



**FIRST AMENDMENT
TO THE CONDOMINIUM DECLARATION FOR
3000 KELLER SPRINGS OFFICE CONDOMINIUMS**

THIS FIRST AMENDMENT TO TO THE CONDOMINIUM DECLARATION FOR 3000 KELLER SPRINGS OFFICE CONDOMINIUMS DECLARATION OF COVENANTS, (this "Amendment") is made on the date set forth below by 3000 Keller Springs, Ltd., A Texas limited partnership ("Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain real property located in the City of Carrollton, Dallas County, Texas which real property is described on Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, Declarant filed the Condominium Declaration for 3000 Keller Springs Office Condominiums on July 28, 2005, recorded in/under Volume 2005146, Page 5104 of the Real Property Records of Dallas County, Texas, (the "Declaration").

WHEREAS, Declarant, owning at least sixty-seven percent (67%) of the Property, desires to amend the Declaration as hereinafter provided.

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

1. Section 11.02 Amendment to Declaration shall have the following added at the end:

"This Declaration may be amended for the purpose of dividing the Allocated Interests on Exhibit "C" from time to time by and at the sole discretion of the Declarant."

2. Exhibit "C" Allocated Interests shall be amended to read the following:

3000 Keller Springs, Ltd. 70.98%
8080 N. Central Expy.
Suite 850
Dallas, TX 75206

Barnes & Skeels, LLC 10.62%
3000 Keller Springs Rd.
Suite 406
Carrollton, TX 75006

Keller Office Park, LLC 10.40%
Attn. Brad Stribling
3000 Keller Springs Rd.
Suite 300
Carrollton, TX 75006

Susan Swank, M.Ed.
3000 Keller Springs Rd.
Suite 102
Carrollton, TX 75006

8.00%

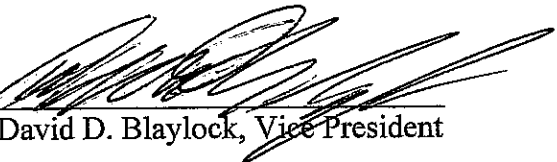
3. The remaining portions of the Declaration shall remain in full force and effect and are not in any way amended, modified, or otherwise affected by this Amendment.

IN WITNESS WHEREOF, the undersigned, being Declarant herein, has hereto set its hand this 31st day of March, 2006.

DECLARANT:

3000 Keller Springs, Ltd.
a Texas limited partnership.

By: Lennox Investments, Inc. a Texas Corporation, its general partner

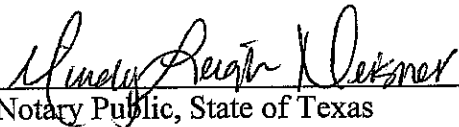
By: 
David D. Blaylock, Vice President

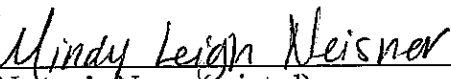
ACKNOWLEDGMENT

COUNTY OF DALLAS)
STATE OF TEXAS)

This instrument was acknowledged before me on this 31st day of March, 2006 by David Blaylock, Vice President of Lennox Investments, Inc. a Texas corporation, general partner of 3000 Keller Springs, Ltd., a Texas limited partnership, for and on its behalf.




Notary Public, State of Texas


Notary's Name (printed)

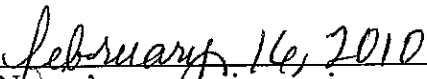

Notary's commission expires

Exhibit A

BEING a tract of land situated in the GEORGE SYMS SURVEY, ABSTRACT NO. 1344, Dallas County, Texas, and being part of Lot 1, Block 2 of Keller Springs/Tarpley Addition, an addition to the City of Carrollton, Texas according to the plat recorded in Volume 2000132, Page 00618 Map Records, Dallas County Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch diameter iron rod set at the intersection of the North line of Ballantrae Drive (a 100 foot Right-of-Way) and the Ease line of Tarpley Road (a 60 foot Right-of-Way)

THENCE North, 325.78 feet with the said East line of Tarpley Road to a 1/2 inch diameter iron rod set in the Southwest line of Keller Springs Road (a 120 foot Right-of-Way);

THENCE South 37 degrees 09 Minutes 07 seconds East, 19.77 feet, with the said Southwest line of Keller Springs Road, to a 1/2 inch diameter iron rod set at the beginning of a curve to the left having a central angle 23 degrees 18 minutes 37 seconds, a radius of 1060.00 feet and a chord bearing South 48 degrees 48 minutes 26 seconds East, 428.28 feet;

THENCE with said curve in a Southeasterly direction and with the said Southwest line of Keller Springs Road, an arc distance of 431.25 feet to a 1/2 inch diameter iron rod set at the end of said curve, said iron rod also being at the beginning of a curve to the right having a central angle of 96 degrees 48 minutes 29 seconds, a radius of 25.00 feet and a chord bearing South 41 degrees 36 minutes 38 seconds West, 37.39 feet;

THENCE with said curve in a Southwesterly direction, an arc distance of 42.24 feet to a 1/2 inch diameter iron rod set at the end of said curve, said iron rod also being in the said North line of Ballantrae Drive;

THENCE West, 309.39 feet, with the said North line of Ballantrae Drive, to the PLACE OF BEGINNING and containing 51,876 square feet (1.1909 acres) of land, more or less.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Cynthia Figueroa Calhoun

Cynthia Figueroa Calhoun, County Clerk

Dallas County TEXAS

April 05, 2006 03:04:04 PM

FEE: \$24.00

200600123247