

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR 303 OFFICE CONDOMINIUMS**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 303 OFFICE CONDOMINIUMS (this “*Amendment*”) is executed to be effective as of the date set forth below by OLIVE GROVE PARTNERS II, LTD., a Texas limited partnership (“*Declarant*”).

RECITALS:

A. Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for 303 Office Condominiums (the “*Declaration*”), recorded on June 1, 2006, as Document No. 2006102428, Official Public Records of Travis County, Texas, covering the condominiums established thereby (the “*Condominiums*”) and the real property described therein (together with all improvements located thereon and all easements, rights and appurtenances thereto, the “*Property*”).

B. Section 2.9(a) of the Declaration grants Declarant Special Declarant Rights including the right to unilaterally amend the Declaration and its Plat to subdivide Units owned by Declarant, subject to the provisions of Section 8.1(f) of the Declaration regarding uniformity of form and terminology and distribution of such amendment to Owners.

C. Declarant is the sole owner of Unit A-201, Unit A-301 and Unit A-401 of the Condominiums, and desires to subdivide such Units into additional Units and reallocate the Allocated Interest and amount of votes for such Units in accordance with Sections 2.9(a) and 8.1(f) of the Declaration.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, Declarant hereby amends the Declaration as follows:

1. Recitals. The foregoing recitals are incorporated into this Amendment for all purposes.
2. Capitalized Terms. Any capitalized term that is used herein and is not otherwise defined herein shall have the same meaning that is ascribed to it in the Declaration.

3. Supplement to Condominium Plat. The portions of the Plat of the Condominiums covering Units A-201, A-301, and A-401 attached on pages 60, 61 and 62 as a portion of Exhibit B to the original Declaration are hereby supplemented to reflect the subdivided Units depicted on **Exhibit B1** to this Amendment.


4. Reallocation of Percentage of Ownership of Common Elements. In accordance with Sections 2.9(a) and 8.1(f) of the Declaration, the document attached hereto as **Exhibit C** is hereby substituted for Exhibit C attached to the Declaration in its entirety.

5. No Further Changes. Except as expressly set forth in this Amendment, the Declaration shall remain unchanged and shall continue in full force and effect.

EFFECTIVE as of October 30, 2006.

OLIVE GROVE PARTNERS II, LTD.,
a Texas limited partnership

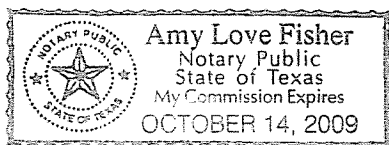
By: Cedar Bridge, Inc., a Texas corporation,
General Partner

By: 
F. S. Rebeiz, President

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 31 day of October, 2006, by F. S. Rebeiz, as President of Cedar Bridge, Inc., a Texas corporation, as General Partner of OLIVE GROVE PARTNERS II, LTD., a Texas limited partnership, on behalf of said corporation and said limited partnership.

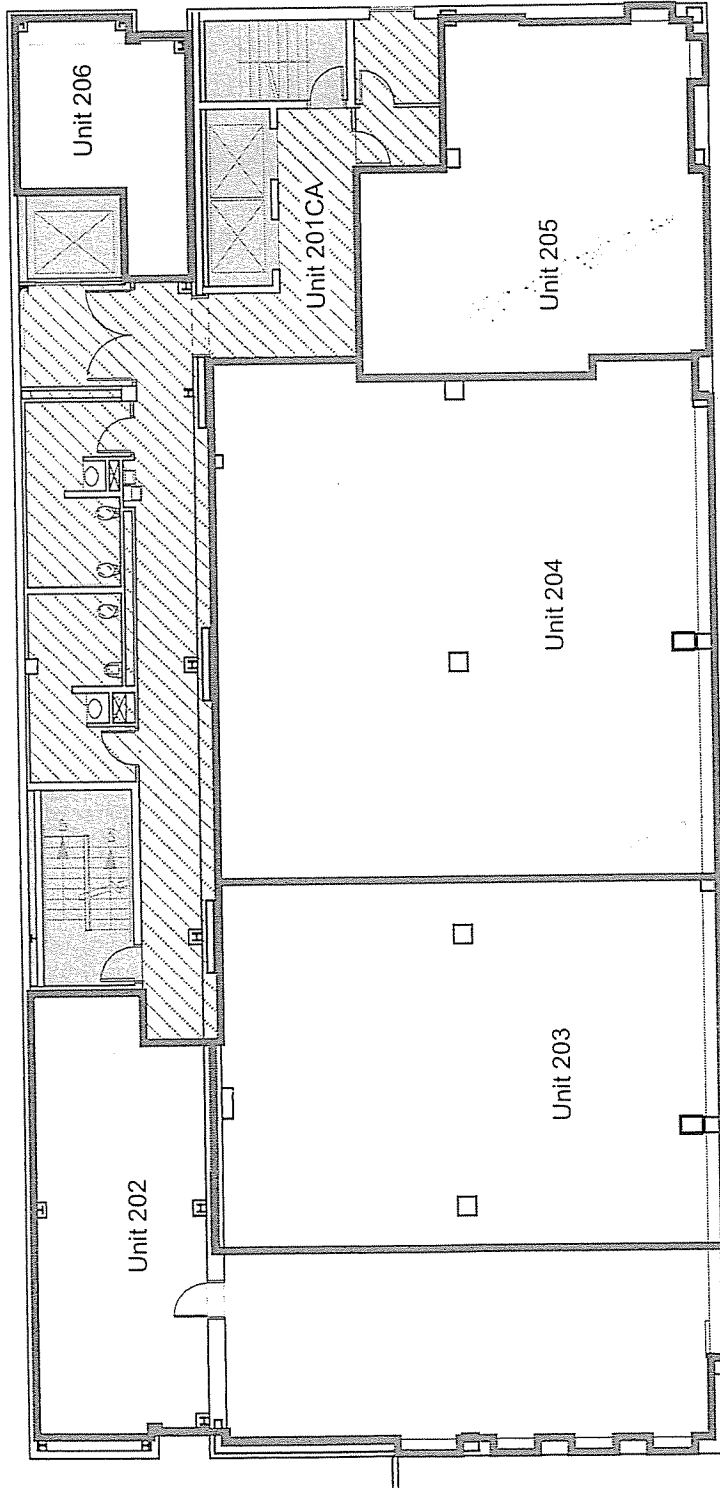



NOTARY PUBLIC, State of Texas

EXHIBIT B1

SUPPLEMENT TO 303 OFFICE CONDOMINIUMS PLAT

UNIT A - 201



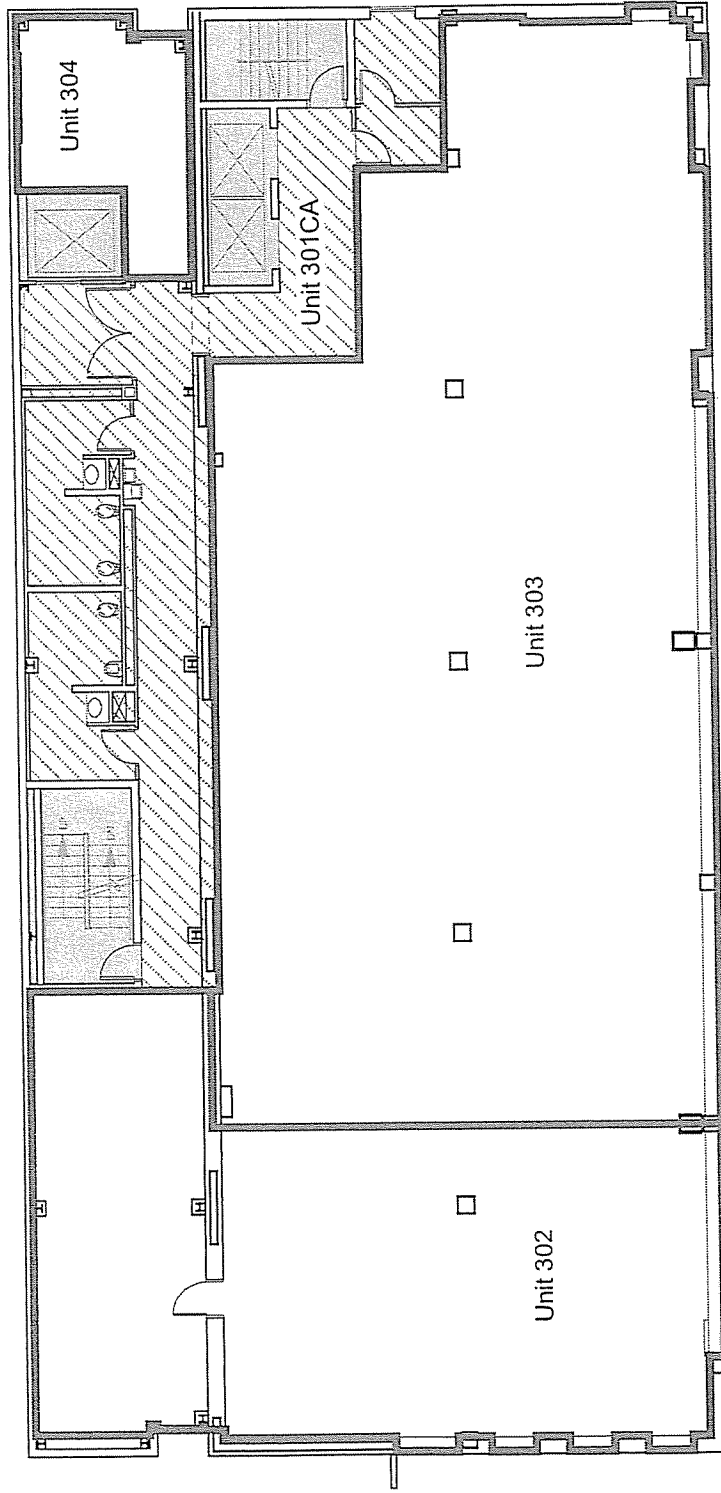
Area Summary

Unit 202	22.995%	of 201CA
Unit 203	24.481%	of 201CA
Unit 204	33.526%	of 201CA
Unit 205	14.425%	of 201CA
Unit 206	4.573%	of 201CA

▨ 201CA (Hallways, lobbies, bathrooms & mechanical-electrical room)

UNIT A - 301

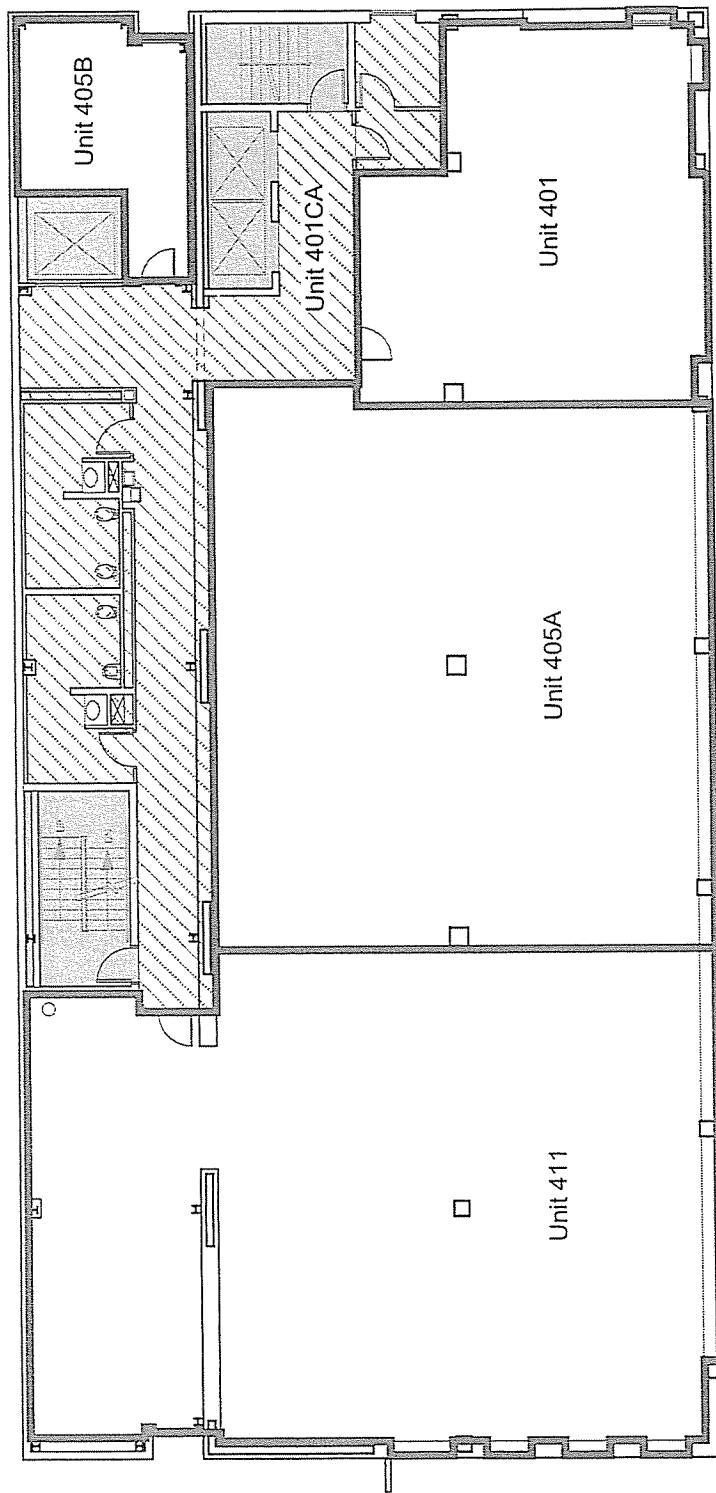
UNIT A - 301



Area Summary	Unit 302	Unit 303	Unit 304
	31.412%	64.053%	4.535%
	of 301CA	of 301CA	of 301CA

▨ 301CA (Hallways, lobbies, bathrooms & mechanical-electrical room)

UNIT A - 401



Area Summary	
Unit 401	15.783% of 401CA
Unit 405A	36.267% of 401CA
Unit 405B	4.548% of 401CA
Unit 411	43.402% of 401CA

401CA (Hallways, lobbies, bathrooms & mechanical-electrical room)

EXHIBIT C

**PERCENTAGE OF OWNERSHIP
OF COMMON ELEMENTS**

Unit	Square Footage of Unit	Votes	Allocated Interest in Common Elements
A-101	9147 square feet	20.450	20.450 %
202	1643 square feet (Includes 22.995% of area of Unit 201CA)	3.673	3.673%
203	1749 square feet (Includes 24.481% of area of Unit 201CA)	3.911	3.911%
204	2396 square feet (Includes 33.526% of area of Unit 201CA)	5.356	5.356%
205	1031 square feet (Includes 14.425% of area of Unit 201CA)	2.304	2.304%
206	327 square feet (Includes 4.573% of area of Unit 201CA)	0.731	0.731%
302	2245 square feet (Includes 31.412% of area of Unit 301CA)	5.018	5.018%
303	4577 square feet (Includes 64.053% of area of Unit 301CA)	10.223	10.223%

304	324 square feet (Includes 4.535% of area of Unit 301CA)	0.724	0.724%
401	1128 square feet (Includes 15.783% of area of Unit 401CA)	2.522	2.522%
405A	2592 square feet (Includes 36.267% of area of Unit 401CA)	5.793	5.793%
405B	325 square feet (Includes 4.548% of area of Unit 401CA)	0.727	0.727%
411	3101 square feet (Includes 43.402% of area of Unit 401CA)	6.933	6.933%
A-501	7146 square feet	15.975	15.975 %
A-601	6998 square feet	15.650	15.650 %
Total	44,729 square feet	100.00	100.000%

AFTER RECORDING, RETURN TO:

Olive Grove Partners II, Ltd.
 Attn: F. S. Rebeiz
 1011 San Jacinto Blvd., Suite 401
 Austin, Texas 78701