

**AFTER RECORDING RETURN TO:**

**Kathleen Kilanowski  
CAGLE PUGH  
4301 Westbank Dr., Bldg. A, Ste. 150  
Austin, Texas 78746**

**FIRST AMENDMENT TO THE  
DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE  
COMBINING UNITS 12 & 14**

**(A Residential Condominium Community in Dallas County, Texas)**

Reallocating the boundaries between adjoining units 12 and 14 of the KRJ Studio Condominiums; replacing the description of Units 12 and 14 contained on page 2 of Exhibit "B" to the Declaration of KRJ-Clarence Street Joint Venture; and replacing the Condominium Unit Summary ("Common Interest Allocation") attached as Exhibit "C" to the Declaration of KRJ-Clarence Street Joint Venture.

**Cross reference to that certain Declaration of KRJ-Clarence Street Joint Venture, recorded at Document No. 199800244513 in the Official Public Records of Dallas County, Texas.**

**FIRST AMENDMENT TO THE DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE REALLOCATING BOUNDARIES BETWEEN ADJOINING UNITS 12 & 14**

This First Amendment to the Declaration of KRJ-Clarence Street Joint Venture is made by the KRJ Studio Condominiums Association of Owners, Inc. (the "Association"), a Texas nonprofit corporation, for the purpose of reallocating the boundaries between adjoining units 12 and 14 of the Condominium Regime, and is as follows:

**RECITALS**

WHEREAS, a condominium regime for the KRJ Studio Condominiums (the "Regime"), located in Dallas County, Texas, was established pursuant to that certain Declaration of KRJ-Clarence Street Joint Venture, recorded at Document No. 199800244513 in the Official Public Records of Dallas County, Texas in the Official Public Records Travis County, Texas, and as amended and supplemented from time to time (collectively referred to as the "Residential Declaration");

WHEREAS, Section 82.062 of the Texas Property Code provides that the boundaries between adjoining condominium units governed by Chapter 82 of the Texas Property Code may be relocated by an amendment to the declaration made by the condominium owners' association;

WHEREAS, JAMES BLAKE HARRIS ("Owner") is the owner of the real property locally known as 1813 CLARENCE STREET UNIT 12 DALLAS, TX 75215-2794 ("Unit 12"), by virtue of a General Warranty Deed with Vendor's Lien recorded at Document No. 199900559257 in the Official Public Records, Dallas County, Texas, said Unit 12 being more particularly described as:

UNIT NO. 12, OF KRJ STUDIO CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, TEXAS, TOGETHER WITH AN UNDIVIDED 6.702% INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 98151, PAGE 7636, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS

WHEREAS, the Owner is also the owner of the real property locally known as 1813 CLARENCE STREET UNIT 12 DALLAS, TX 75215-2794 ("Unit 14"), by virtue of a General Warranty Deed recorded at Document No. 202100195617 in the Official Public Records, Dallas County, Texas, said Unit 14 being more particularly described as:

BEING THE FOLLOWING REAL PROPERTY OF KRJ STUDIO CONDOMINIUMS, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 98151, PAGE 7636, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION.

RESIDENTIAL UNIT: UNIT 14,

WHEREAS, Unit 12 and Unit 14 are adjoining condominium Units in the Regime, governed by Chapter 82 of the Texas Property Code;

WHEREAS, in accordance with the foregoing, the Owner now desires to relocate the boundaries between the Unit 12 and Unit 14 and convey their interest therein by virtue of this amendment to the Residential Declaration (the "**Amendment Combining Units 12 and 14**");

WHEREAS, in accordance with Section 82.062 of the Texas Property Code the Board of Directors for the Association has approved the boundary relocation and combination of Unit 12 and Unit 14;

**NOW, THEREFORE**, the Owner does hereby **GRANT, CONVEY, AND ASSIGN** all their rights and interests in Unit 14 including any and all Limited Common Elements, Common Interest Allocation attributable to Unit 12, improvements, and appurtenances thereto, to and for the exclusive use of Unit 12.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1. **Combination of Units 12 and 14.** In accordance with Section 82.062 of the Texas Property Code, and the express consent of the undersigned Owner, Unit 12 and Unit 14 in the Regime are hereby combined into a single Unit, henceforth designated as Unit 12 (the "**Combined Unit**"), as shown on the revised plans attached hereto and incorporated herein by reference as **Attachment 1** (the "**Revised Plans**"). The description of the Combined Unit is set forth in the Revised Plans, which supersede and replace entirely the description of Units 12 and 14 set forth on page 2 of Exhibit "B" to the Declaration.

2. **Reallocation of Interests – Combined Unit.** The undivided interest in the Common Elements ("Common Interest Allocation") attributable to the Combined Unit, as a result of the combination of Unit 12 and Unit 14 in the Regime, is 13.301 percent. The Common Interest Allocation attributable to all other Units in the Regime shall remain unchanged. The changes made to the schedule of allocated interests pursuant to this amendment are reflected in **Attachment 2** (the "**Revised Condominium Unit Summary**"), attached hereto and incorporated by reference. The Revised Condominium Unit Summary supersedes and replaces entirely the Condominium Unit Summary attached as Exhibit "C" to the Declaration.

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Residential Declaration. Unless expressly amended by this instrument, all other terms and provisions of the Residential Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

4. **Effective Date.** This Amendment Combining Units 12 and 14 shall be effective upon its recording in the Official Public Records of Dallas County, Texas.

**SECRETARY'S CERTIFICATE**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

IN WITNESS WHEREOF, the undersigned, Summer Whitley, qualified and acting Secretary of the KRJ Studio Condominiums Association of Owners, Inc. a Texas non-profit corporation (the "Association"), hereby certifies on behalf of the Association that the forgoing Amendment Combining Units 12 and 14, and attachments thereto, was approved at a meeting of the Unit Owners at which the amendment was approved by the holders of at least sixty-seven percent of the ownership interests in the Project, and by the Association's Board of Directors, on the 10 day of September 2022, and hereby executes this Amendment on behalf of the Association for the purposes stated therein.

KRJ Studio Condominiums Association of Owners, Inc.

By: Summer Whitley Secretary

STATE OF TEXAS

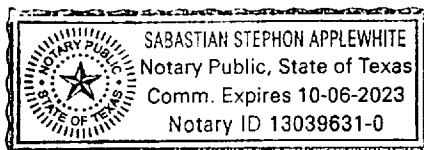
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COUNTY OF DALLAS

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This instrument was acknowledged before me on the 10 day of September 2022, by Summer Whitley, Secretary of the KRJ Studio Condominiums Association of Owners, Inc. on behalf of said non-profit corporation.



Sabastian Stephon Applewhite  
Notary Public Signature

[Seal]

FIRST AMENDMENT TO THE  
DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE

**JAMES BLAKE HARRIS:**  
an individual residing in Dallas County, Texas

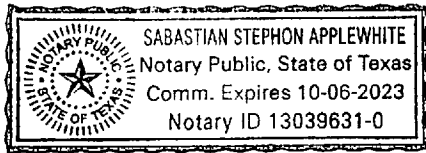
By:   
JAMES BLAKE HARRIS

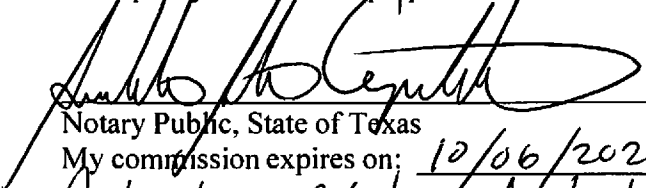
State of Texas       §  
                                  §  
County of Dallas    §

**ACKNOWLEDGMENT**

This instrument was ACKNOWLEDGED before me on the 10 day of September, 2022, James Blake Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

[SEAL]



  
Notary Public, State of Texas  
My commission expires on: 10/06/2023  
Sebastian Stephon Applewhite  
Printed Name of Notary Public

FIRST AMENDMENT TO THE  
DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE

**ATTACHMENT 1**

**REVISED PLANS**

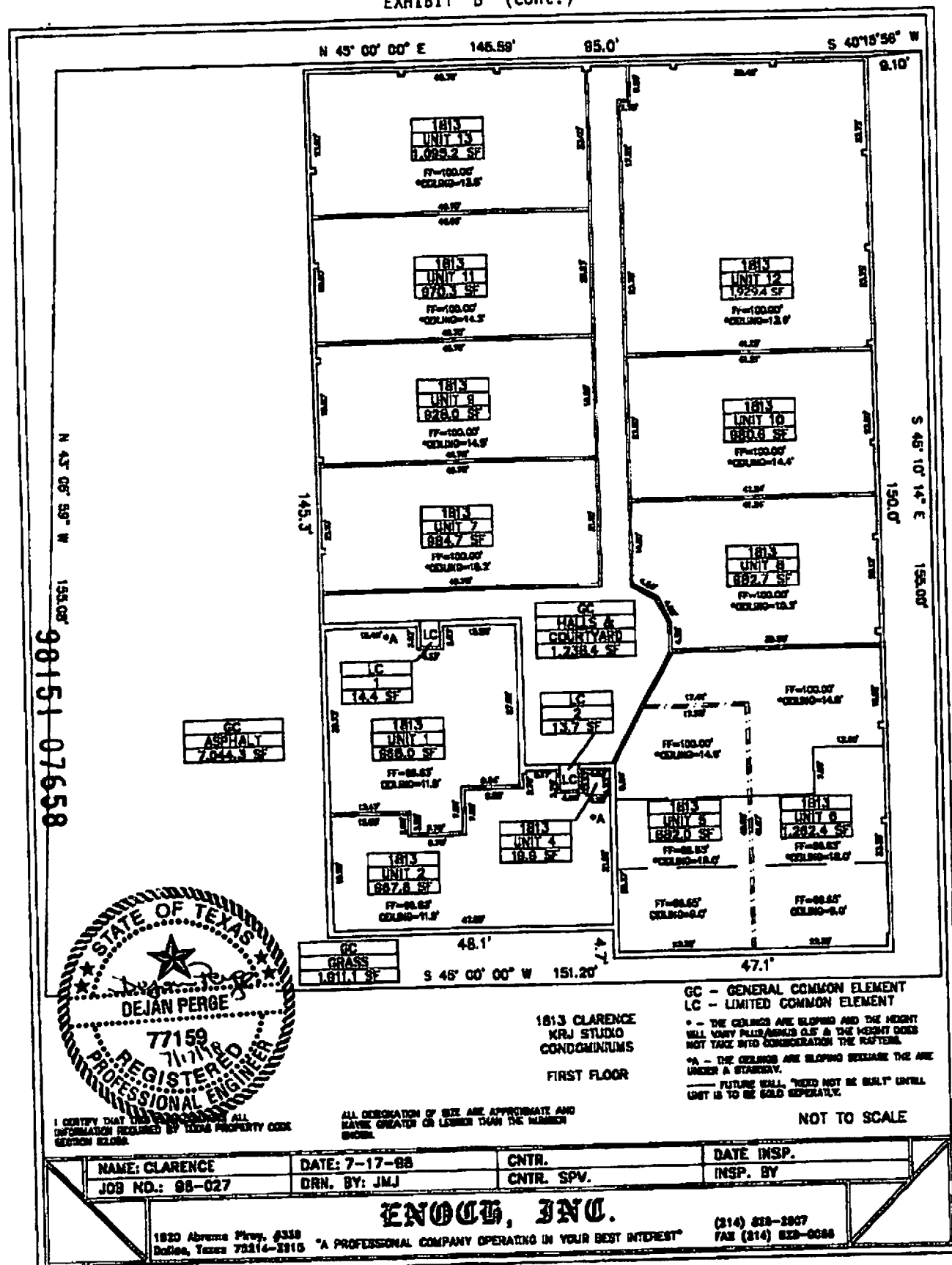
Superseding and replacing the description of Units 12 and 14 set forth on page 2 of Exhibit "B" to the Declaration of KRJ-Clarence Street Joint Venture.\* Pages 1 and 3 of Exhibit "B" are not being amended.

**[SEE ATTACHED]**

\*Please note that the originally stamped plans have been altered only to illustrate the reallocation of the boundaries for Units 12 and 14 as set forth in this Amendment, and these new plans were not stamped or approved by by Dejan Perge, Professional Engineer.

FIRST AMENDMENT TO THE  
DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE

EXHIBIT "B" (cont.)



FIRST AMENDMENT TO THE  
DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE

**ATTACHMENT 2**

**REVISED SCHEDULE OF ALLOCATED INTERESTS**

Superseding and replacing the Condominium Unit Summary attached as Exhibit "C" to the DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE.

**[SEE ATTACHED]**

FIRST AMENDMENT TO THE  
DECLARATION OF KRJ-CLARENCE STREET JOINT VENTURE



**EXHIBIT “C”**

**CONDOMINIUM UNIT SUMMARY**

**KRJ STUDIO CONDOMINIUMS**

**1813 CLARENCE STREET**

<b><u>Unit Number</u></b>	<b><u>Size (Square Feet)</u></b>	<b><u>Percent (%) Ownership</u></b>
<b>1</b>	<b>966</b>	<b>6.625</b>
<b>2</b>	<b>967.8</b>	<b>6.637</b>
<b>3</b>	<b>982.6</b>	<b>6.739</b>
<b>4</b>	<b>1023.3</b>	<b>7.018</b>
<b>5</b>	<b>1187.6</b>	<b>8.146</b>
<b>6</b>	<b>1572.6</b>	<b>10.785</b>
<b>7</b>	<b>984.7</b>	<b>6.753</b>
<b>8</b>	<b>982.7</b>	<b>6.740</b>
<b>9</b>	<b>928</b>	<b>6.364</b>
<b>10</b>	<b>980.6</b>	<b>6.725</b>
<b>11</b>	<b>970.3</b>	<b>6.655</b>
<b>12</b>	<b>977.2</b>	<b>13.301</b>
<b>13</b>	<b>1098.2</b>	<b>7.511</b>
<b>TOTALS</b>	<b>14581</b>	<b>100</b>

<b>COMMON ELEMENTS</b>	<b>Size (Square Feet)</b>
<b>HALLS &amp; COURTYARD</b>	<b>1238.4</b>
<b>LIMITED 1 &amp; 2</b>	<b>28.1</b>
<b>WALLS</b>	<b>1083.1</b>
<b>ASPHALT</b>	<b>7044.3</b>
<b>GRASS</b>	<b>1911.1</b>
<b>TOTAL</b>	<b>11305</b>

**ALL DESIGNATION OF SIZE ARE APPROXIMATE AND MAYBE GREATER OR LESSER THAN THE NUMBER SHOWN.**

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200246313

eRecording - Real Property

**Recorded On:** September 14, 2022 12:50 PM

**Number of Pages:** 11

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**" Examined and Charged as Follows: "**

Total Recording: \$62.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

**Document Number:** 202200246313  
**Receipt Number:** 20220914000211  
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**User:** Lynn G  
**Station:** CC53

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature of John F. Warren.