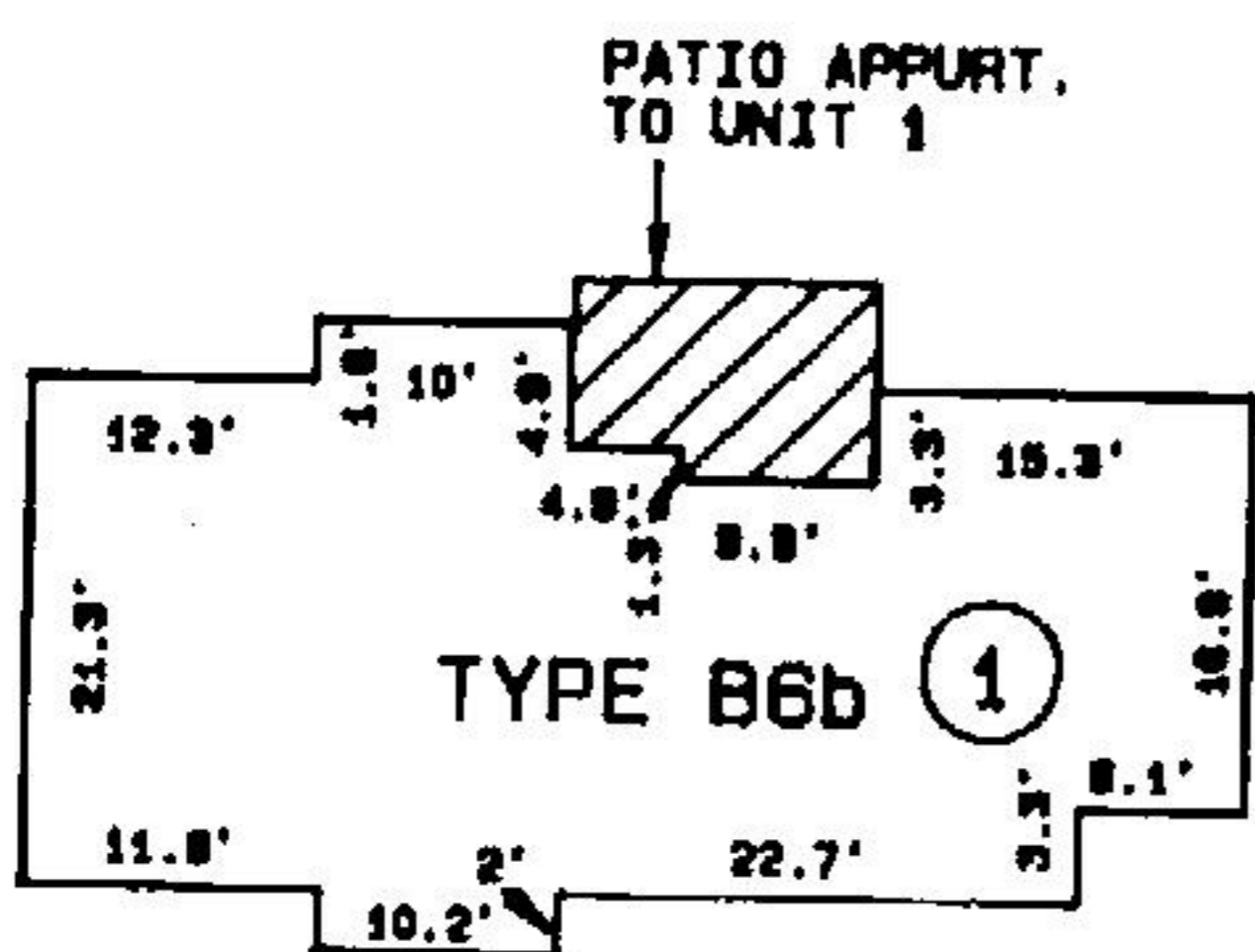
CHD. J.N.C.

SCALE: 1"=20'

34202

SHT 4 OF

1740



FIRST FLOOR

SECOND FLOOR

Unofficial Copy

SECOND FLOOR TYPE B6a
FIRST FLOOR TYPE B6b

CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING

"N"

UNIT NO.

1, 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4819 north central expressway, dallas, texas 75205-3488
(214) 826-8120 metro (214) 263-8764
4305 n. garfield, suite 203, midland, texas 79701
(915) 888-8584 metro (817) 583-5377

JOB 80344

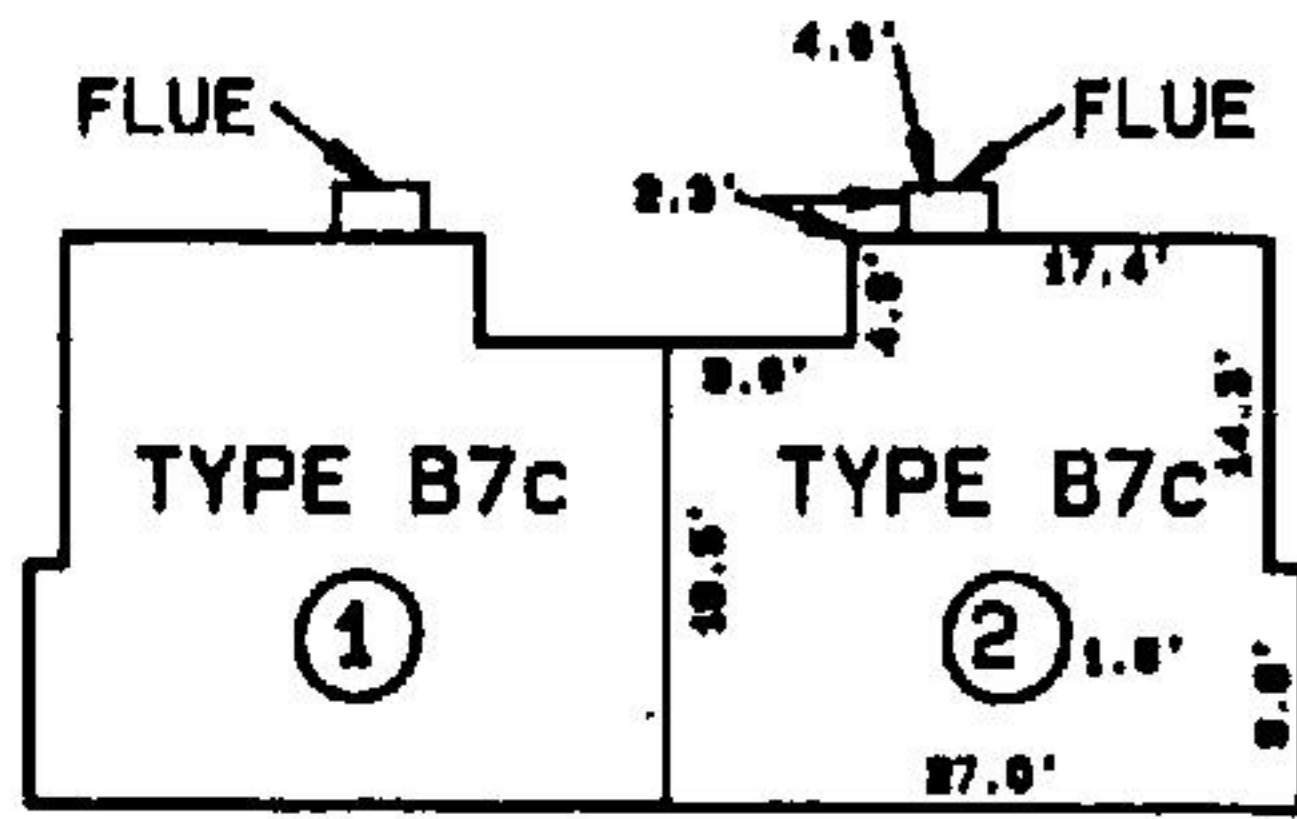
DATE 8/24/83

BY R.K./M.V.

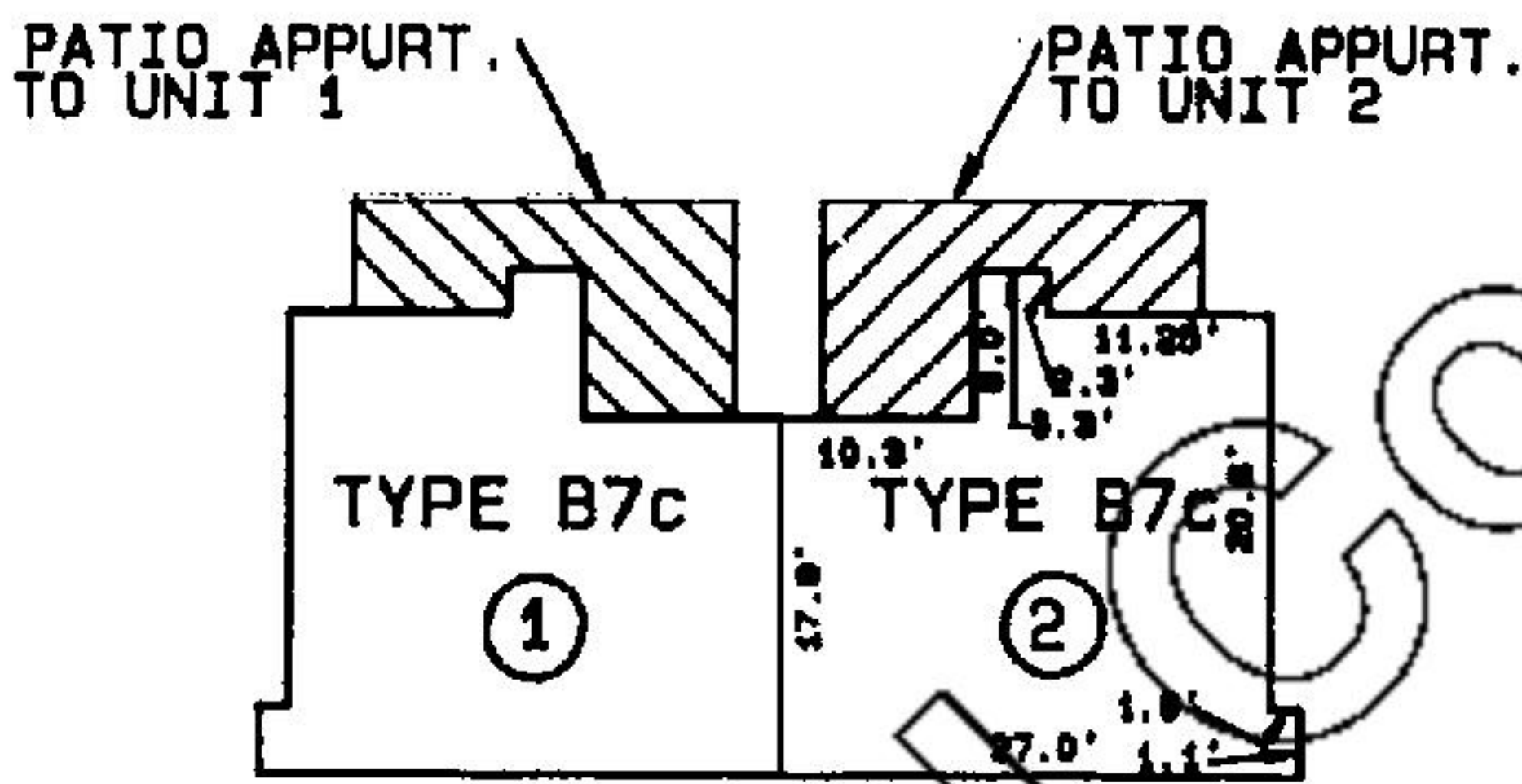
GHD 202 N.C. 1

SCALE: 1"=20'

41 5 OF



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING 10

UNIT NO. 1 & 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

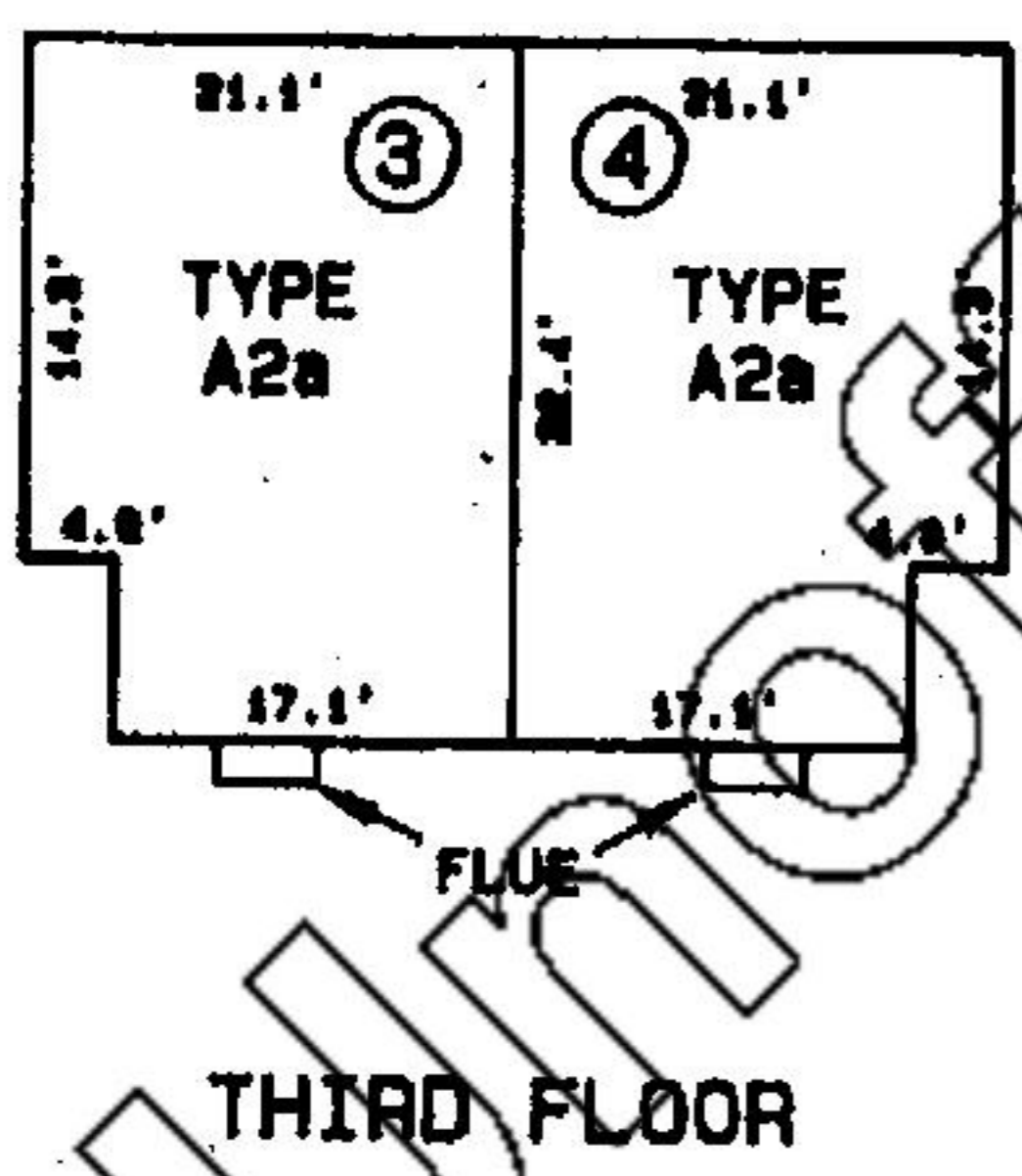
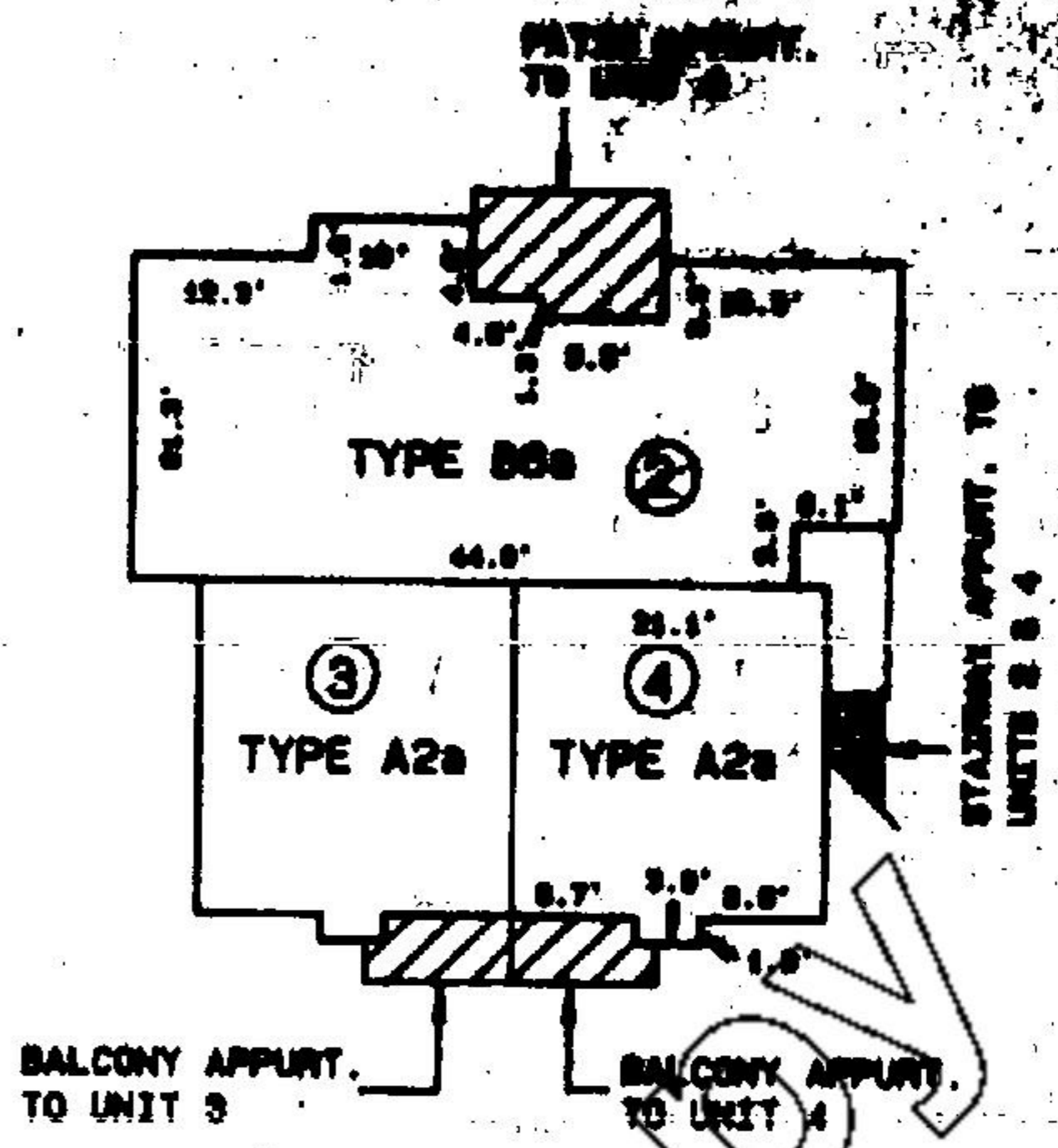
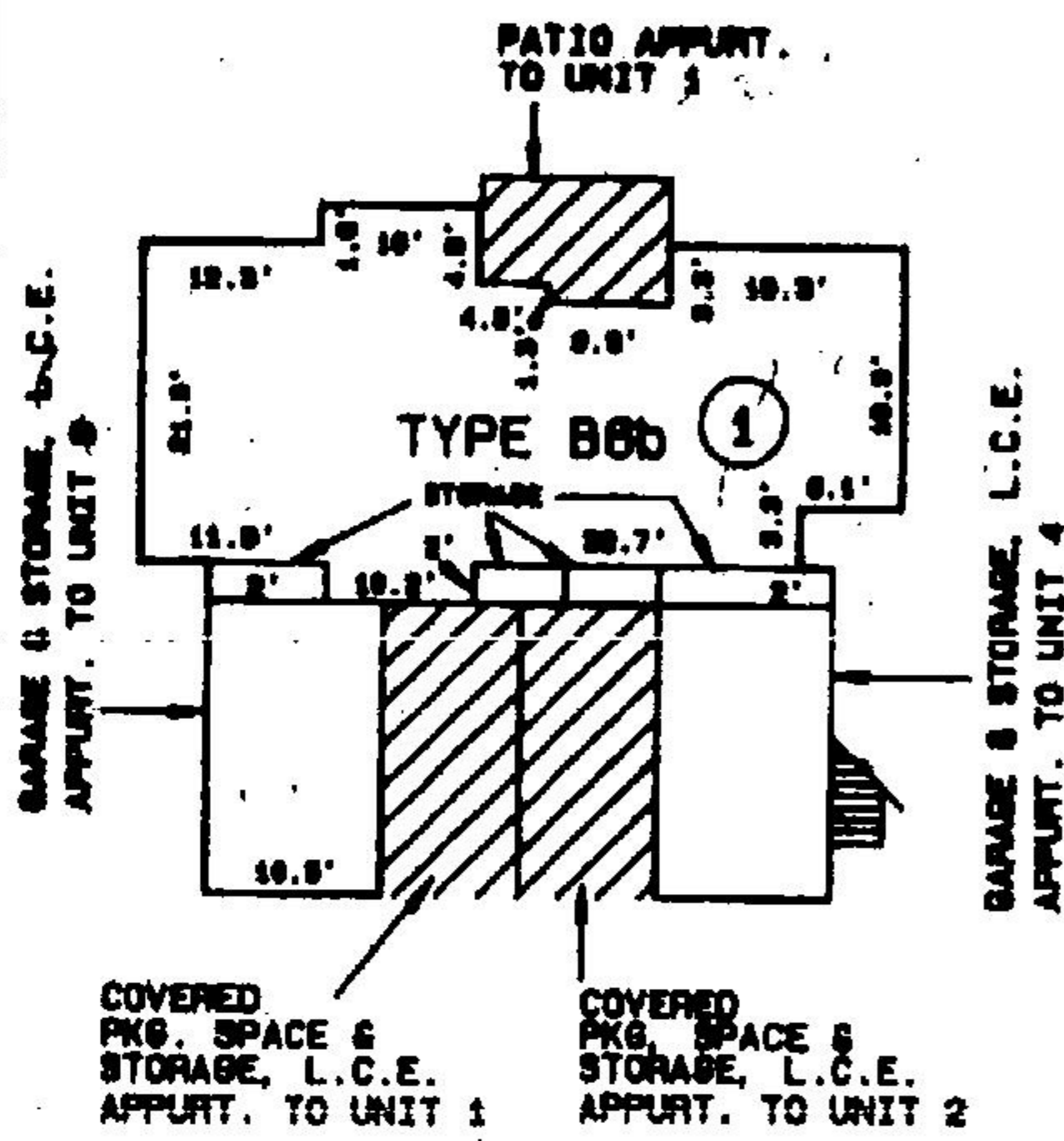
COOK CONSULTANTS, INC.

CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4818 north central expressway, dallas, texas 75205-3400
(214) 520-8120 metro (214) 293-8784
4305 n. garfield, suite 203, midland, texas 79701
(817) 998-3084 metro (817) 502-5977

JOB 80344-3
BY R.K./C.M.
SCALE: 1"=20'

DATE 8/24/83
CHD. J.N.C.
34202

SHT 6 OF
1742



CROSS SECTION

THIRD FLOOR	TYPE A2a
SECOND FLOOR	TYPE A2a
SECOND FLOOR	TYPE B8b
FIRST FLOOR	FIRST FLOOR
GARAGE	TYPE B8b

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

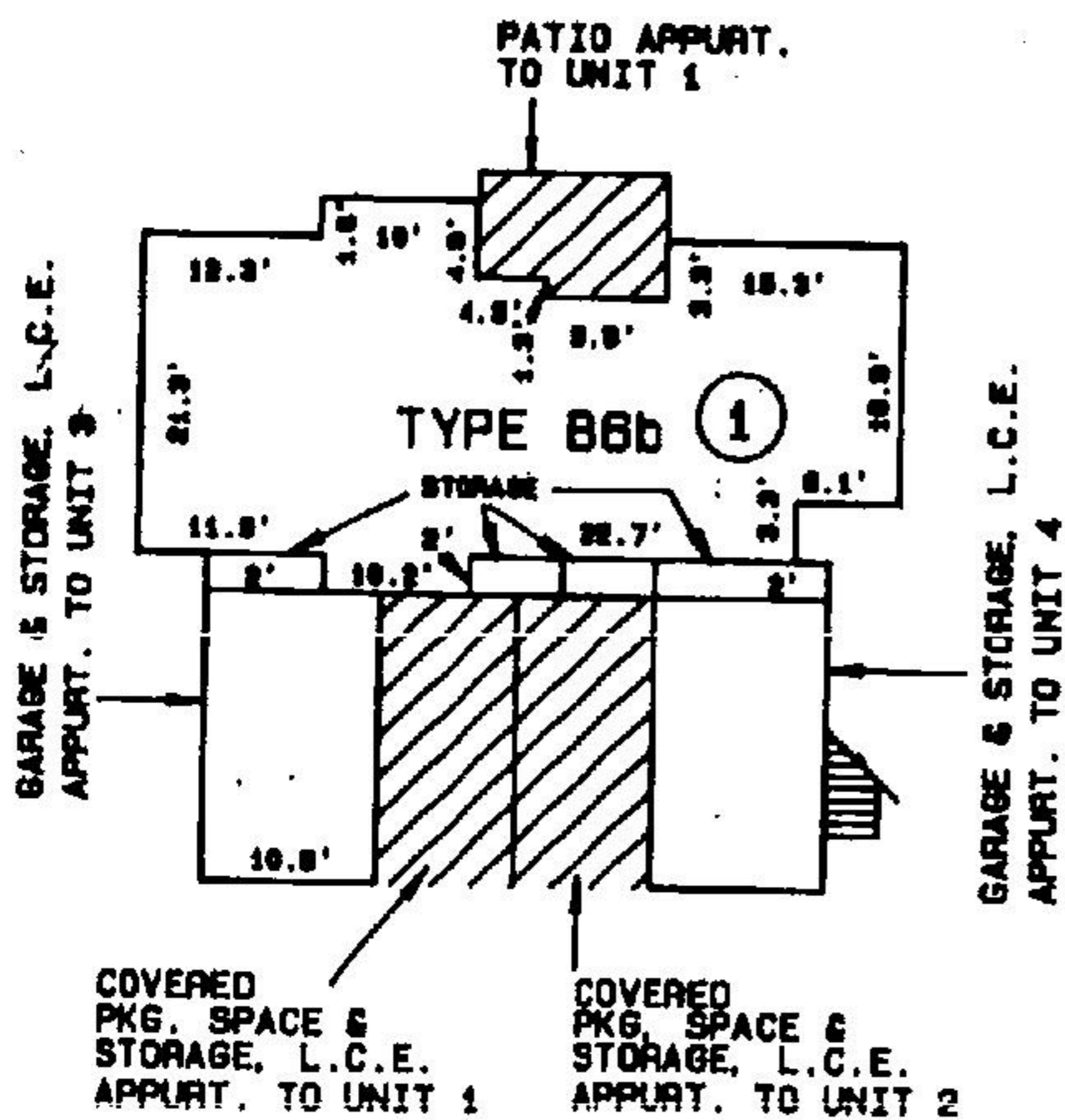
BUILDING	"P"
UNIT NO.	1, 2, 3, & 4

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE APARTMENT INDICATED.

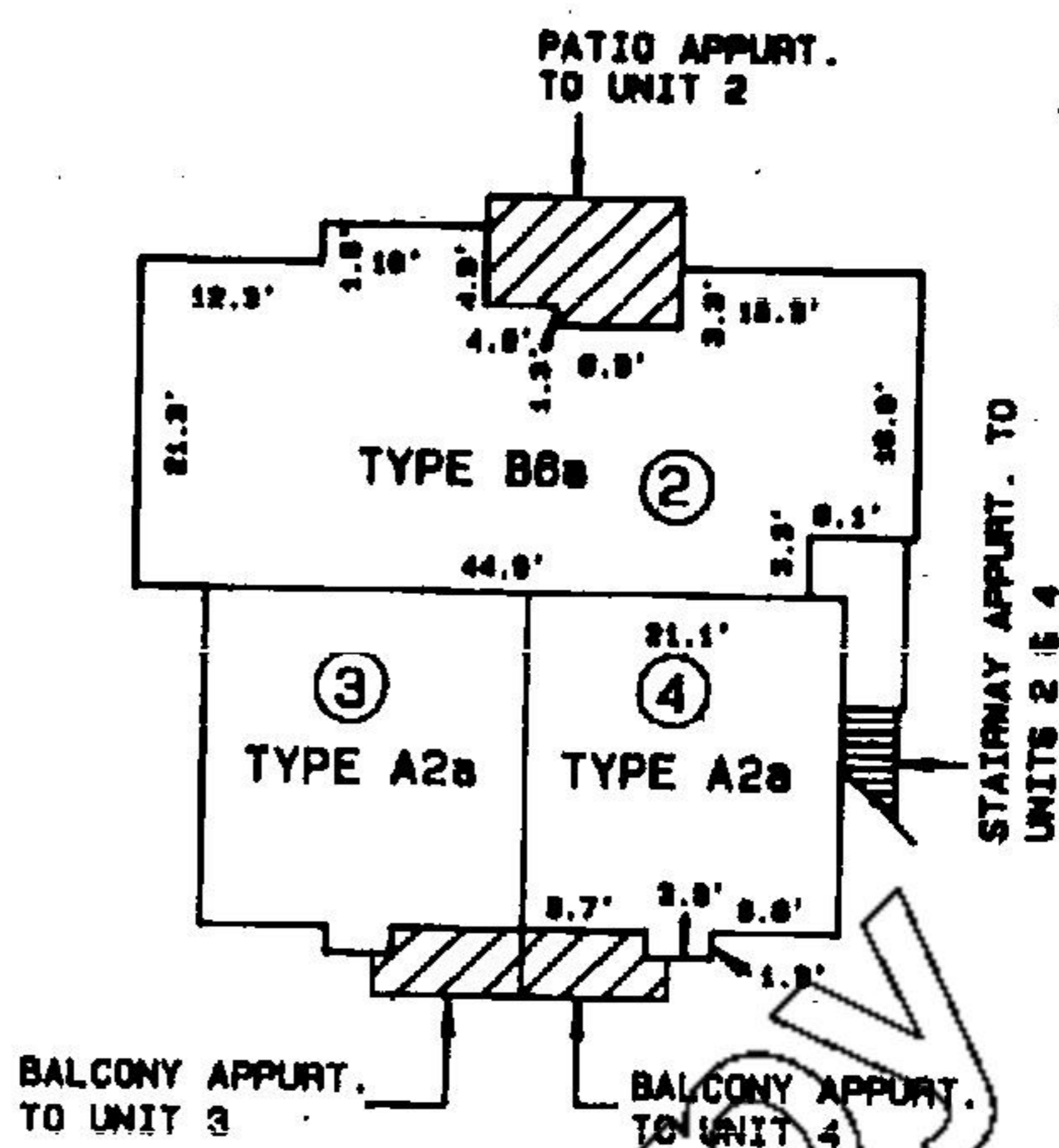
COOK CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4014 North Central Expressway, Dallas, Texas 75205-3400
(214) 899-9199 metro (214) 368-8784
4305 N. Garfield, Suite 203, Midland, Texas 79701
(409) 899-8864 metro (409) 899-8977

JOB 80344 785 DATE 8/24/83
BY R.K./M.V. CHD. 202
SCALE: 1"=20'

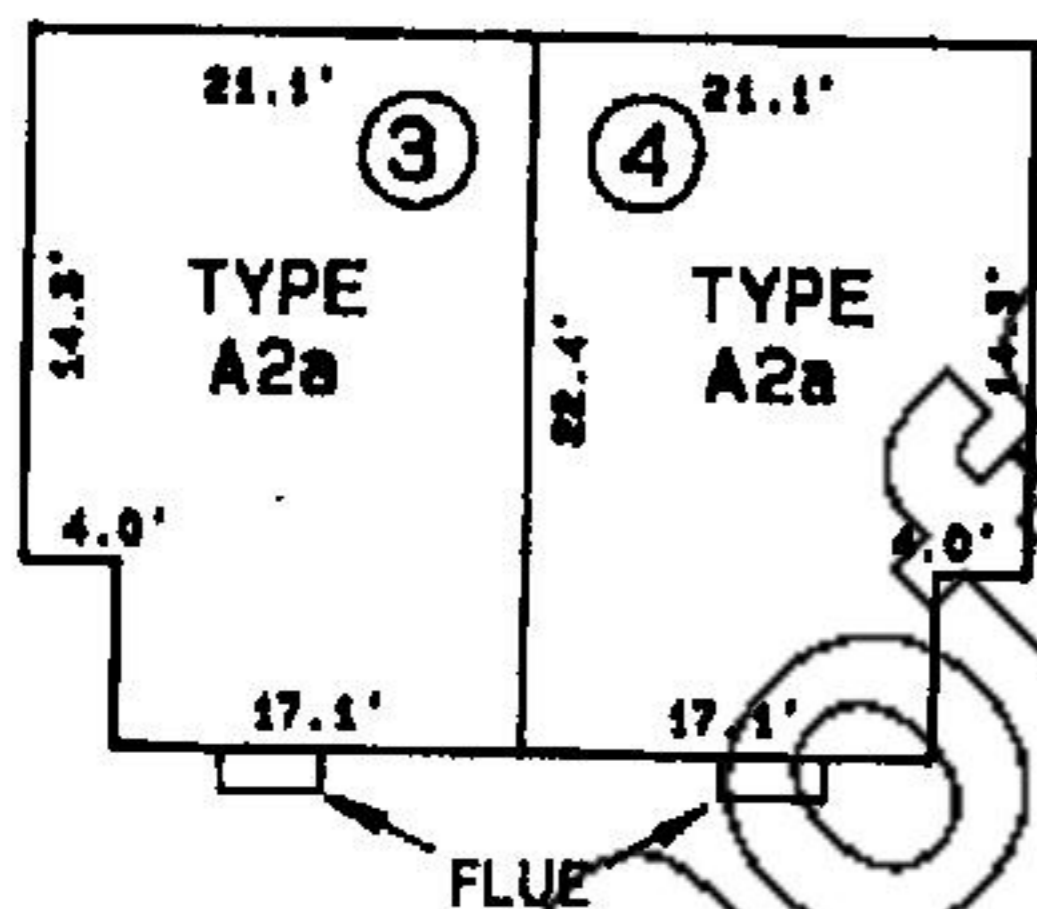
SMT/49



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

THIRD FLOOR TYPE A2a	
SECOND FLOOR TYPE A2a	SECOND FLOOR TYPE B6a
FIRST FLOOR GARAGE	FIRST FLOOR TYPE B6b

CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

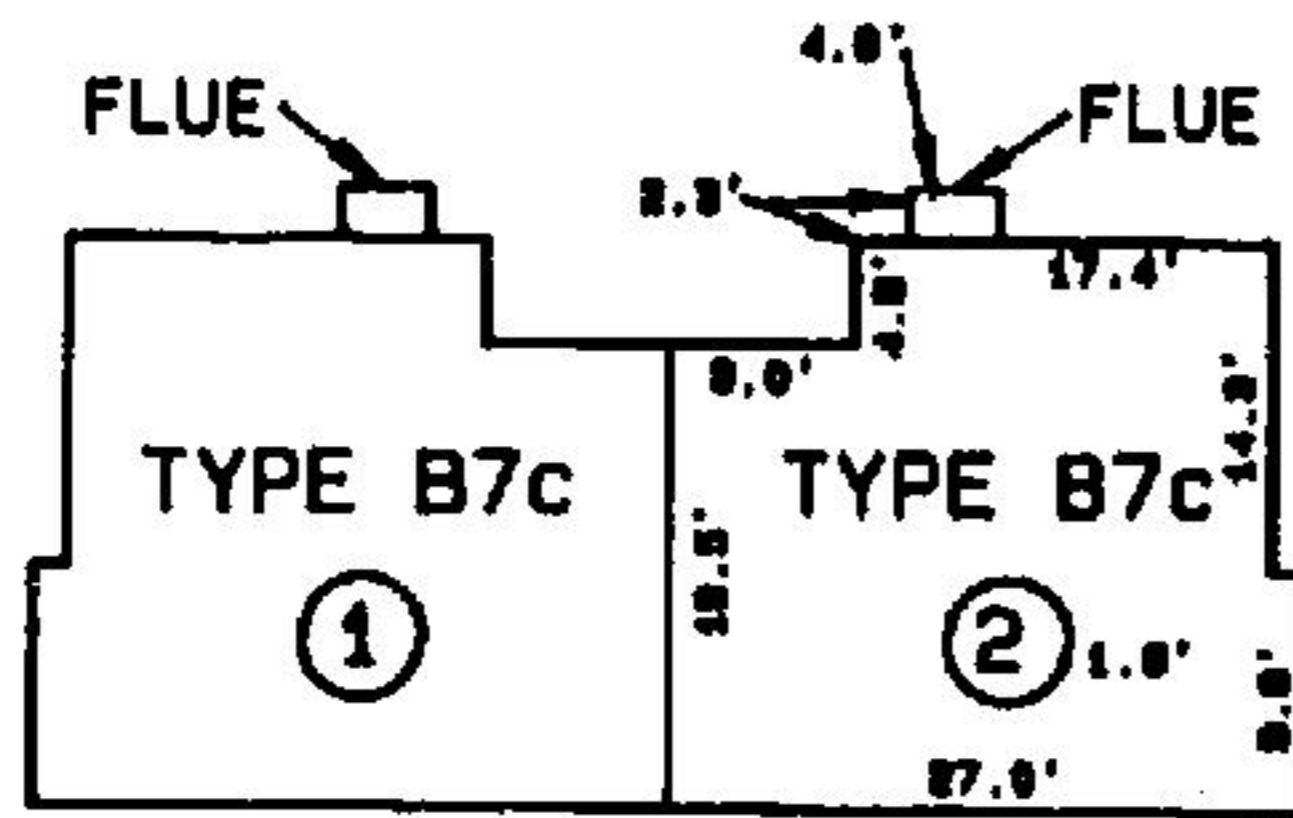
BUILDING	0
UNIT NO.	1, 2, 3, & 4

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
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STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
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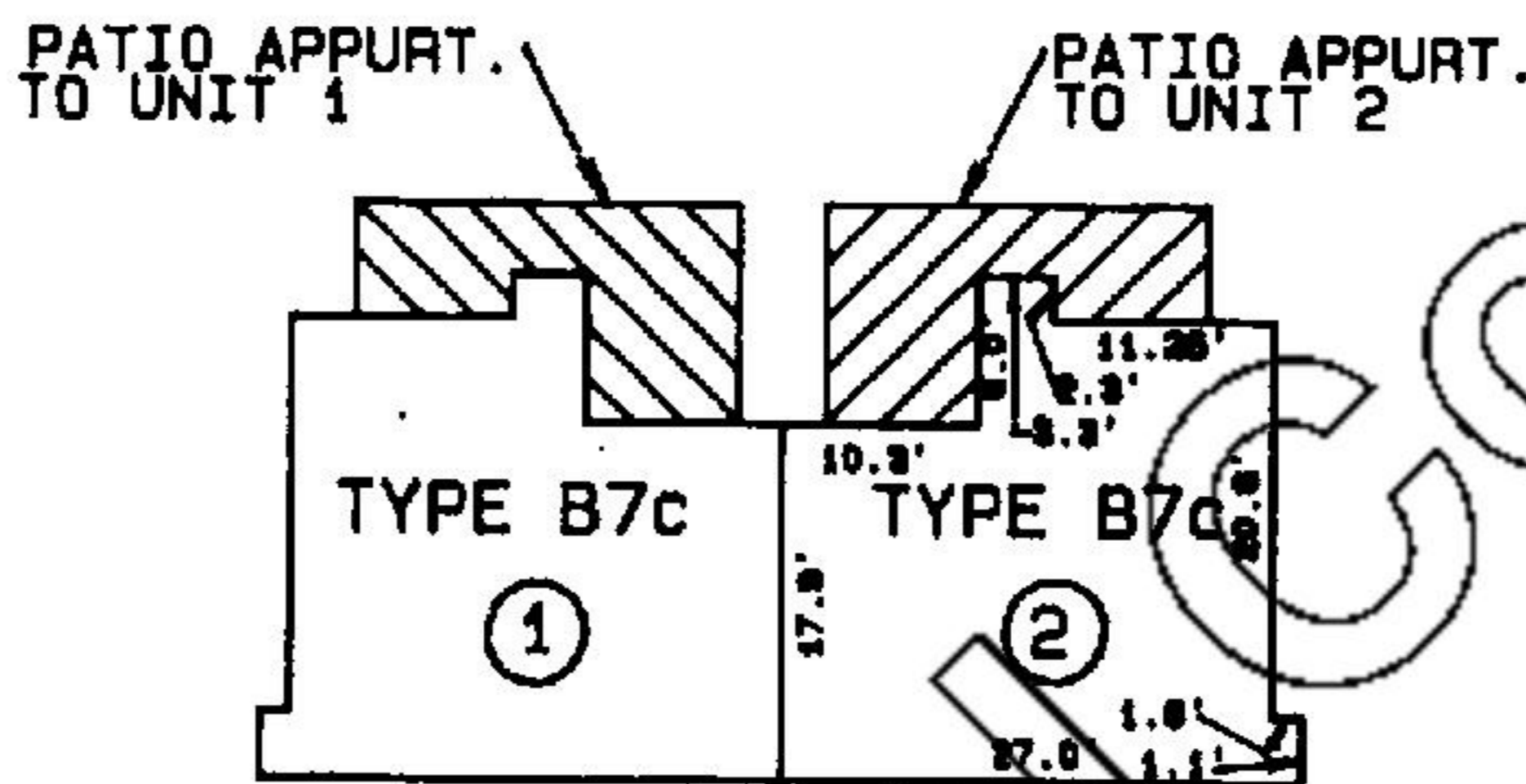
COOK CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4818 North Central Expressway, Dallas, Texas 75206-3400
(214) 529-0120 metro (214) 293-8784
4305 N. Garfield, Suite 203, Midland, Texas 79701
(817) 838-3584 metro (817) 838-8377

JOB 80344 785 DATE 8/24/83
BY R.K./M.V. CHD J.N.C.
SCALE: 1"=20' 36202

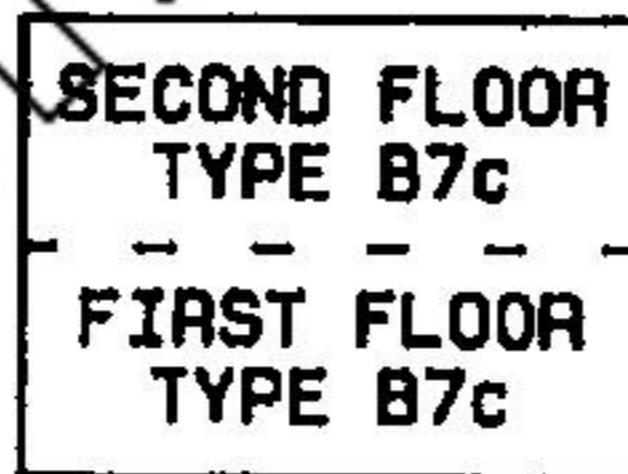
SHT 8 OF 1744



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING

'R'

UNIT NO.

1 & 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4818 north central expressway, dallas, texas 75205-3488
(214) 528-8120 metro (214) 293-8764
4305 n. garfield, suite 203, midland, texas 79701
(817) 998-8584 metro (817) 583-5377

JOB 80344-3

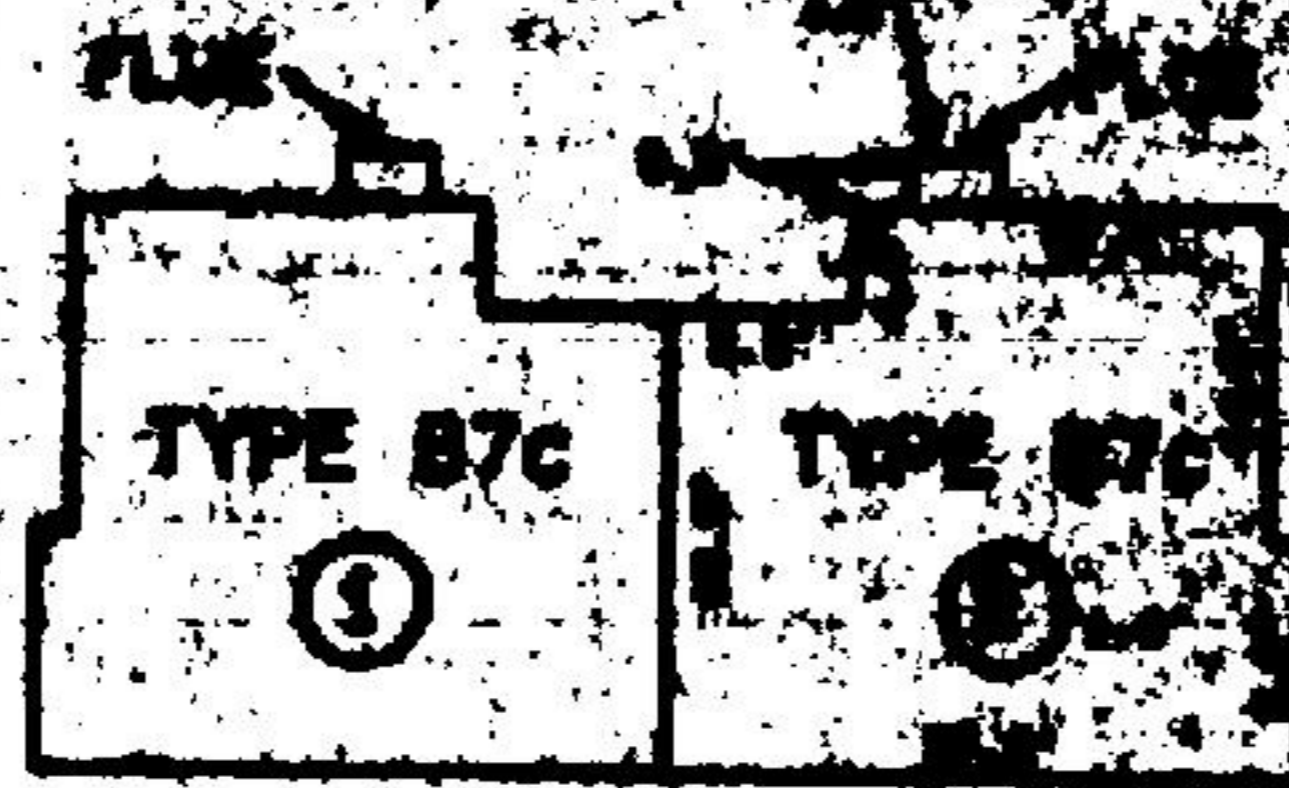
DATE 8/24/83

BY R.K./C.M.

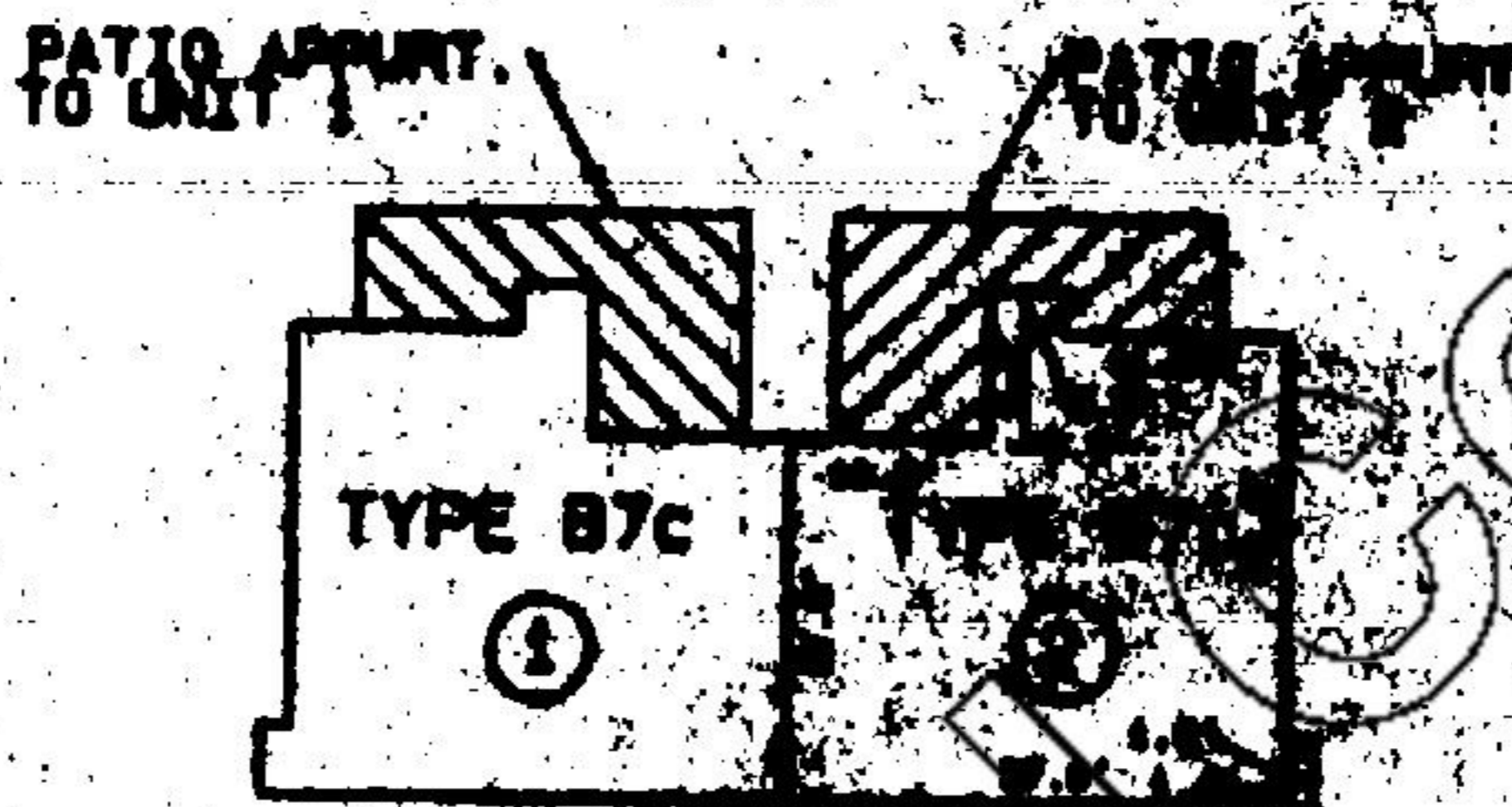
CHD JUN 6 3 42 02

SCALE: 1"=20'

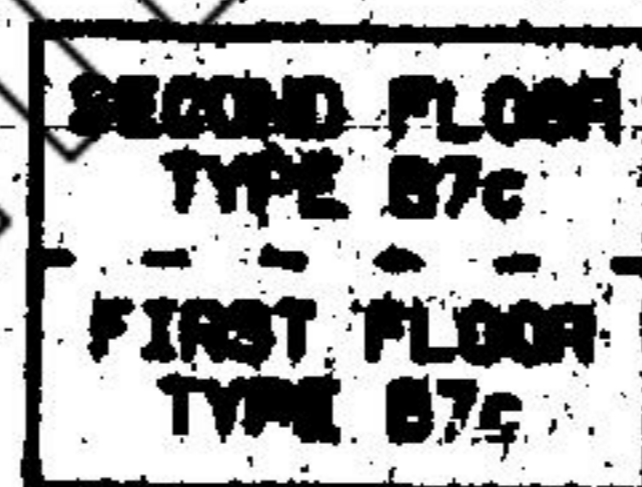
PH 17450F



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING "S"

UNIT NO. 182

ALL MEASUREMENTS ARE APPROXIMATE, (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
2112 W. CAMPBELL AVENUE, SUITE 200, DALLAS, TEXAS 75201
214-343-1111
214-343-1112
214-343-1113

JOB 80344-3

BY R.K./C.M.

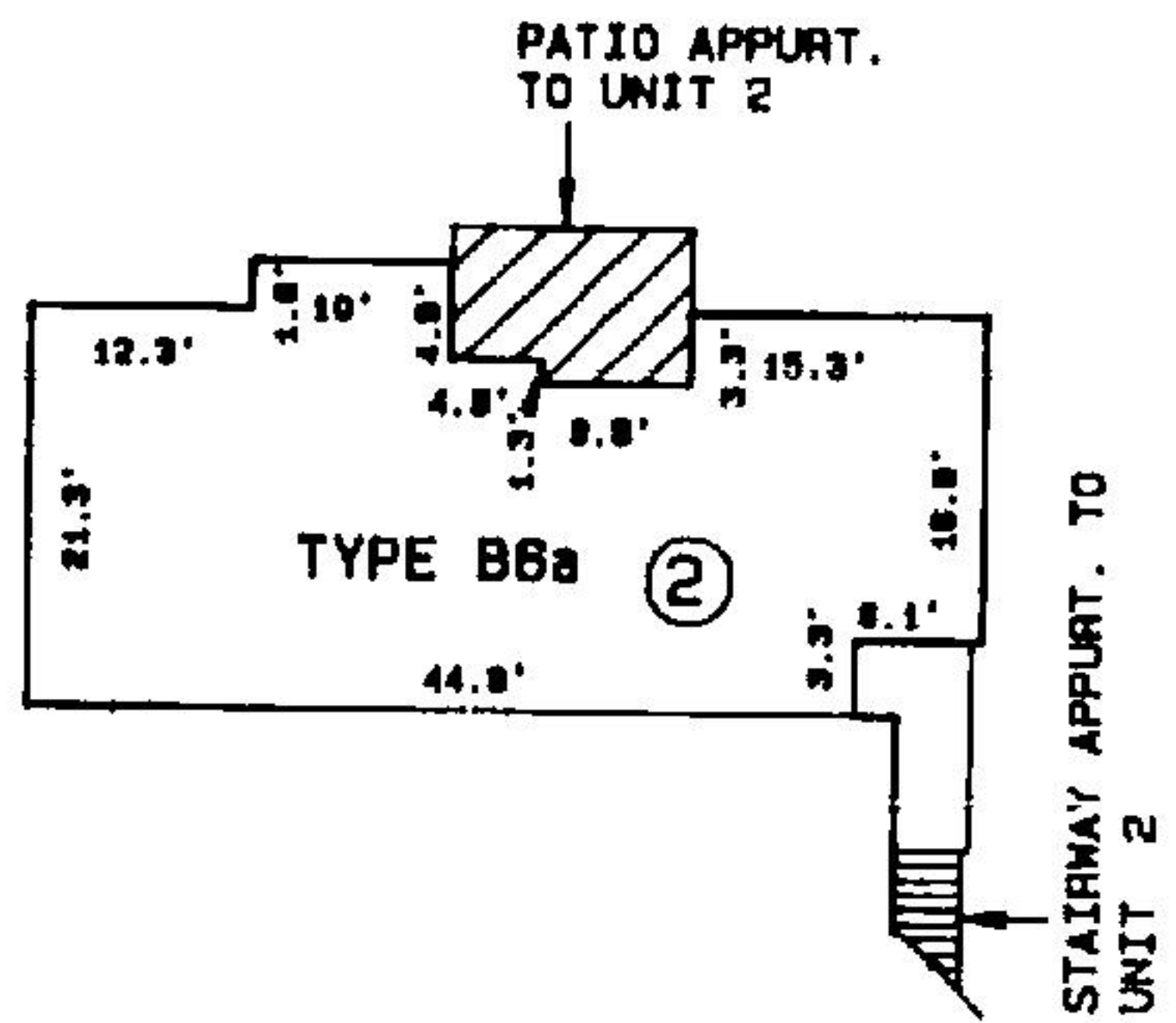
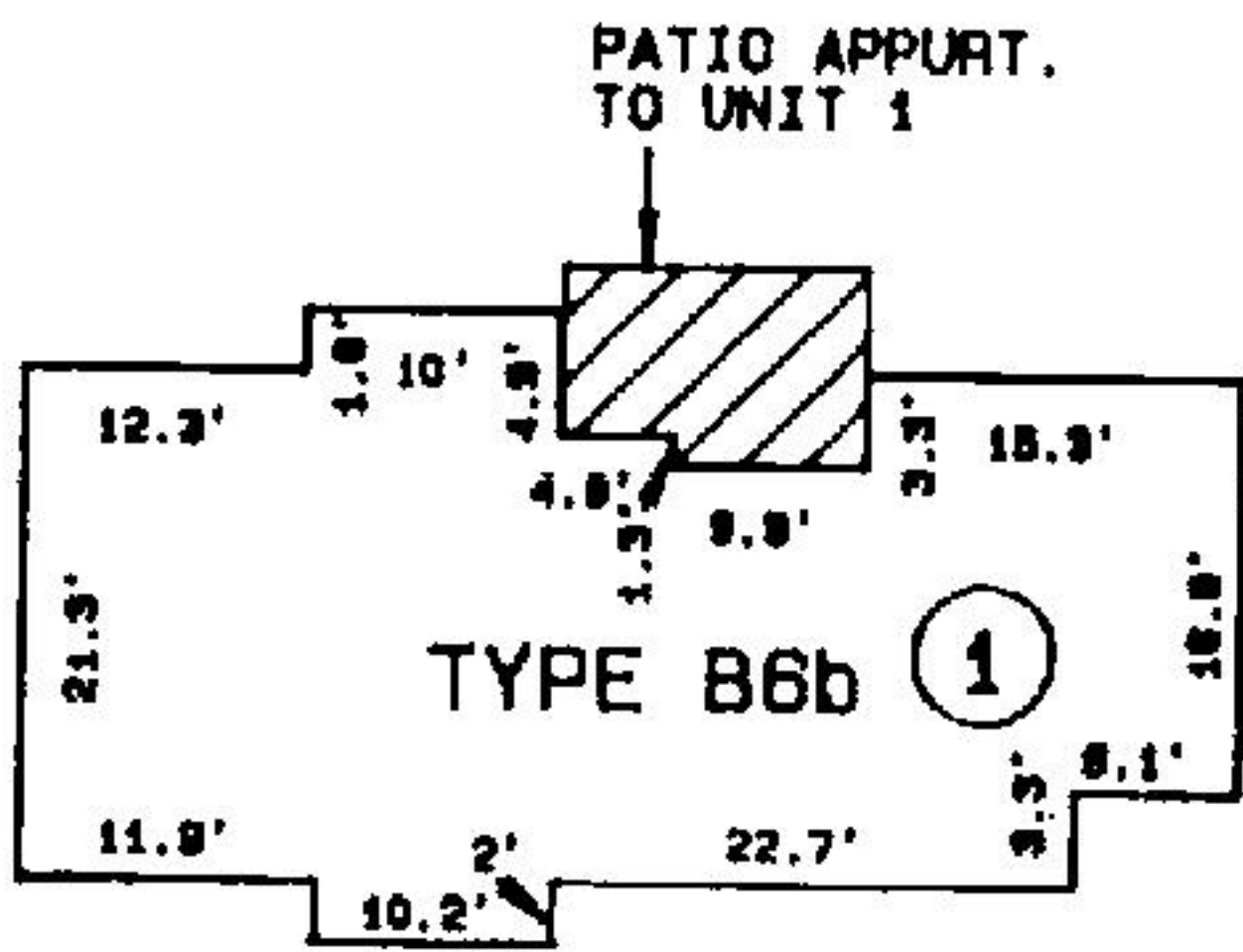
SCALE: 1"=20'

DATE 8/24/83

CHK. J.N.C.

34202

SHEET NO. OF 746



FIRST FLOOR

SECOND FLOOR

Unofficial Copy

SECOND FLOOR TYPE B6a
FIRST FLOOR TYPE B6b

CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING	"T"
UNIT NO.	1, 2

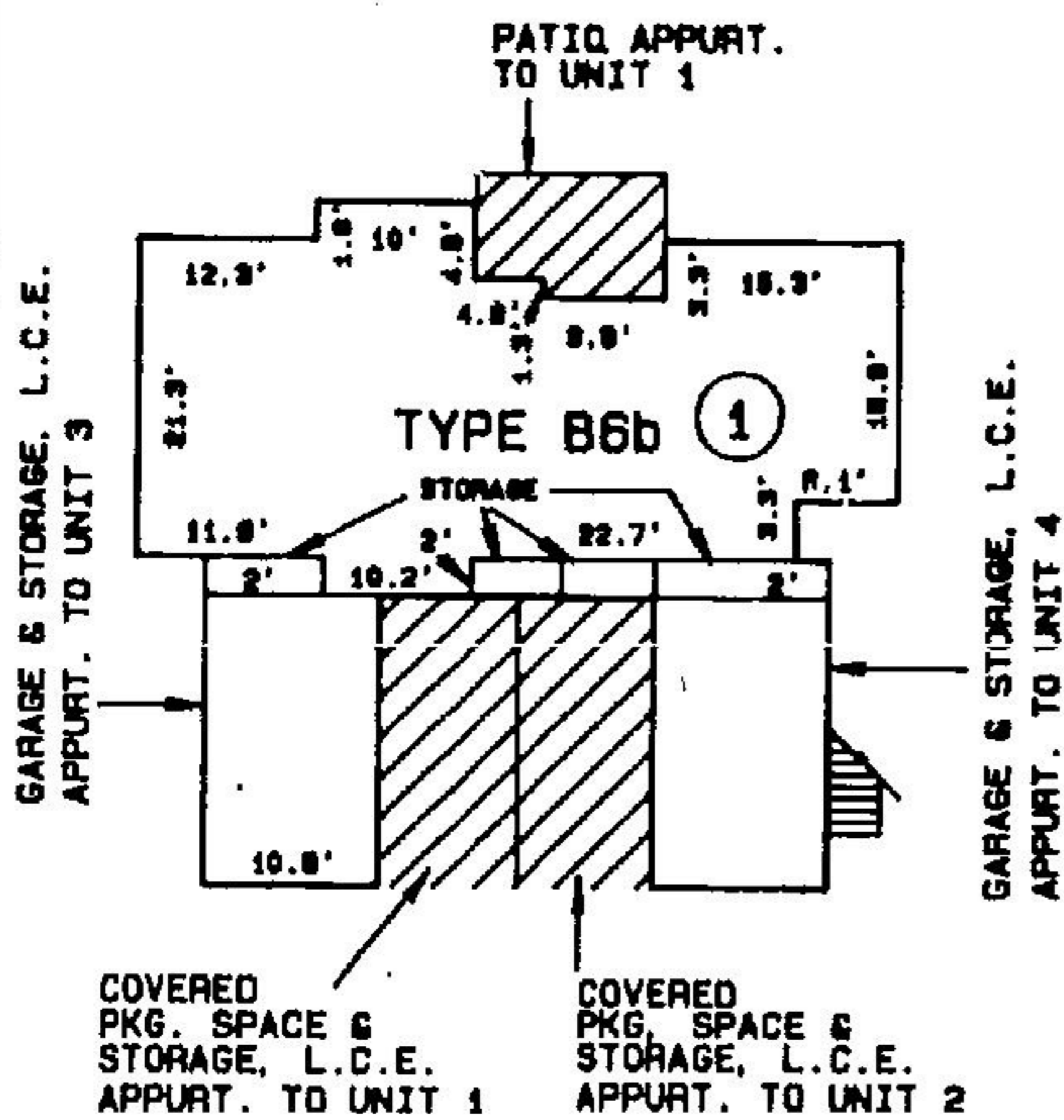
ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
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COOK CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4319 North Central Expressway, Dallas, Texas 75205-3489
(214) 526-8120
4305 N. Garland, Suite 203, Midland, Texas 79701
(817) 836-4684

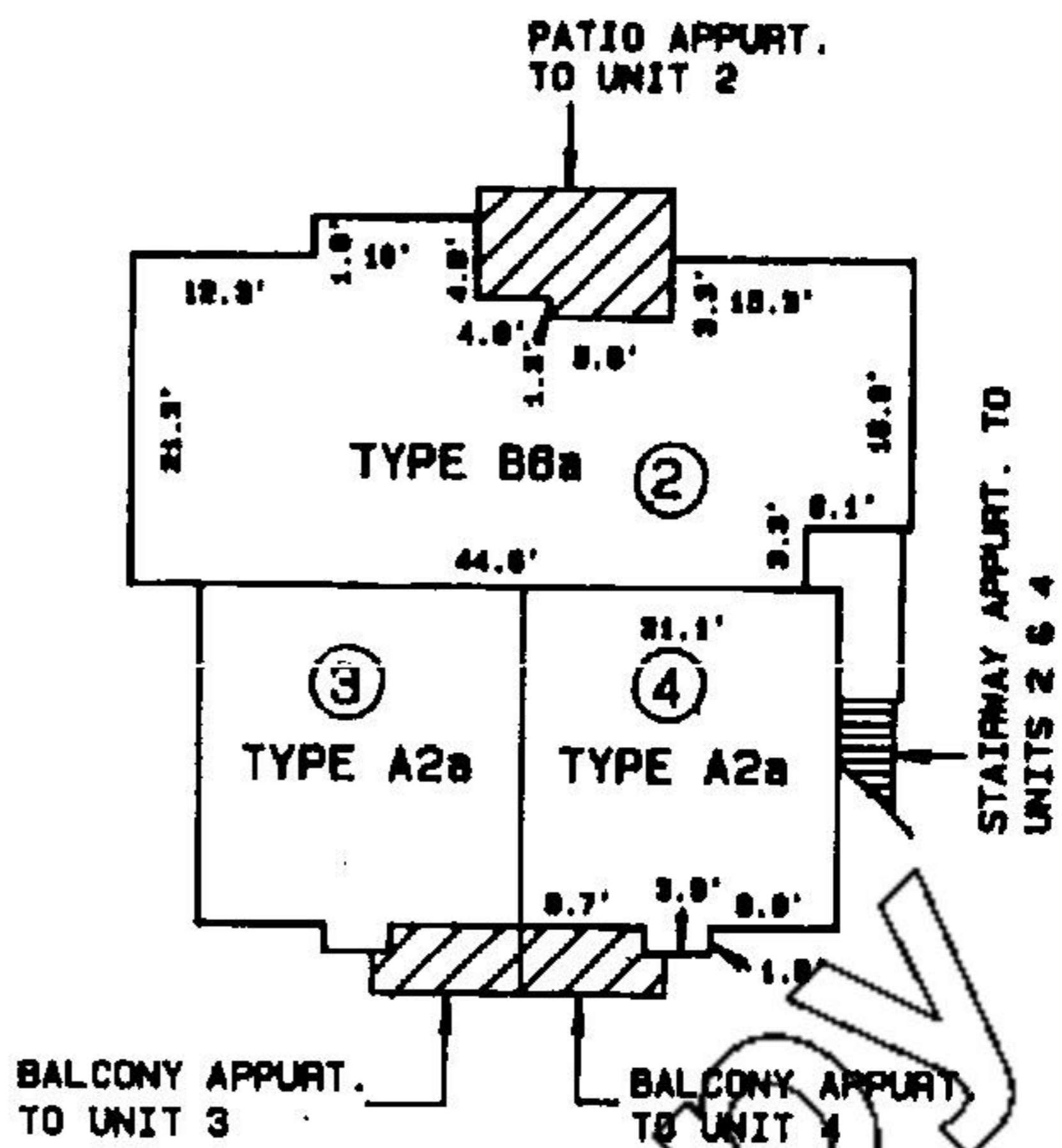
JOB 80344
BY R.K./M.V.
SCALE: 1"=20'

DATE 8/24/83
CHD: J.N.C.
202

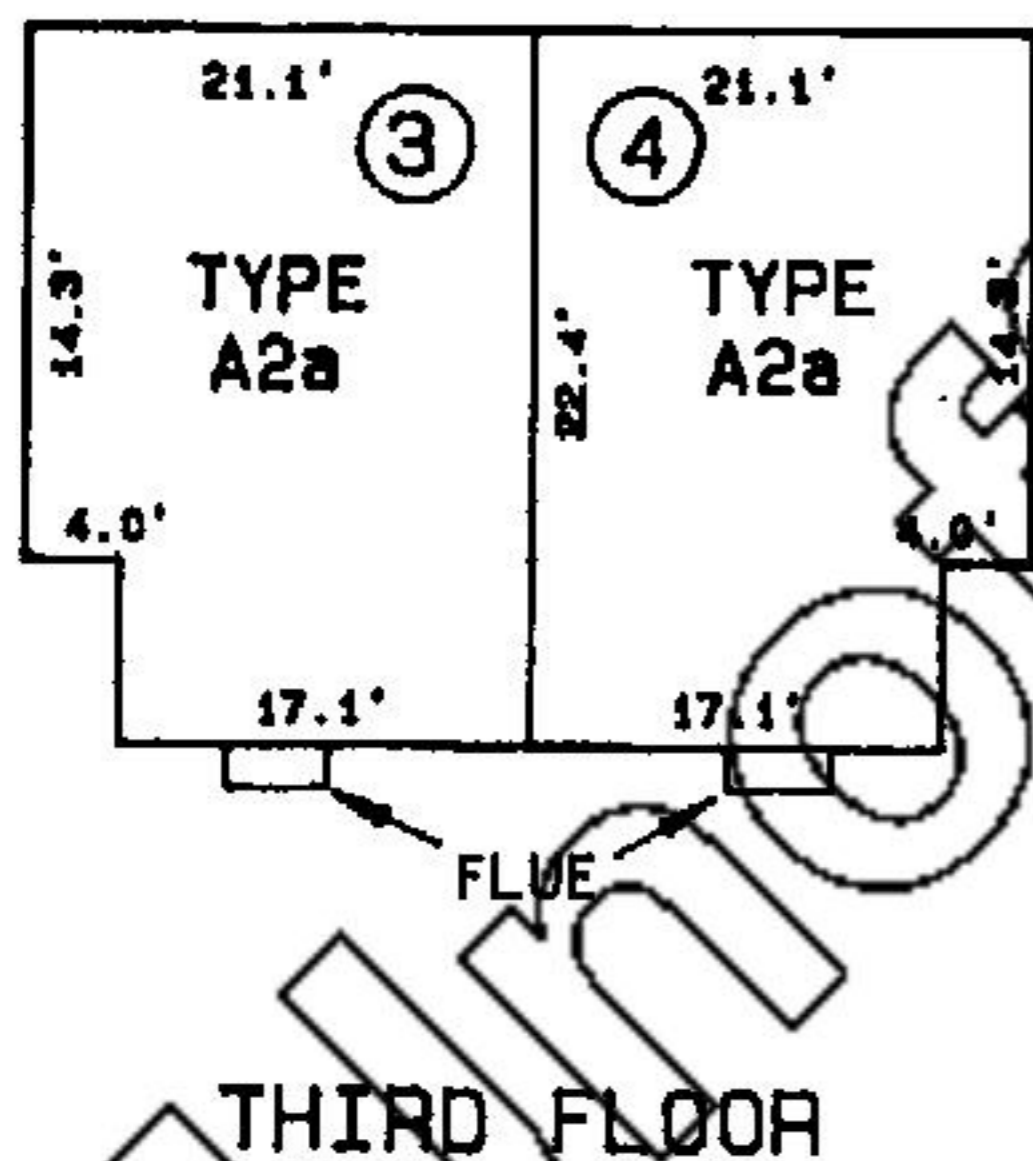
747 OF



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR TYPE A2a	
SECOND FLOOR TYPE A2a	SECOND FLOOR TYPE B6a
FIRST FLOOR GARAGE	FIRST FLOOR TYPE B6b

CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING

"U"

UNIT NO.

1, 2, 3, & 4

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
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STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4919 north central expressway, dallas, texas 75205-3488
(214) 526-5120 metro (214) 263-8764
4305 n. garfield, suite 203, midland, texas 79701
(915) 698-9584 metro (915) 583-5377

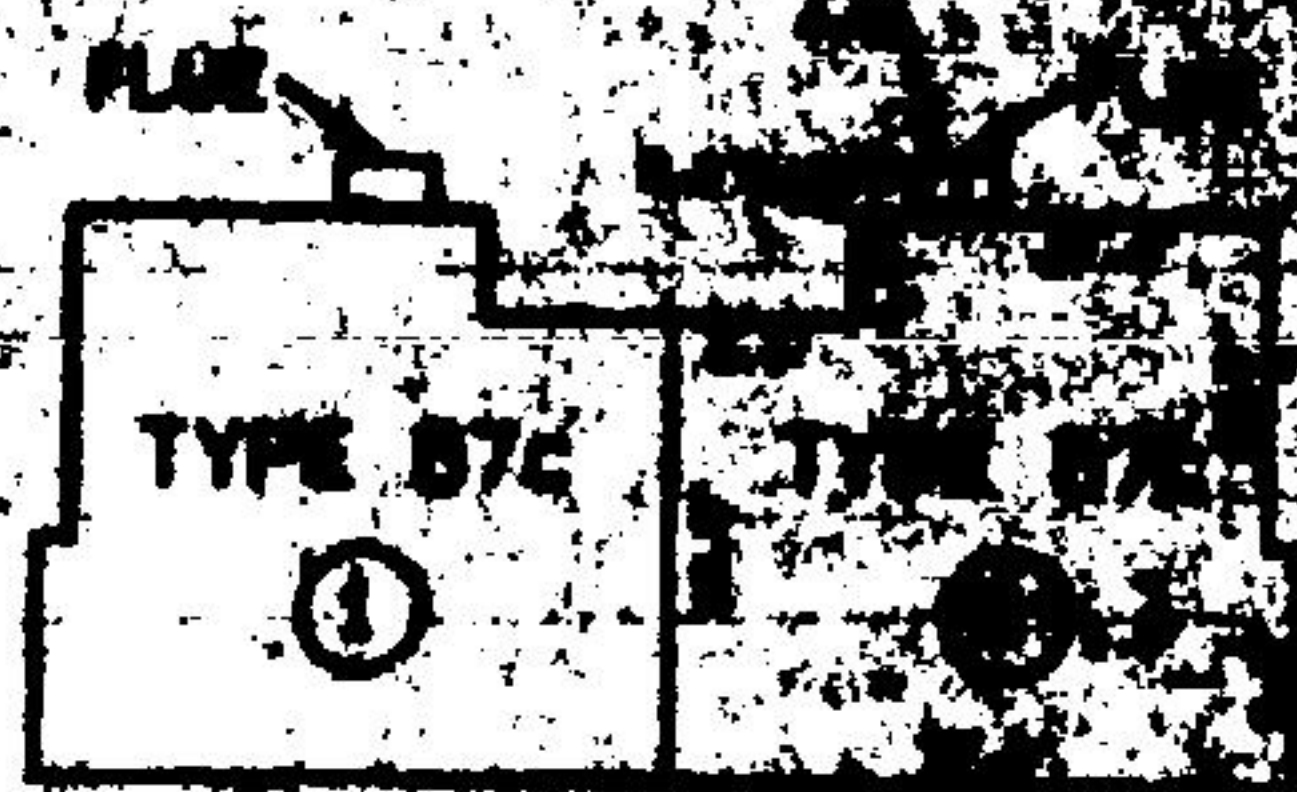
JOB 80344 1/85 DATE 8/24/83

BY R.K./M.V.

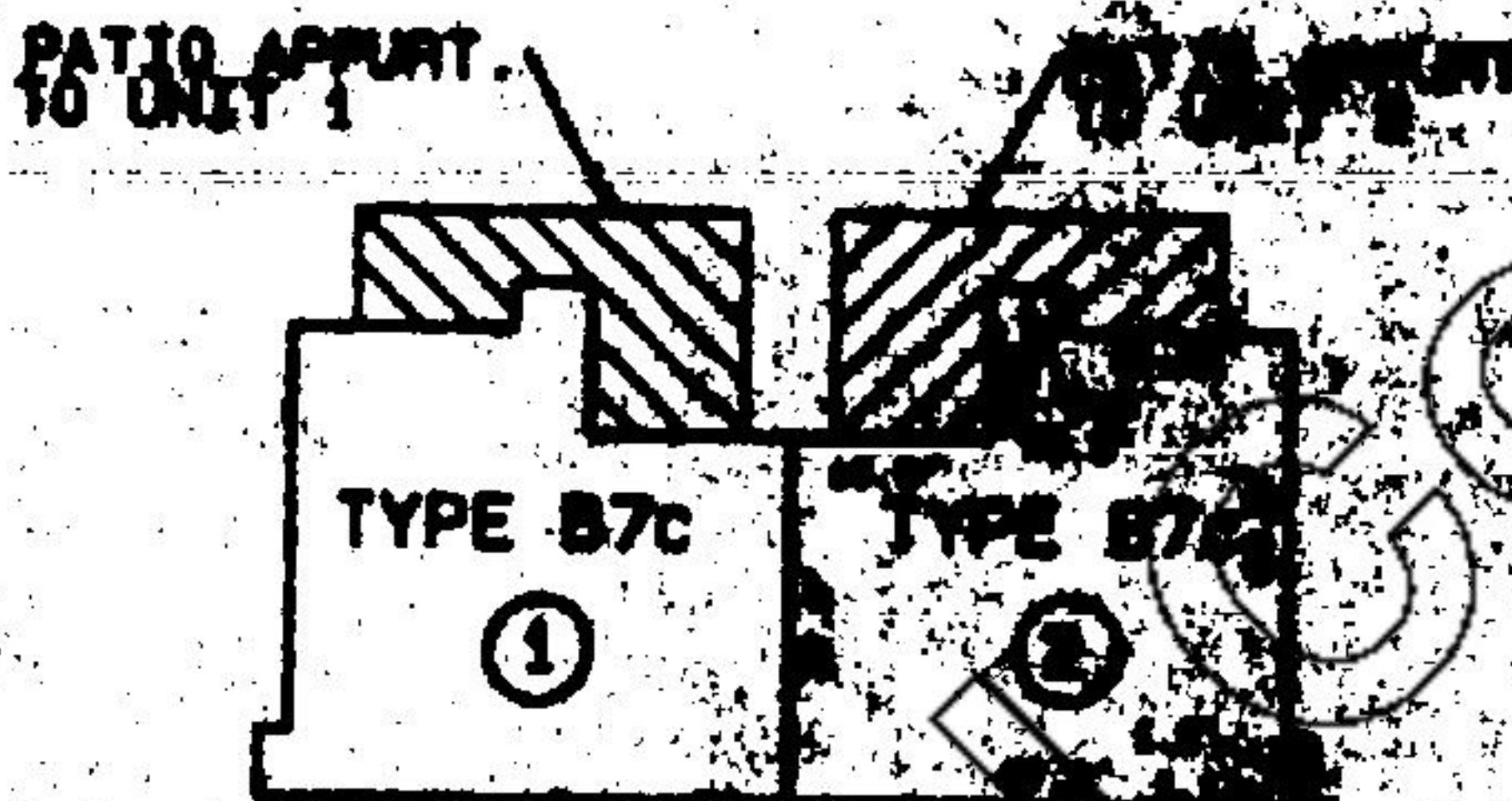
CHD. J.N.C.

SCALE: 1"=20'

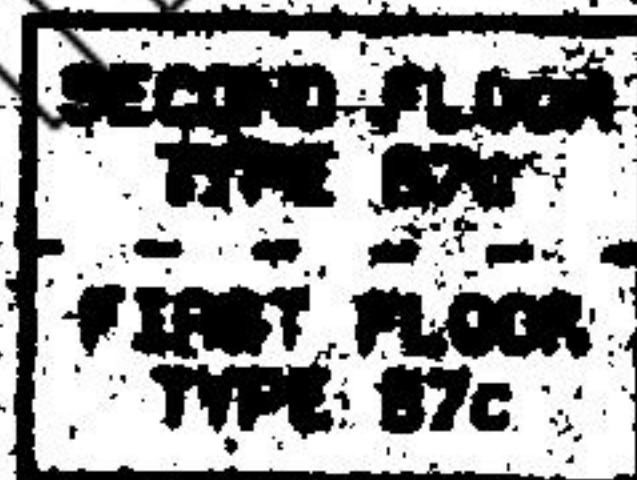
SHT 12 OF 48



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING "V"

UNIT NO. 182

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.

CVIL & STRUCTURAL ENGINEERING-ARCHITECTURE
LAND PLANNING-LANDSCAPE ARCHITECTURE
215 N. GULF, SUITE 500, DALLAS, TEXAS 75201
PHONE 754-1111 FAX 754-1111

JOB 80344-3

DATE 8/24/89

BY R.K./C.M.

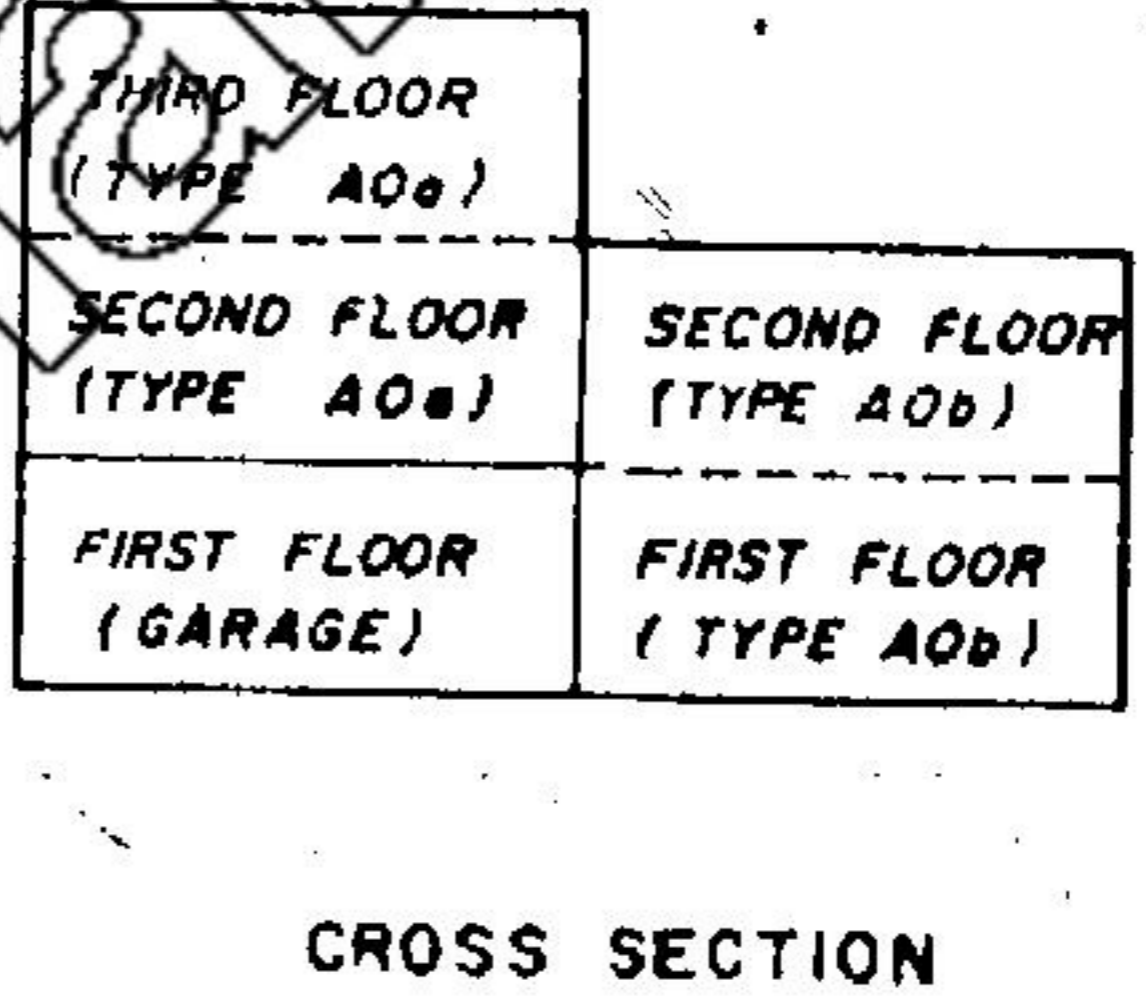
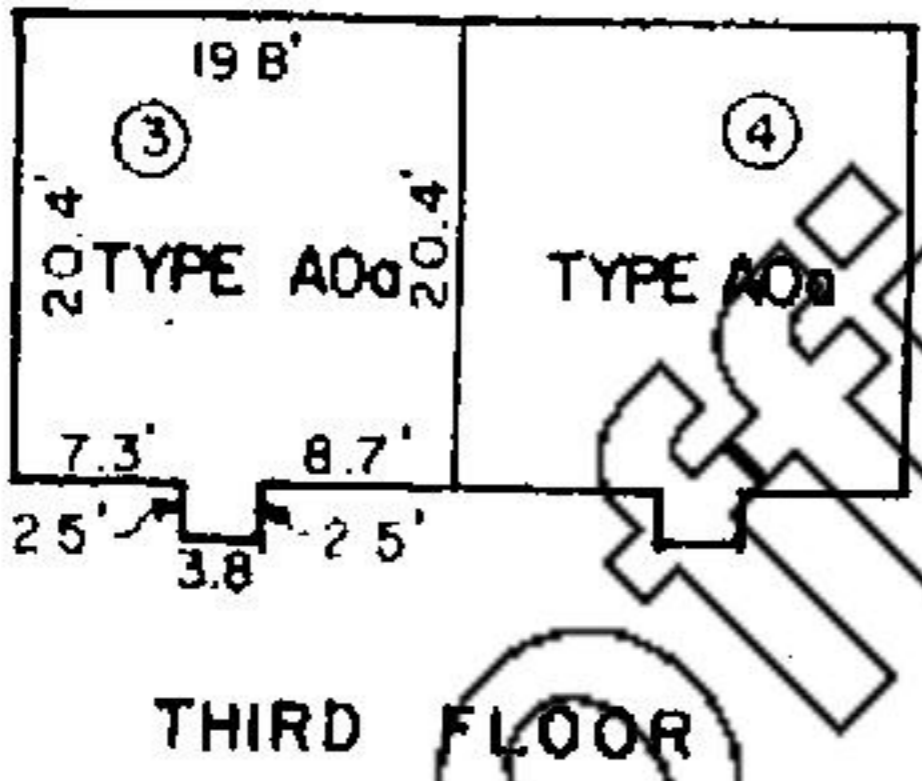
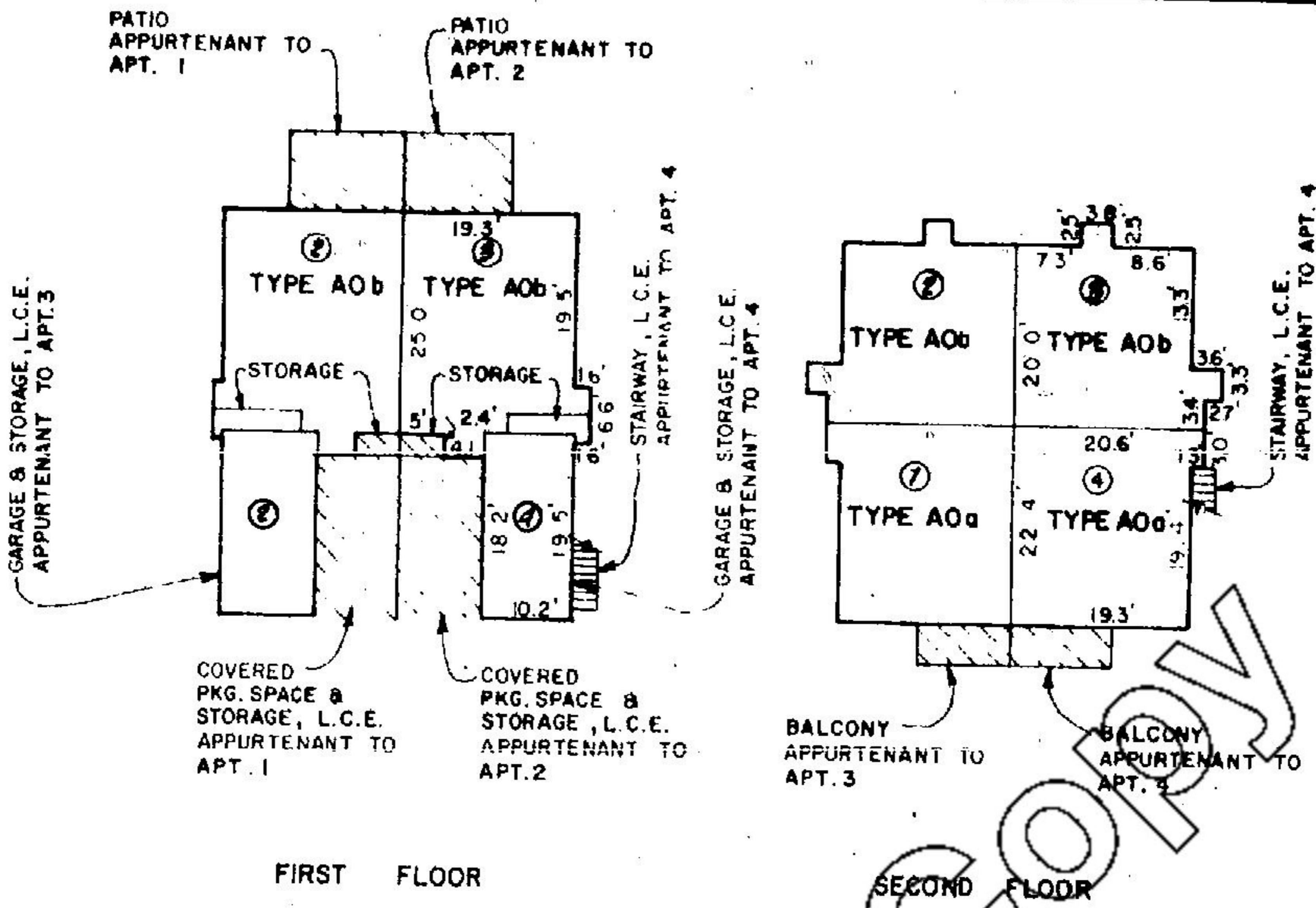
CHK. J.N.C.

SCALE: 1"=20'

34202 17

SHT/30F

9



MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

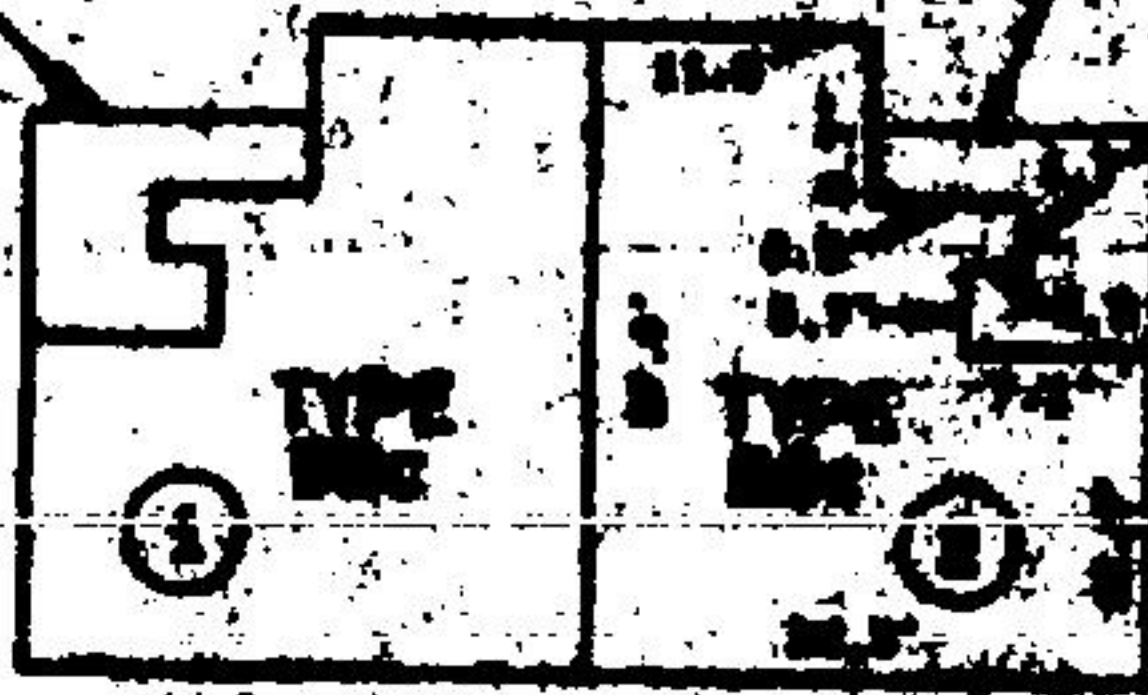
BUILDING	"W"
UNIT NO.	1, 2, 3, & 4

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
 DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
 STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS
 APPURTENANT TO THE APARTMENT INDICATED.

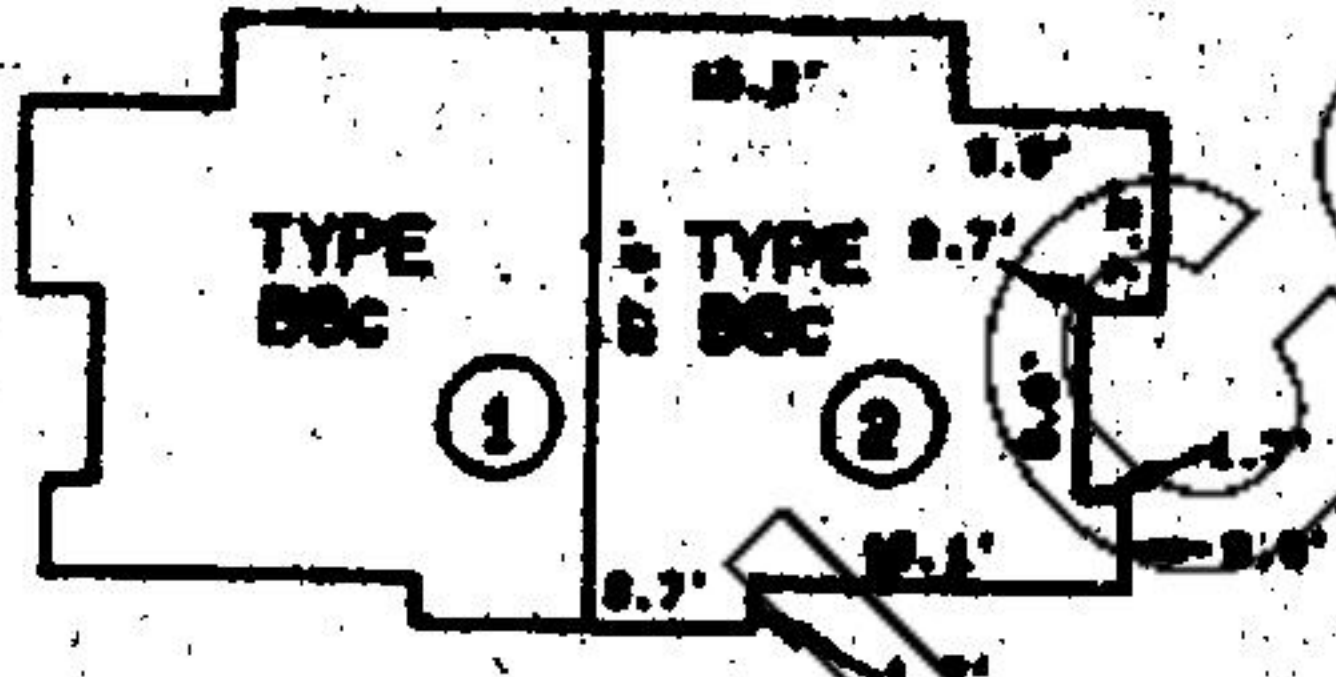
COOK CONSULTANTS, INC.
 CIVIL & STRUCTURAL ENGINEERING-SURVEYING
 LAND PLANNING-LANDSCAPE ARCHITECTURE
 4910 North Central Expressway, Dallas, Texas 75205-3488
 (214) 528-8120 Metro (214) 263-8784
 4305 N. Garfield, Suite 203, Midland, Texas 79701
 (817) 990-8584 Metro (817) 563-5377

JOB 80296	DATE 8/24/83	SHT 19 OF 50
BY R.K./M.V.	CHD. J.N.C.	
SCALE: 1"=20'	36202 17	

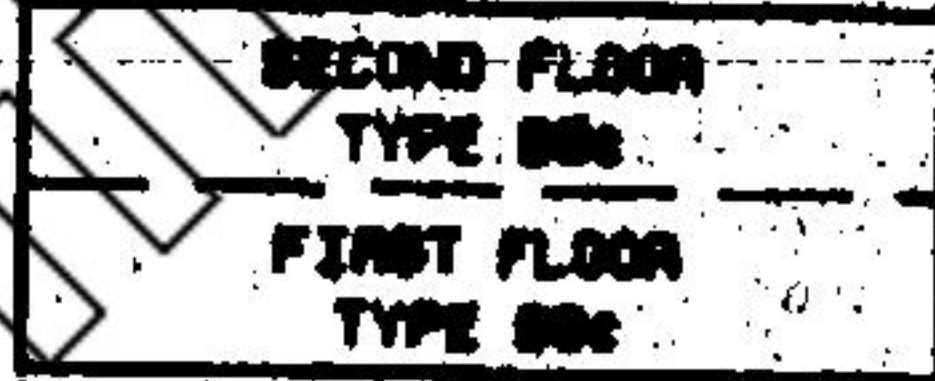
PATIO APPURTENANT TO UNIT 1



FIRST FLOOR



SECOND FLOOR



CROSS SECTION

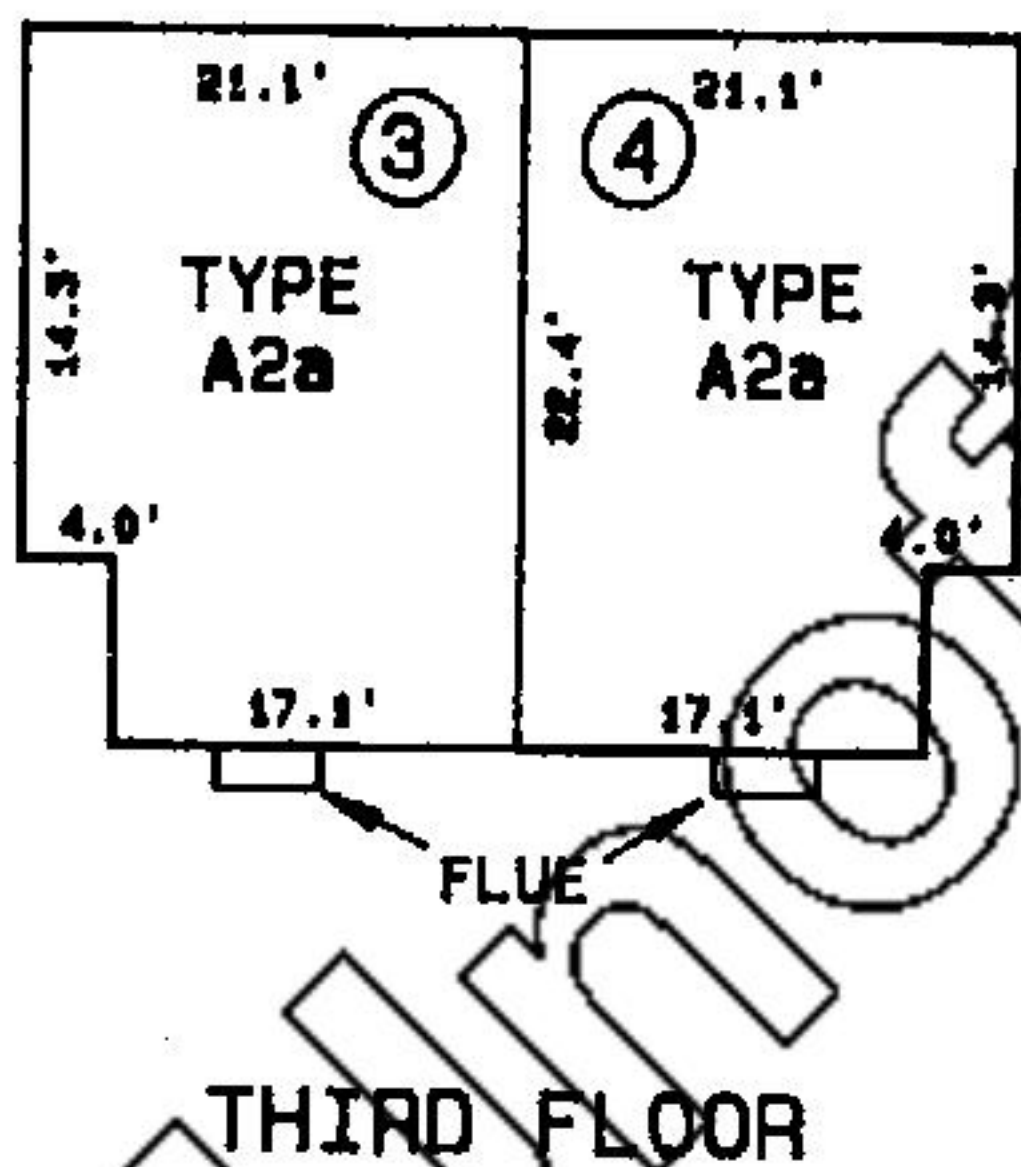
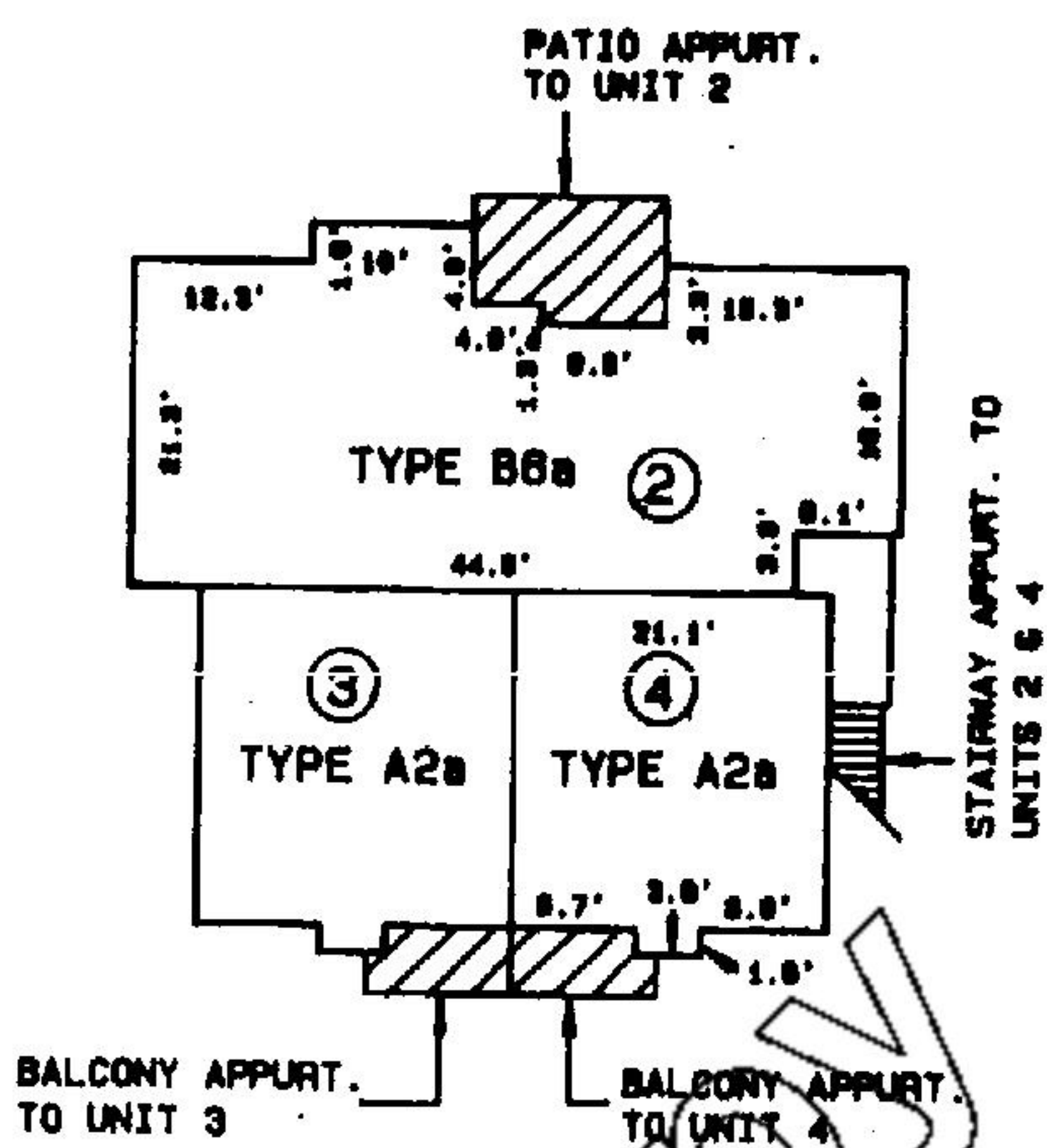
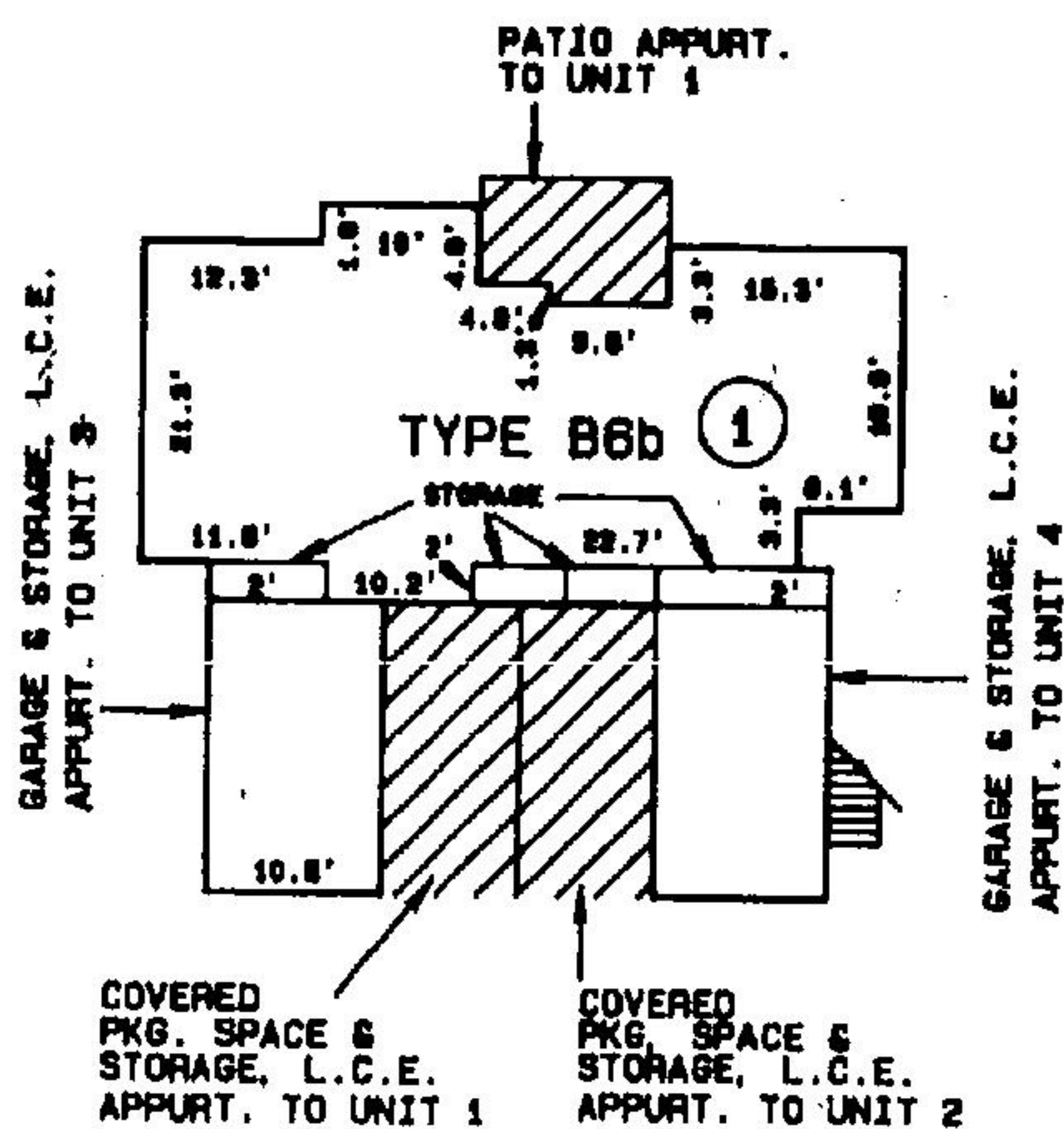
MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING	"X"
UNIT NO.	1, 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
DIMENSIONS OF UNITS ARE TO INTERIOR SURFACE OF WALLS.
STORAGE, GARAGE, COVERED PARKING & STAIRWAY ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4916 NORTH CENTRAL EXPRESSWAY, DALLAS, TEXAS 75206-2400
(214) 899-9199
4208 N. GARFIELD, SUITE 802, MIDLAND, TEXAS 79701
(817) 899-5994

JOB 80344-3	DATE 8/24/83	SHT 15 OF 17
BY R.K./C.M.	CHK. J.N.C.	
SCALE: 1"=20'	34202 1751	



CROSS SECTION

THIRD FLOOR TYPE A2a	
SECOND FLOOR TYPE A2a	SECOND FLOOR TYPE B6a
FIRST FLOOR GARAGE	FIRST FLOOR TYPE B6b

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING

"Y"

UNIT NO.

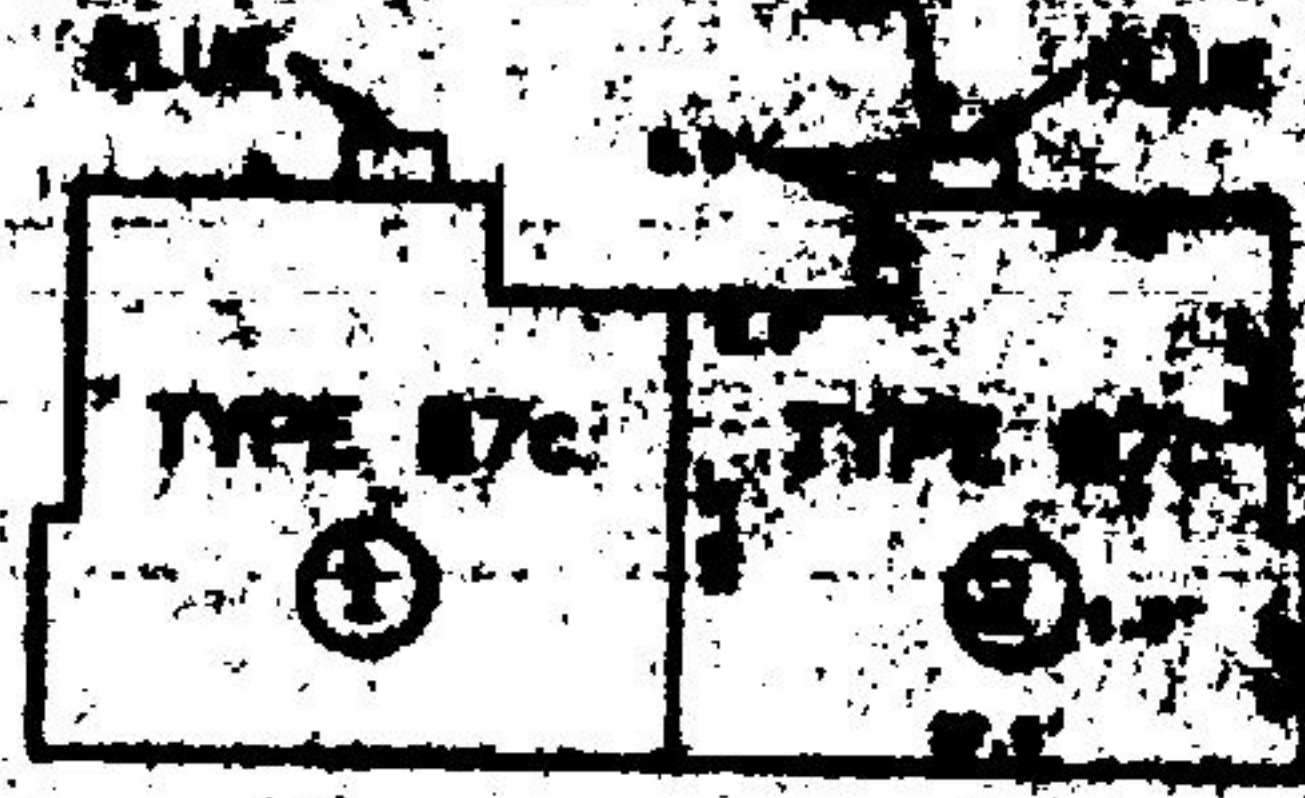
1, 2, 3, & 4

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED DEVELOPMENT)
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APPURTENANT TO THE APARTMENT INDICATED.

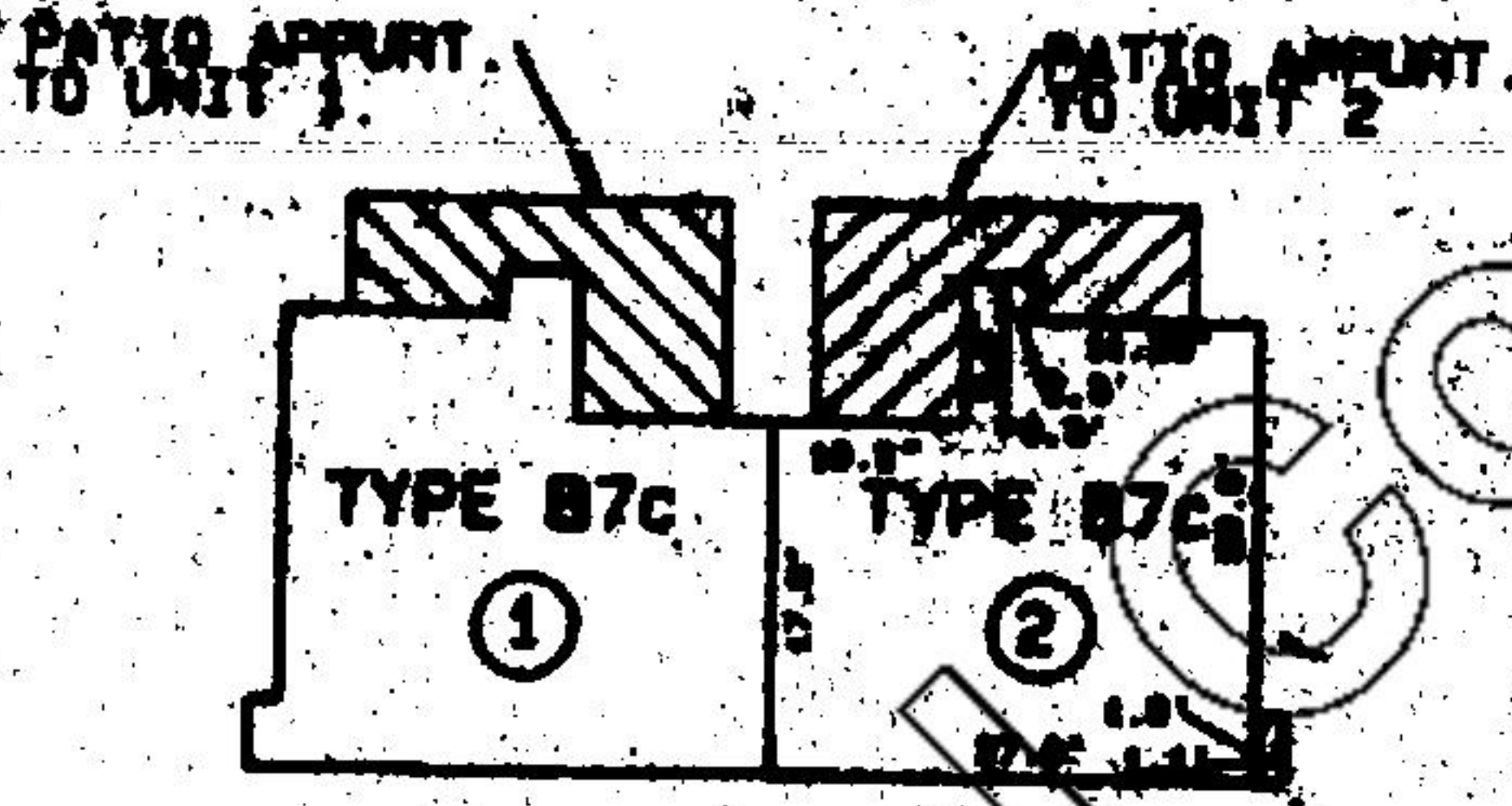
COOK CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4818 North Central Expressway, Dallas, Texas 75205-3400
(214) 526-9120 metro (214) 263-8764
4305 N. Garfield, Suite 203, Midland, Texas 79701
(817) 696-8584 metro (817) 503-9377

JOB 80344 7B5 DATE 8/24/83
BY R.K./M.V. CHD. J.N.C.
SCALE: 1"=20' 8/202 1

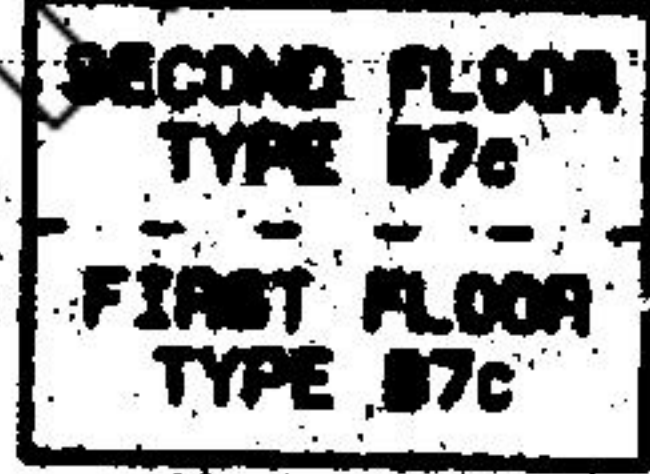
SHT 16 OF 52



SECOND FLOOR



FIRST FLOOR



CROSS SECTION

MONTICELLO CROSSROADS CONDOMINIUMS PHASE III
DALLAS, TEXAS

BUILDING	"Z"
UNIT NO.	1 & 2

ALL MEASUREMENTS ARE APPROXIMATE. (THIS IS A PROPOSED PROJECT)
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APPURTENANT TO THE APARTMENT INDICATED.

COOK CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING-SURVEYING
LAND PLANNING-LANDSCAPE ARCHITECTURE
4015 North Central Expressway, Dallas, Texas 75205-3407
Tel: 972-355-3130
4005 N. Gerfield, Suite 200, Midland, Texas 79701
Tel: 806-500-5004

JOB 80344-3	DATE 8/24/83	SHT 17 OF 17
BY R.K./C.M.	CHKD N.C.	
SCALE: 1"=20'	8/20/83	

CONSENT AND SUBORDINATION OF LIEN TO SECOND AMENDMENT
TO DECLARATION AND MASTER DEED FOR MONTICELLO
CROSSROADS CONDOMINIUMS

REPUBLICBANK DALLAS, NATIONAL ASSOCIATION, ("Mortgagee"), which is the holder of a Deed of Trust (the "Deed of Trust") dated May 9, 1983, executed by MONTICELLO CROSSING JOINT VENTURE, and recorded in Volume 83097, Page 4689 of the Deed of Trust Records of Dallas County, Texas, and covering, among other things, Phase II and Phase III described in the foregoing Second Amendment to Declaration and Master Deed for Monticello Crossroads Condominiums hereby consents to the recordation thereof, and agrees that the lien of the Deed of Trust shall be expressly subject, subordinate and inferior to the Declaration described therein.

This Consent shall not be construed or operate as a release of any lien owned and held by Mortgagee or any part thereof or as a subordination of any such lien to any lien created in any other instrument, including the Declaration.

EXECUTED the 11 day of October, 1984.

REPUBLICBANK DALLAS, NATIONAL
ASSOCIATION

By: SP Davis
Title: Asst. Vice President

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steve P. Davis of REPUBLICBANK DALLAS, NATIONAL ASSOCIATION, 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, in the capacity therein stated, and as the act and deed of the said association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of October, 1984.

Traci Durham
Notary Public in and for
the State of Texas

My commission expires:

TRACI DURHAM, Notary Public
State of Texas
My Commission Expires 08/20/88

38202 11754

FILED
Earl Busch
COUNTY CLERK
DALLAS COUNTY

84 OCT 12 AM 11 58

Att: Lisa
RETURN TO:
STEWART TITF
14850 MONTFORT
SUITE 197
DALLAS, TX 75240

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.

OCT 12 1984



Earl Busch
COUNTY CLERK, Dallas County, Texas

Unofficial Copy