



AFTER RECORDING RETURN TO:

Joshua D. Bernstein, Esq.
Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 78701

**AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS
(A Residential Condominium Community in Travis County, Texas)**

Cross reference to that certain Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012098717, Official Public Records of Travis County, Texas.

**AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS**

This Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums (this "Amendment") is made by ARBOR RIDGE VENTURE, L.P., a Texas limited partnership ("Declarant"), and is as follows:

RECITALS:

A. Arbor Ridge Condominiums, a residential condominium project (the "Regime"), located in Travis County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012098717, Official Public Records of Travis County, Texas (the "Declaration").

B. Declarant presently owns all condominium units created pursuant to the terms of the Declaration and desires to amend the Declaration as set forth hereinbelow.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.8 and A.3.10* of Appendix "A" to the Declaration, Declarant hereby creates one (1) Unit, which is designated as Unit 57 (the "New Unit"). The total number of Units in the Regime, after giving effect to this Amendment, is sixteen (16).

2. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in their entirety and the Plats and Plans attached hereto as Attachment 1 (the "New Plats and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units, including the New Unit; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Replacement of Attachment 3.** The Percentage Interests allocated to all Units within the Regime, after the addition of the New Unit, is set forth on Attachment 3, attached hereto. Attachment 3, attached hereto, will supersede and replace Attachment 3 attached to the Declaration.

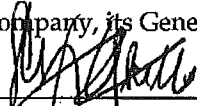
4. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and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

EXECUTED to be effective as of the date this Amendment has been recorded in the Official Public Records of Travis County, Texas.

DECLARANT:

ARBOR RIDGE VENTURE, L.P., a Texas limited partnership

By: **CG DEVELOPMENT, LLC**, a Texas limited liability company, its General Partner

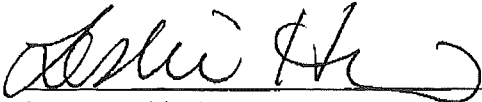
By: 
Chaz Glace, President/Member

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 24th day of June, 2012 by Chaz Glace, President/Member of CG Development, LLC, a Texas limited liability company, General Partner of Arbor Ridge Venture, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)


Notary Public Signature



{W0545827.2}

AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS

ATTACHMENT 1

[CONDOMINIUM PLATS AND PLANS]

The plats and plans, attached hereto as Attachment 1 contains the information required by the Texas Uniform Condominium Act.

Printed Name: _____

RPLS or License No. _____

BOUNDARIES OF UNIT

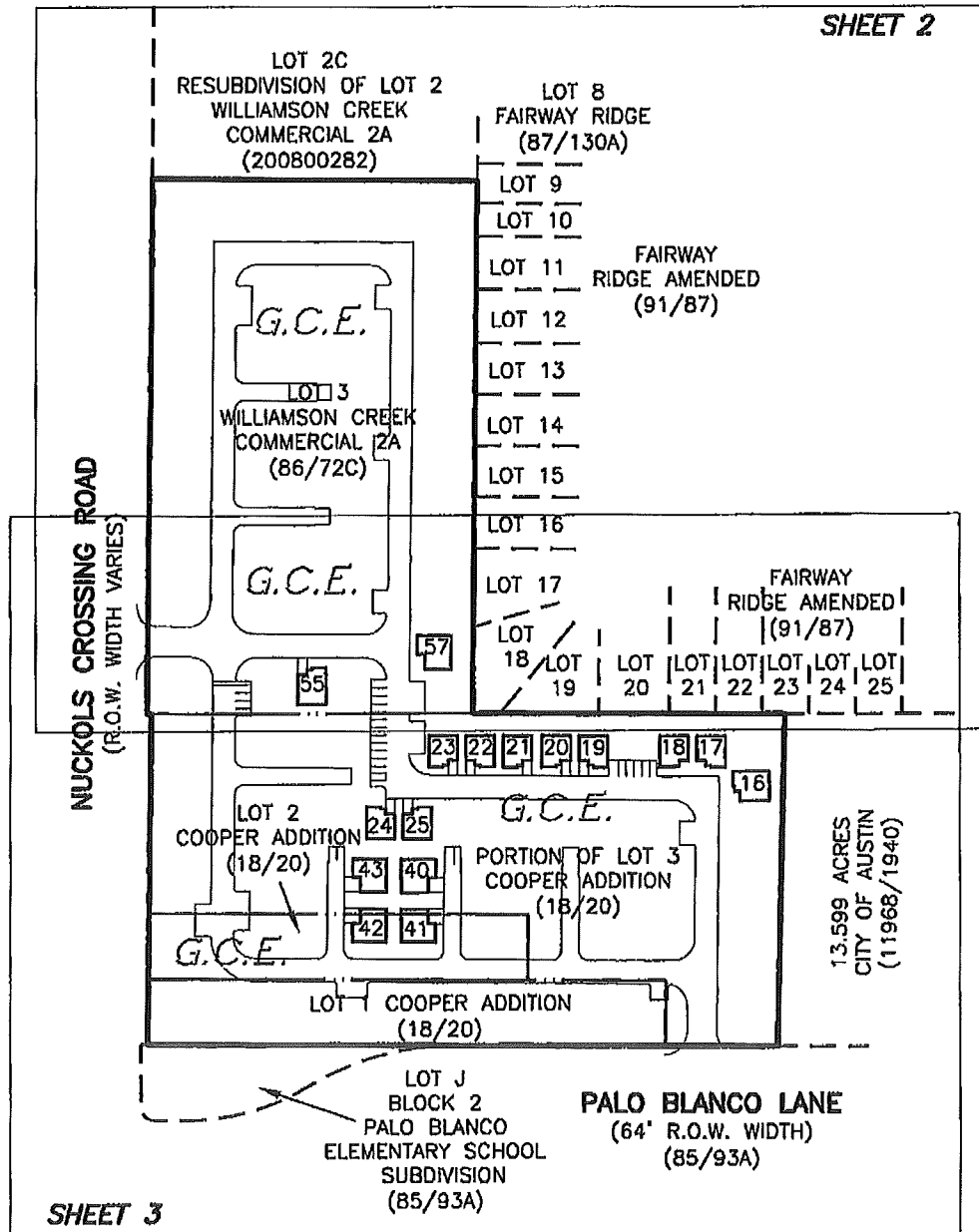
The legal boundaries of each Unit are established by the Declarant and the plats and plans attached hereto. However, each Owner acknowledges that the Unit may be measured and depicted in a manner which differs from the legal boundaries of a Unit. For example, the Unit may be measured or depicted differently for tax purposes, appraisal purposes, sales purposes, and for purposes of carpeting and paint. No single measurement is definitive for all purposes. Measurements may be of the area under roof, or the air conditioned space, or the area within the Unit's legal boundaries. The Unit's partition wall cavities and/or its perimeter wall cavities may or may not be included. The Unit's garage area, attic area, front porch, and/or balcony space may or may not be included.

SEE NEXT PAGE FOR ORIGINAL CERTIFICATION

ARBOR RIDGE CONDOMINIUMS

LEGAL DESCRIPTION: ALL OF LOT 3, WILLIAMSON CREEK COMMERCIAL 2A, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 72C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF LOTS 1 AND 2 AND A PORTION OF LOT 3, COOPER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET LAYOUT



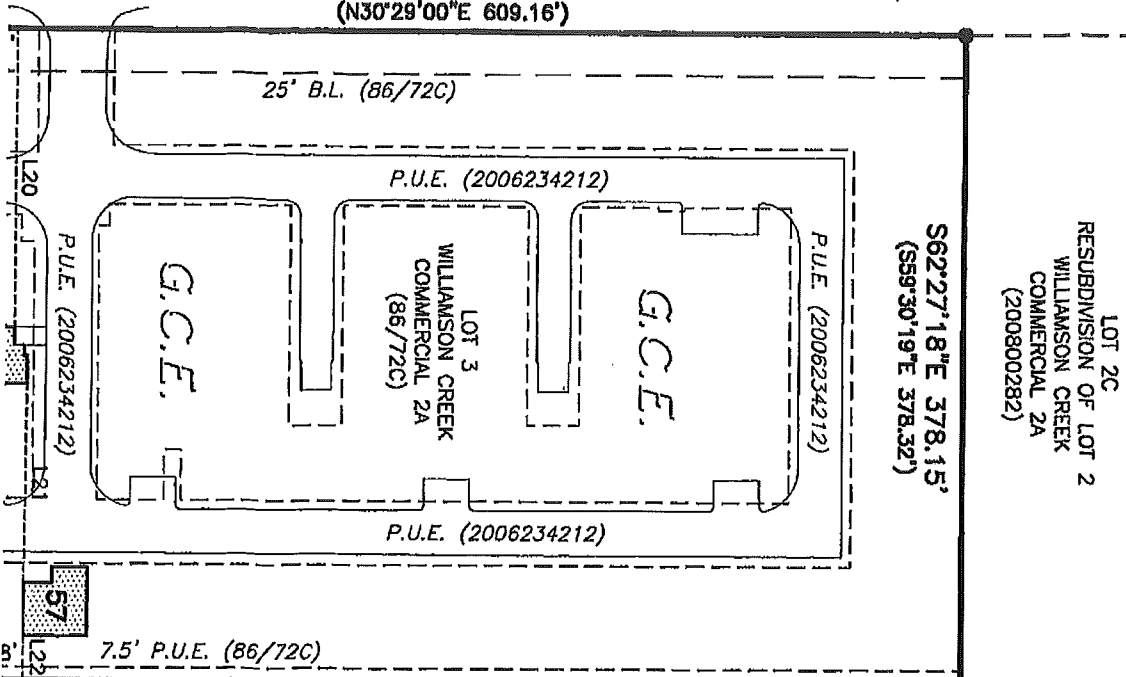
DATE OF SURVEY: 06/08/12
 PLOT DATE: 06/26/12
 DRAWING NO.: 759-004-BASE
 PROJECT NO.: 759-004
 DRAWN BY: JDB
 SHEET 1

BEARING BASIS: THE TEXAS COORDINATE
 SYSTEM OF 1983, TEXAS CENTRAL ZONE,
 BASED ON GPS SOLUTIONS FROM THE
 NATIONAL GEODETIC SURVEY (NGS) ON-LINE
 POSITIONING USER SERVICE (OPUS).

Chaparral

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

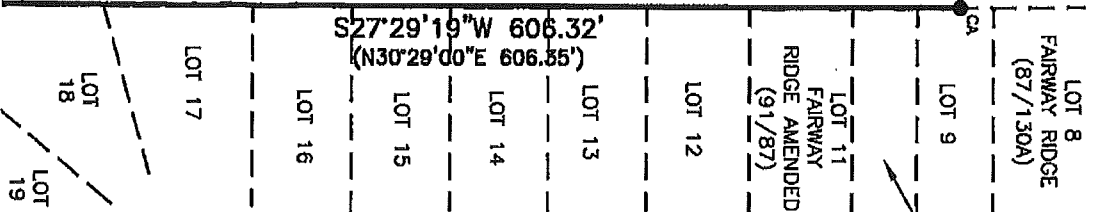
N27°32'21"E 609.03'
(N30°29'00"E 609.16')



LOT 2C
RESUBDIVISION OF LOT 2
WILLIAMSON CREEK
COMMERCIAL 2A
(200800282)

S62°27'18"E 378.15'
(S59°30'19"E 378.32')

S27°29'19"W 606.32'
(N30°29'00"E 606.35')

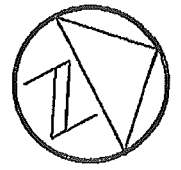


LOT 8
FAIRWAY RIDGE
(87/130A)

LOT 9
FAIRWAY RIDGE
(87/130A)

LOT 10
FAIRWAY RIDGE
(87/130A)

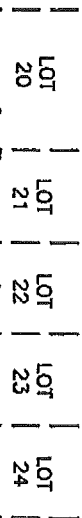
1" = 100'



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{CA} 1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- BOLT FOUND
- B.L. BUILDING SETBACK LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - T.W.S.E. TEMPORARY WORKING SPACE EASEMENT
- () RECORD INFORMATION
- GCE GENERAL COMMON ELEMENT (INCLUDES ALL AREAS OTHER THAN THE NUMBERED UNITS SUBJECT TO DEVELOPMENT RIGHTS)

LOT 17
FAIRWAY
RIDGE AMENDED
(91/87)



Chaparral

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°37'16"E 378.28'
(N29°45'E 378.6')

LOT J
BLOCK 2
PALO BLANCO
ELEMENTARY SCHOOL
SUBDIVISION
(85/93A)

Chapparral

LOT 1
COOPER ADDITION
(18/20)
276.15'

LOT 2
COOPER ADDITION
(18/20)

LOT 3
PORTION OF LOT 3
COOPER ADDITION
(18/20)

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24

G.C.F.

G.C.F.

G.C.F.

G.C.F.

P.U.E. (2006234212)

P.U.E. (2006234212)

P.U.E. (2006234212)

P.U.E. (2006234212)

15' T.W.S.E.
(11968/1935)

7.5' P.U.E. (86/720)

7.5' P.U.E. (86/720)

60°40'01"E 305.70'
(S59°42'31"E)

46.06'

50.48'

50.92'

68.55'

280.04'

435.97'

67.12'

67.12'

276.15'

N62°40'40"W 729.92'

280.04'

S28°20'03"W 380.16'
(S30°28'40"W 380.67')

13.599 ACRES
CITY OF AUSTIN
(11968/1940)

FAIRWAY
RIDGE AMENDED
(91/87)

1" = 100'

13.599 ACRES
CITY OF AUSTIN
(11968/1940)



1" = 100'

13.599 ACRES
CITY OF AUSTIN
(11968/1940)

SHEET 3

PALO BLANCO LANE
(64' R.O.W. WIDTH)
(85/93A)

GENERAL NOTES:

1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DECLARATION OF CONDOMINIUM REGIME FOR ARBOR RIDGE CONDOMINIUMS (THE "DECLARATION") OR (II) ON THE PLATS AND PLANS OF THE REGIME.

2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.

3) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED PROVISION A.4. OF APPENDIX "A" TO THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO

(I) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, AS PROVIDED IN PROVISION A.4(I) OF APPENDIX "A" TO THE DECLARATION; (II) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS, AS PROVIDED IN SECTION 2.2 OF THE DECLARATION AND PROVISION A.4(II) OF APPENDIX "A" TO THE DECLARATION; (III) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, AS PROVIDED IN PROVISION A.4(III) OF APPENDIX "A" TO THE DECLARATION; (IV) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AS PROVIDED IN PROVISION A.4(IV) OF APPENDIX "A" TO THE DECLARATION; AND (V) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION) CONSISTENT WITH THE ACT, AS PROVIDED IN PROVISION A.4(VII) OF APPENDIX "A" TO THE DECLARATION. AS PROVIDED IN PROVISION A.4(V) OF APPENDIX "A" TO THE DECLARATION, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVES AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS. DECLARANT RESERVES AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. AS PROVIDED IN PROVISION A.4(VI) OF APPENDIX "A" TO THE DECLARATION, DECLARANT HAS AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE ACT AND THE DECLARATION.

4) THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE BUILDINGS, FLOOR PLANS AND IMPROVEMENTS IS BASED UPON THE CONSTRUCTION DOCUMENTS, AND ARE NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.

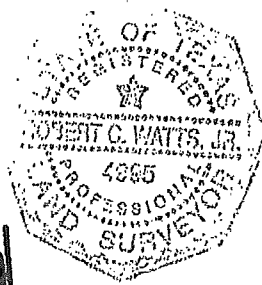
5) THE VERTICAL BOUNDARIES OF EACH UNIT ARE DEFINED IN SECTION 5.2 OF THE DECLARATION.

SURVEYOR CERTIFICATION:

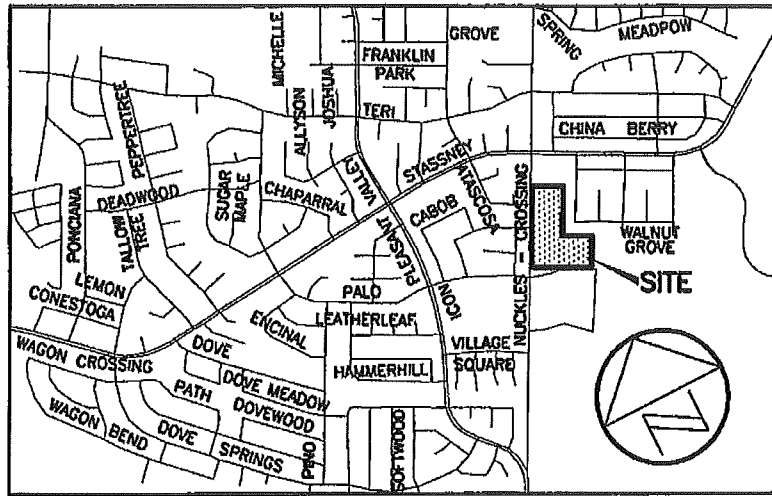
THESE PLAT AND PLANS CONTAIN THE SURVEY RELATED INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

Robert C. Watts, Jr. 6.26-12

ROBERT C. WATTS, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4995

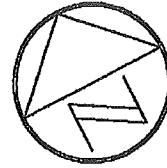


Chaparral

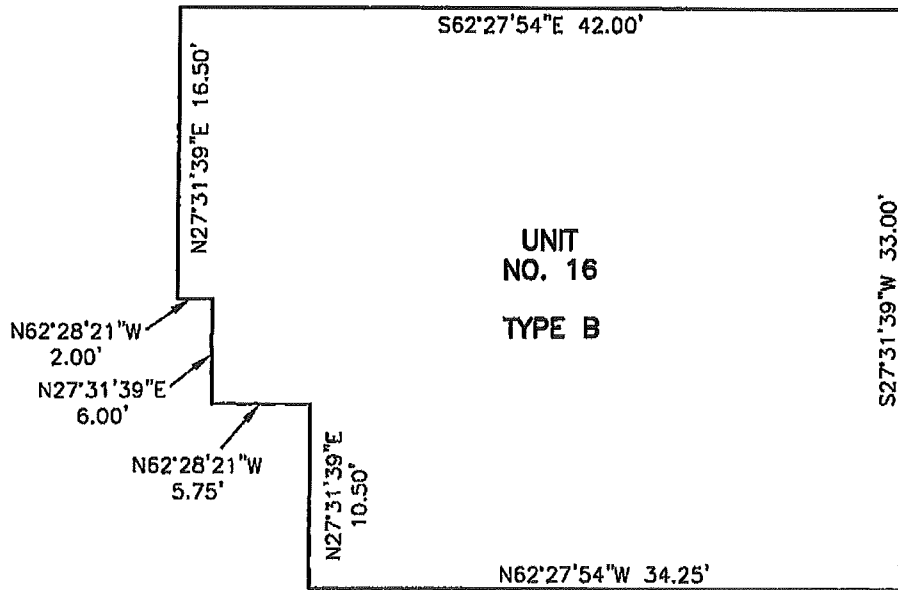


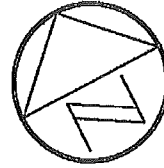
LOCATION MAP
NOT TO SCALE

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N57°36'13"W	4.74'	(N56°18'58"W 4.61')
L2	S62°55'07"E	55.00'	(S59°55'31"E 55.00')
L3	N27°19'20"E	117.67'	
L4	N27°28'09"E	19.01'	
L5	N48°35'34"E	25.31'	
L6	S62°31'33"E	10.00'	
L7	S30°36'27"W	23.68'	
L8	S27°30'21"W	19.01'	
L9	S27°19'20"W	117.59'	
L10	N27°04'06"E	25.59'	
L11	S62°38'46"E	10.00'	
L12	S63°15'37"E	10.00'	
L13	S63°10'42"E	11.65'	
L14	S63°11'50"E	10.00'	
L15	S62°46'44"E	60.30'	
L16	S62°46'13"E	10.00'	
L17	N27°19'59"E	26.11'	
L18	S61°39'57"E	16.49'	
L19	S61°39'57"E	16.03'	
L20	S62°27'39"E	174.19'	
L21	S62°05'24"E	115.23'	
L22	S62°30'41"E	25.72'	

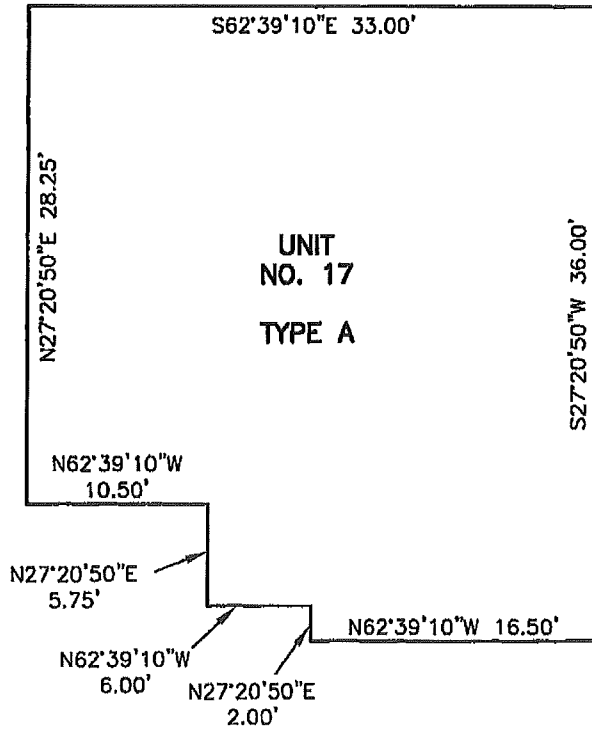


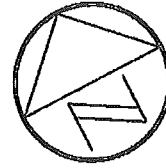
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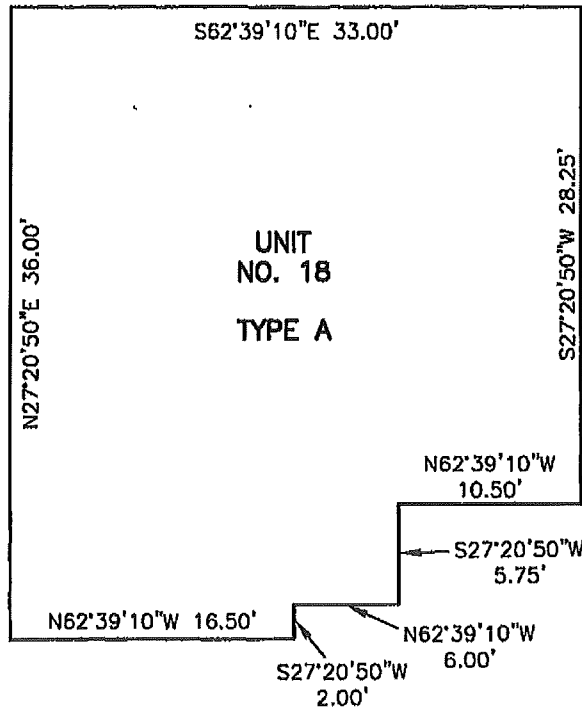


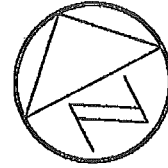
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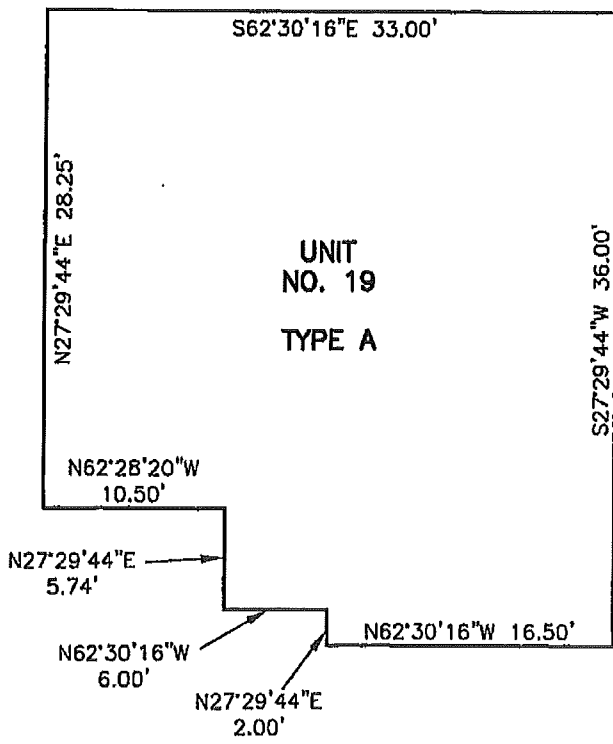


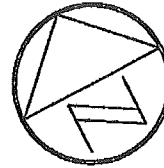
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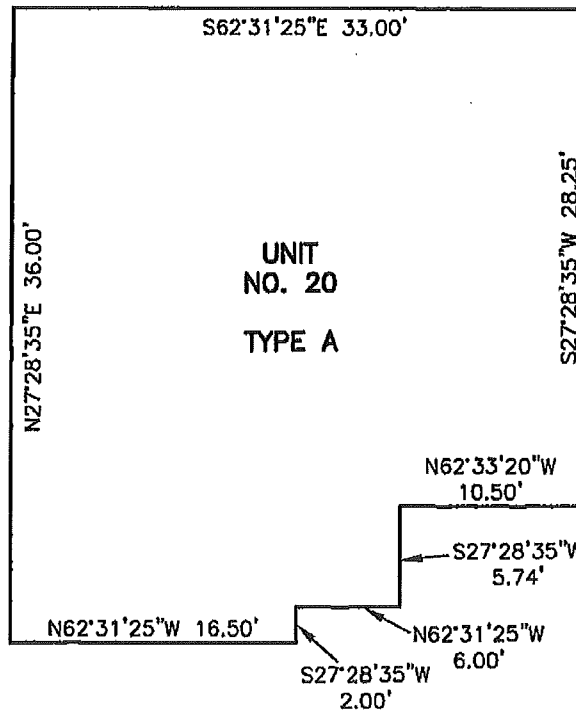


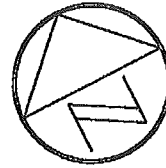
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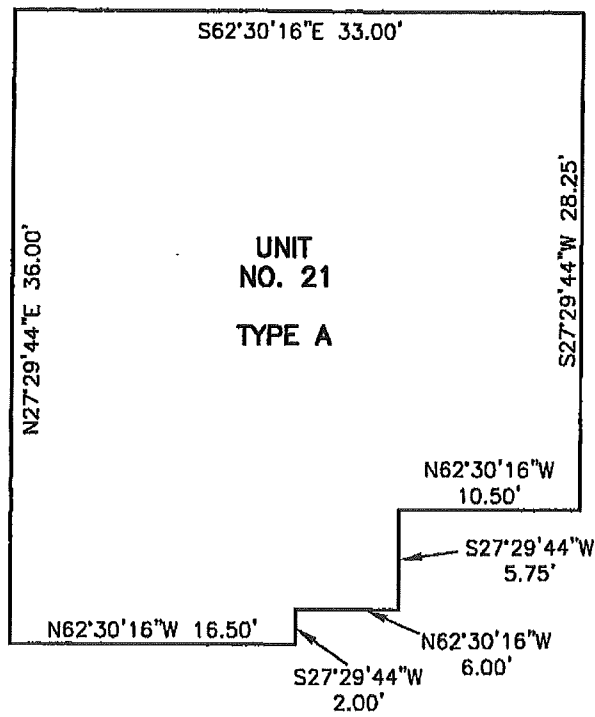


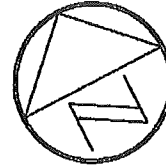
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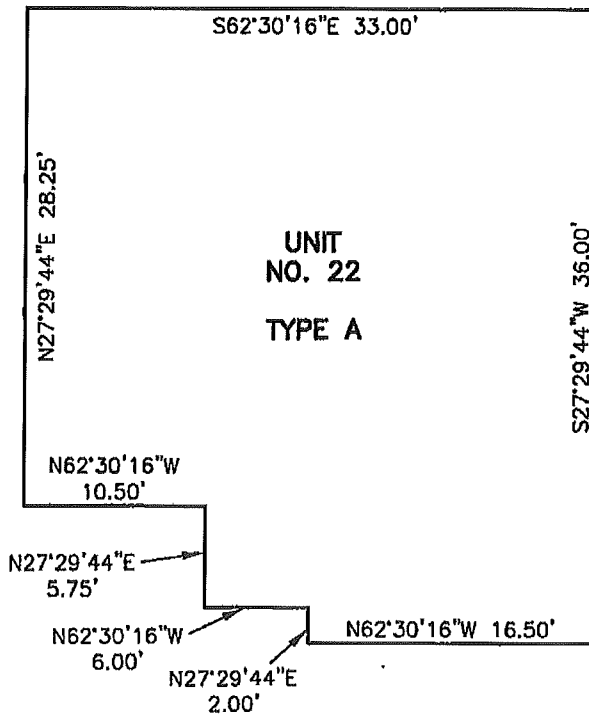


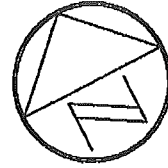
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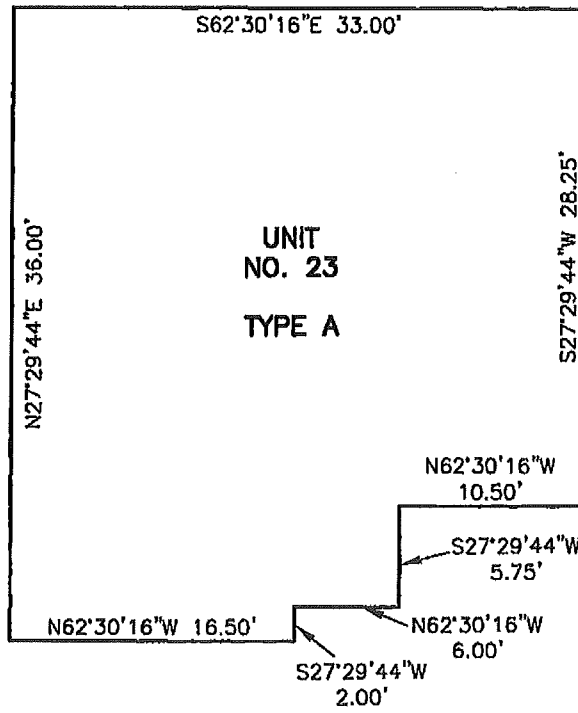


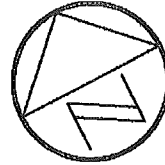
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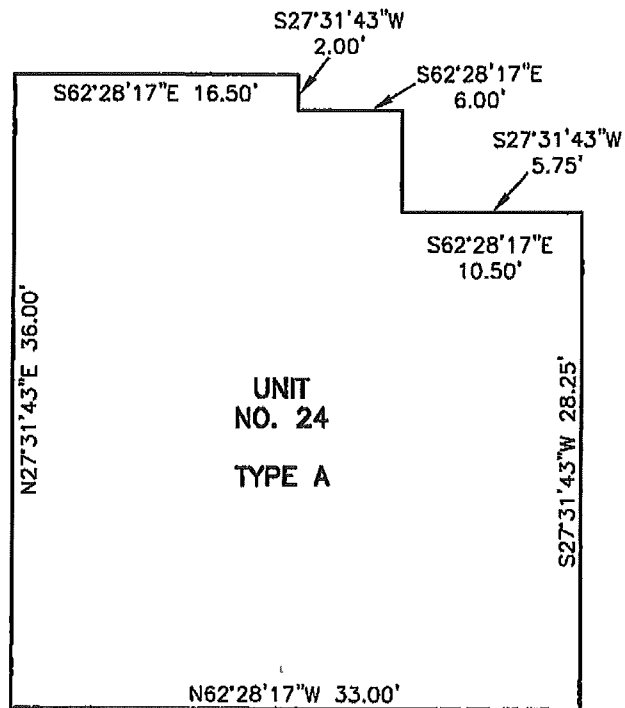


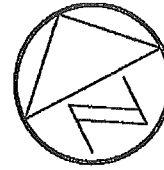
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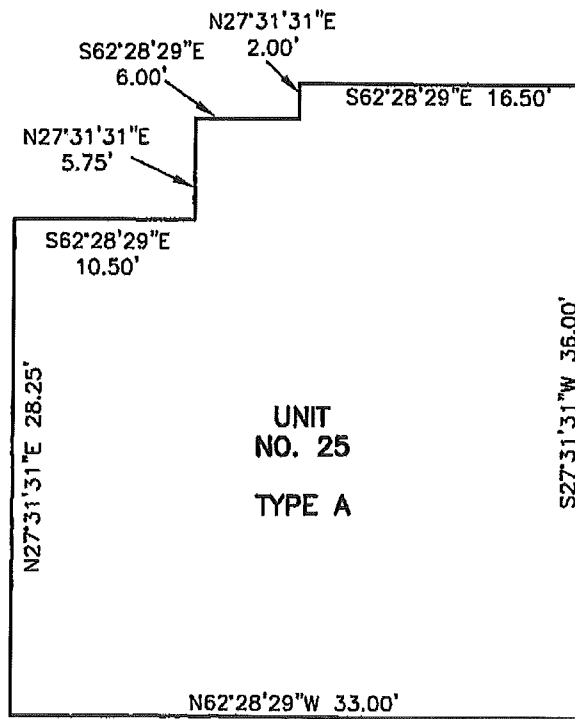


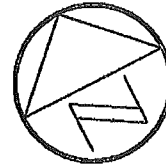
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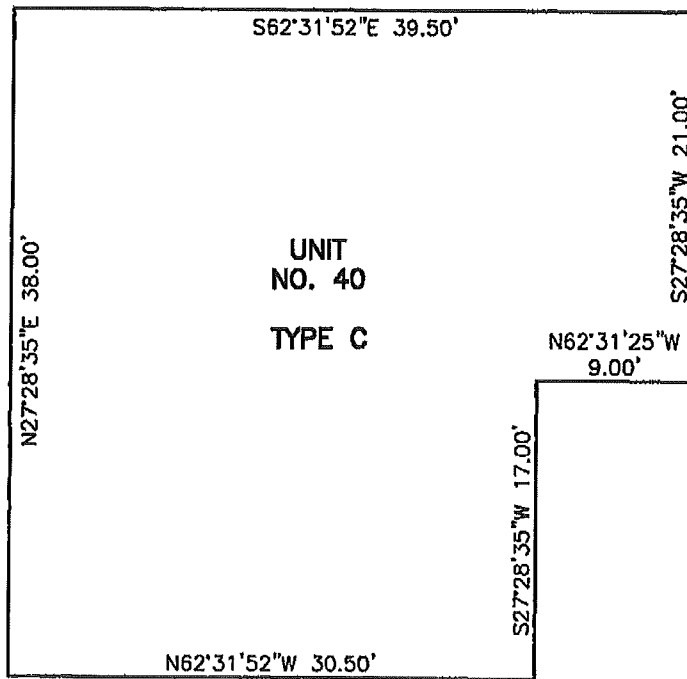


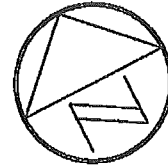
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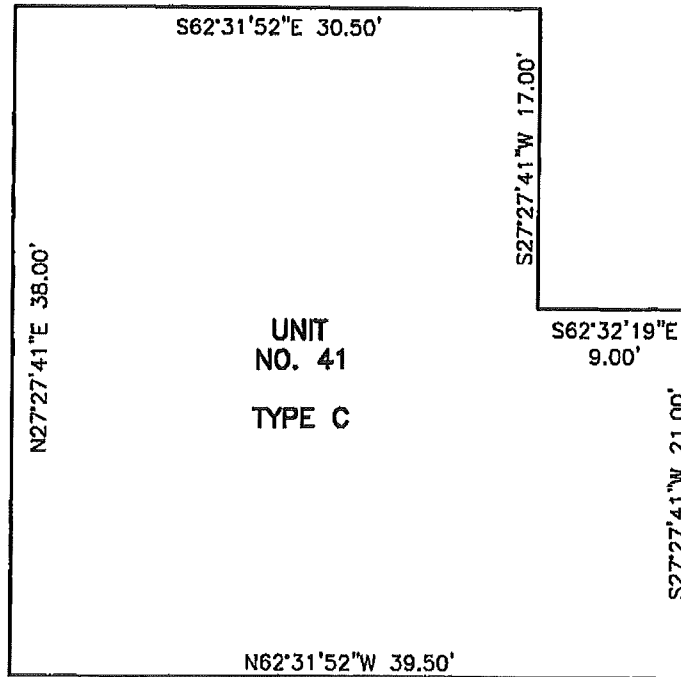


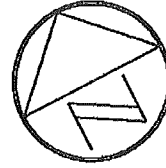
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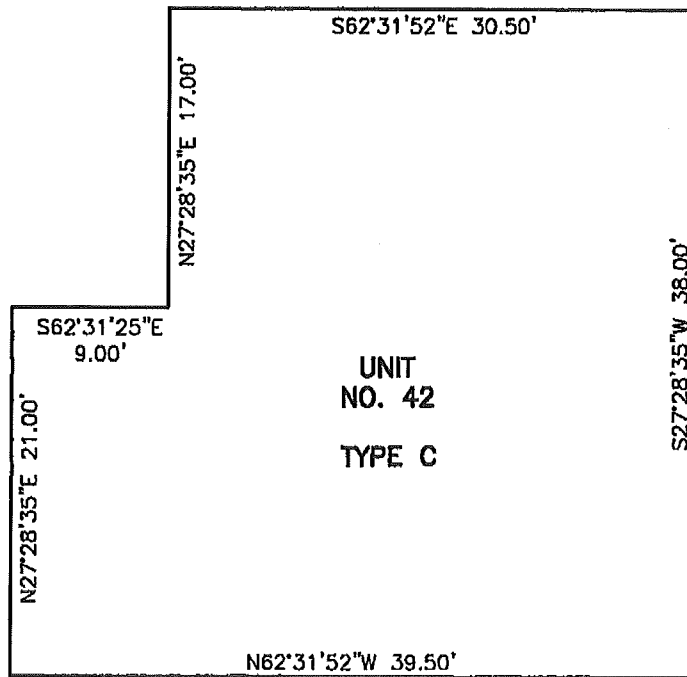


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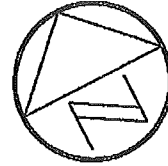




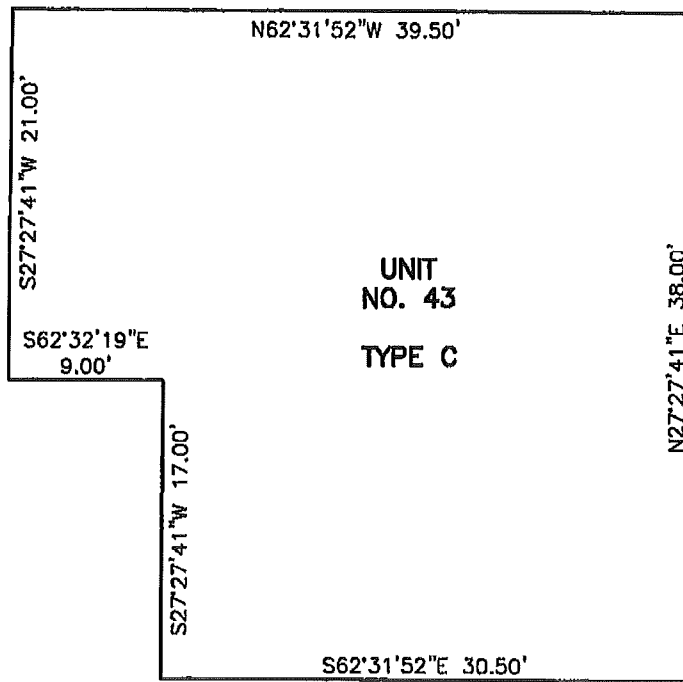
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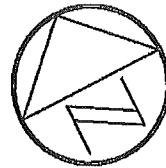


UNIT
NO. 42
TYPE C

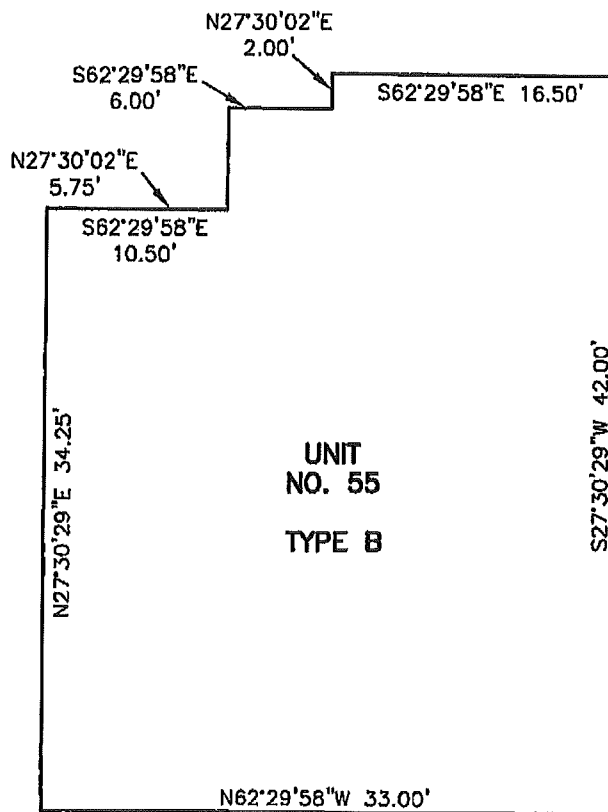


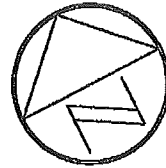
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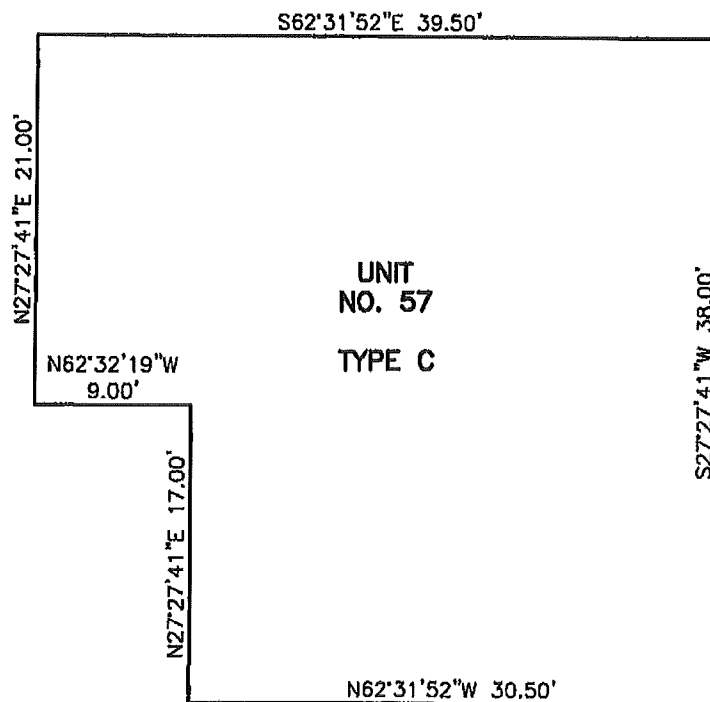


1" = 10'





1" = 10'



UNIT
NO. 57
TYPE C

ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for common expenses for each Unit is 1/16. Each Unit is allocated one (1) vote.

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jun 28, 2012 09:48 AM

2012103933

CORTEZ: \$116.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

{W0545827.2}

AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS

AFTER RECORDING RETURN TO:

Joshua D. Bernstein, Esq.
Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 78701

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS
(A Residential Condominium Community in Travis County, Texas)**

Cross reference to that certain Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012098717, Official Public Records of Travis County, Texas and that certain Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012103933, Official Public Records of Travis County, Texas.

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS**

This Second Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums (this "**Amendment**") is made by **ARBOR RIDGE VENTURE, L.P.**, a Texas limited partnership ("**Declarant**"), and is as follows:

RECITALS:

A. Arbor Ridge Condominiums, a residential condominium project (the "**Regime**"), located in Travis County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012098717, Official Public Records of Travis County, Texas, as amended by that certain Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012103933, Official Public Records of Travis County, Texas (the "**Declaration**").

B. In accordance with the authority vested in Declarant pursuant to the terms of the Declaration and the Texas Uniform Condominium Act (the "**Act**"), Declarant now desires to amend the Declaration to add Units to the Regime.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.8 and A.3.10* of Appendix "A" to the Declaration, Declarant hereby creates thirty-eight (38) Units, which are designated as Unit 2 through Unit 15, Unit 26 through Unit 39 and Unit 44 through Unit 53 (collectively, the "**New Units**"). The total number of Units in the Regime, after giving effect to this Amendment, is fifty-four (54).

2. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in their entirety and the Plats and Plans attached hereto as Attachment 1 (the "**New Plats and Plans**") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units, including the New Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Act.

3. **Replacement of Attachment 3.** The Percentage Interests allocated to all Units within the Regime, after the addition of the New Units, is set forth on Attachment 3, attached hereto. Attachment 3, attached hereto, will supersede and replace Attachment 3 attached to the Declaration.

4. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this

Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the date this Amendment has been recorded in the Official Public Records of Travis County, Texas.

DECLARANT:

ARBOR RIDGE VENTURE, L.P., a Texas limited partnership

By: **CG DEVELOPMENT, LLC**, a Texas limited liability company, its General Partner

By: _____
Chaz Glace, President/Member

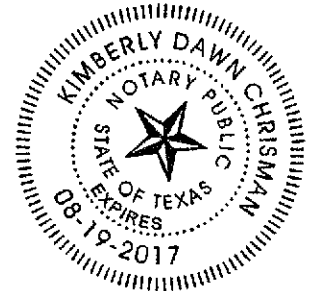
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 7th day of November 2013 by Chaz Glace, President/Member of CG Development, LLC, a Texas limited liability company, General Partner of Arbor Ridge Venture, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)

Kimberly Dawn Christman
Notary Public Signature



ATTACHMENT 1

[CONDOMINIUM PLATS AND PLANS]

The plats and plans, attached hereto as Attachment 1 contains the information required by the Texas Uniform Condominium Act.

Printed Name: _____

RPLS or License No. _____

BOUNDARIES OF UNIT

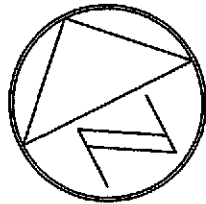
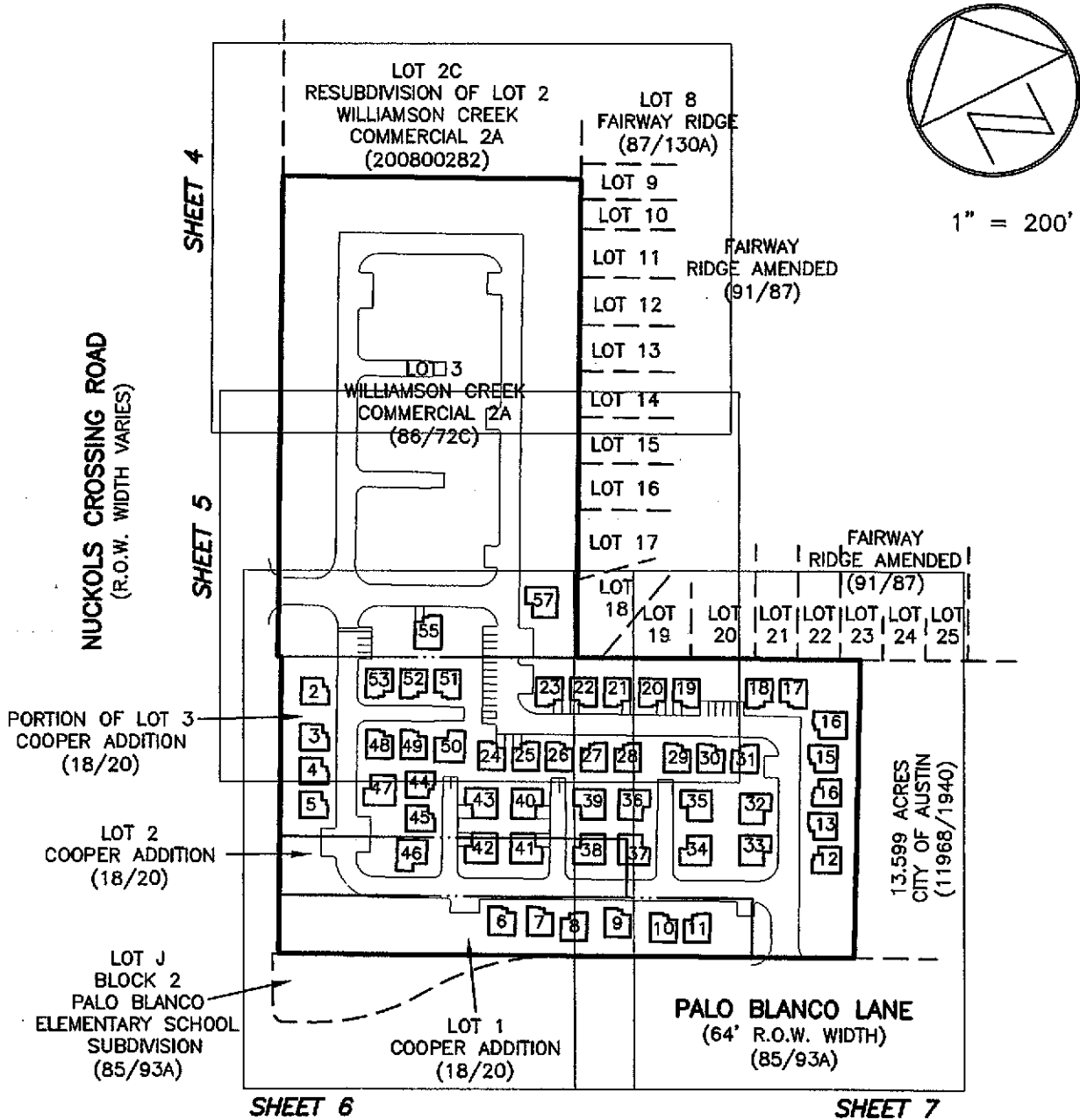
The legal boundaries of each Unit are established by the Declarant and the plats and plans attached hereto. However, each Owner acknowledges that the Unit may be measured and depicted in a manner which differs from the legal boundaries of a Unit. For example, the Unit may be measured or depicted differently for tax purposes, appraisal purposes, sales purposes, and for purposes of carpeting and paint. No single measurement is definitive for all purposes. Measurements may be of the area under roof, or the air conditioned space, or the area within the Unit's legal boundaries. The Unit's partition wall cavities and/or its perimeter wall cavities may or may not be included. The Unit's garage area, attic area, front porch, and/or balcony space may or may not be included.

SEE NEXT PAGE FOR ORIGINAL CERTIFICATION

ARBOR RIDGE CONDOMINIUMS

LEGAL DESCRIPTION: ALL OF LOT 3, WILLIAMSON CREEK COMMERCIAL 2A, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 72C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF LOTS 1 AND 2 AND A PORTION OF LOT 3, COOPER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET LAYOUT



1" = 200'

DATE OF SURVEY: 06/08/12
 PLOT DATE: 11/07/13
 DRAWING NO.: 759-004-CP-2
 PROJECT NO.: 759-004
 DRAWN BY: JDB
 SHEET 1

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Chaparral

GENERAL NOTES:

1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DECLARATION OF CONDOMINIUM REGIME FOR ARBOR RIDGE CONDOMINIUMS (THE "DECLARATION") OR (II) ON THE PLATS AND PLANS OF THE REGIME.

2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.

3) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED PROVISION A.4. OF APPENDIX "A" TO THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO

(I) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, AS PROVIDED IN PROVISION A.4(I) OF APPENDIX "A" TO THE DECLARATION; (II) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS, AS PROVIDED IN SECTION 2.2 OF THE DECLARATION AND PROVISION A.4(II) OF APPENDIX "A" TO THE DECLARATION; (III) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, AS PROVIDED IN PROVISION A.4(III) OF APPENDIX "A" TO THE DECLARATION; (IV) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AS PROVIDED IN PROVISION A.4(IV) OF APPENDIX "A" TO THE DECLARATION; AND (V) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION) CONSISTENT WITH THE ACT, AS PROVIDED IN PROVISION A.4(VI) OF APPENDIX "A" TO THE DECLARATION. AS PROVIDED IN PROVISION A.4(V) OF APPENDIX "A" TO THE DECLARATION, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVES AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS. DECLARANT RESERVES AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. AS PROVIDED IN PROVISION A.4(VI) OF APPENDIX "A" TO THE DECLARATION, DECLARANT HAS AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE ACT AND THE DECLARATION.

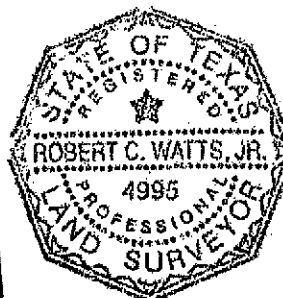
4) THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE BUILDINGS, FLOOR PLANS AND IMPROVEMENTS IS BASED UPON THE CONSTRUCTION DOCUMENTS, AND ARE NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.

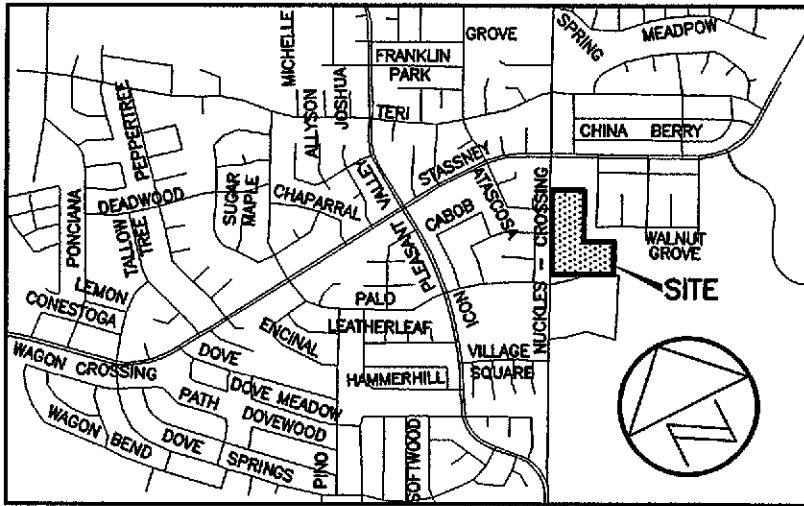
5) THE VERTICAL BOUNDARIES OF EACH UNIT ARE DEFINED IN SECTION 5.2 OF THE DECLARATION.

SURVEYOR CERTIFICATION:

THESE PLAT AND PLANS CONTAIN THE SURVEY RELATED INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

rwatts 11-7-13
ROBERT C. WATTS, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4995





LOCATION MAP
NOT TO SCALE

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N57°36'13"W	4.74'	(N56°18'58"W 4.61')
L2	S62°55'07"E	55.00'	(S59°55'31"E 55.00')

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^{CA}	1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
■	BOLT FOUND
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
T.W.S.E.	TEMPORARY WORKING SPACE EASEMENT
()	RECORD INFORMATION
GCE	GENERAL COMMON ELEMENT (INCLUDES ALL AREAS OTHER THAN THE NUMBERED UNITS) SUBJECT TO DEVELOPMENT RIGHTS

SHEET 4

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°32'21"E 609.03'
(N30°29'00"E 609.16')

25' B.L. (86/720)

P.U.E. (2006234212)

P.U.E. (2006234212)

G.C.E.

LOT 3
WILLIAMSON CREEK
COMMERCIAL 2A
(86/720)

Chaparral

P.U.E. (2006234212)

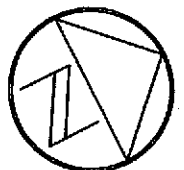
7.5' P.U.E. (86/720)

LOT 2C
RESUBDIVISION OF LOT 2
WILLIAMSON CREEK COMMERCIAL 2A
(200800282)

S62°27'18"E 378.15'
(S59°30'19"E 378.32')

S27°29'19"W 606.32'
(S30°29'00"W 606.35')

1" = 60'



LOT 9

LOT 10
FAIRWAY RIDGE
(87/130A)

LOT 11
FAIRWAY
RIDGE AMENDED
(91/87)

LOT 12

LOT 13

LOT 14

LOT 15

SHEET 5

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°32'21"E
(N30°29'00"E)

25' B.L. (86/72C)

P.U.E. (2006234212)

LOT 3
WILLIAMSON CREEK
COMMERCIAL 2A
(86/72C)

P.U.E. (2006234212)

7.5' P.U.E. (86/72C)

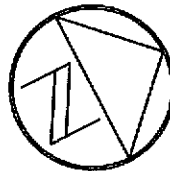
S27°29'19"W
(S30°29'00"W)

LOT 15

LOT 16

LOT 17

1" = 60'



LOT 19

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 57

LOT 55

LOT 51

LOT 52

LOT 53

LOT 49

LOT 48

LOT 3

LOT 2

LOT 5

L38

L69

L67

L66

L65

L74

L64

L63

L62

L61

L1

L2

15' T.W.S.E. (11968/1935)

15' T.W.S.E. (11968/1935)

P.U.E. (2006234212)

P.U.E. (2006234212)

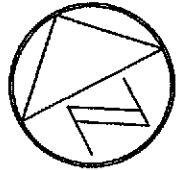
PORTION OF LOT 3
COOPER ADDITION
(18/20)

P.U.E. (2006234212)

G.C.E.

G.C.E.

Chaparral



1" = 60'

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°37'16"E 378.28'
(N29°45'E 378.6')

P.U.E. (2006234212)

7.5' P.U.E.
(86/72C)

15' T.W.S.E. (11968/1935)

P.U.E. (2006234212)

G.C.E. PORTION
COOPER (18)

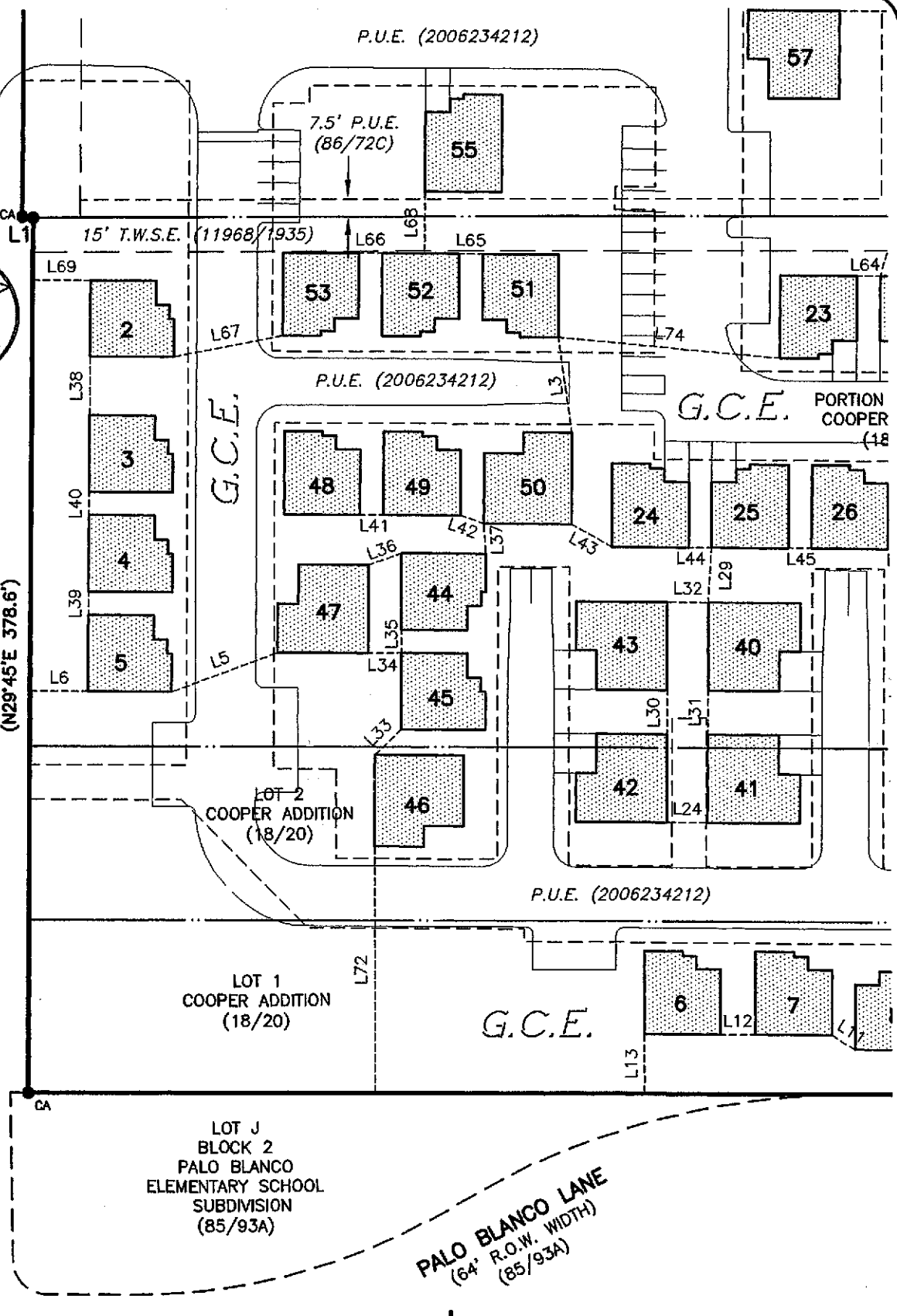
P.U.E. (2006234212)

LOT 1
COOPER ADDITION
(18/20)

G.C.E.

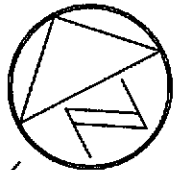
LOT J
BLOCK 2
PALO BLANCO
ELEMENTARY SCHOOL
SUBDIVISION
(85/93A)

PALO BLANCO LANE
(64' R.O.W. WIDTH)
(85/93A)



L70

1" = 60'



LOT 18

FAIRWAY
RIDGE AMENDED
(91/87)

LOT 21

LOT 22

LOT 23

LOT 20

LOT 19

S62°40'01"E 305.70'
(S59°42'31"E)

L2

15' T.W.S.E. (11968/1935)

L64

L63

L62

L61

L60

L59

L58

22

21

20

19

18

17

PORTION OF LOT 3
COOPER ADDITION
(18/20)

P.U.E. (2006234212)

G.C.E.

26

27

28

29

30

31

16

L46

L28

L47

L48

L49

L50

L51

L52

15

L27

L26

39

36

35

32

L55

16

L21

L25

38

37

34

33

L54

13

L23

L22

L4

L19

L20

P.U.E. (2006234212)

L71

12

L23

L22

L4

L19

L20

L16

L53

L7

P.U.E. (2006234212)

G.C.E.

8

9

10

11

S28°20'03"W 380.16'
(S30°28'40"W 380.67')

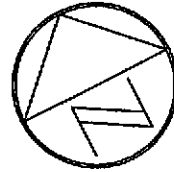
13.599 ACRES
CITY OF AUSTIN
(11968/1940)

N62°40'40"W 729.92'
(N60°31'W)

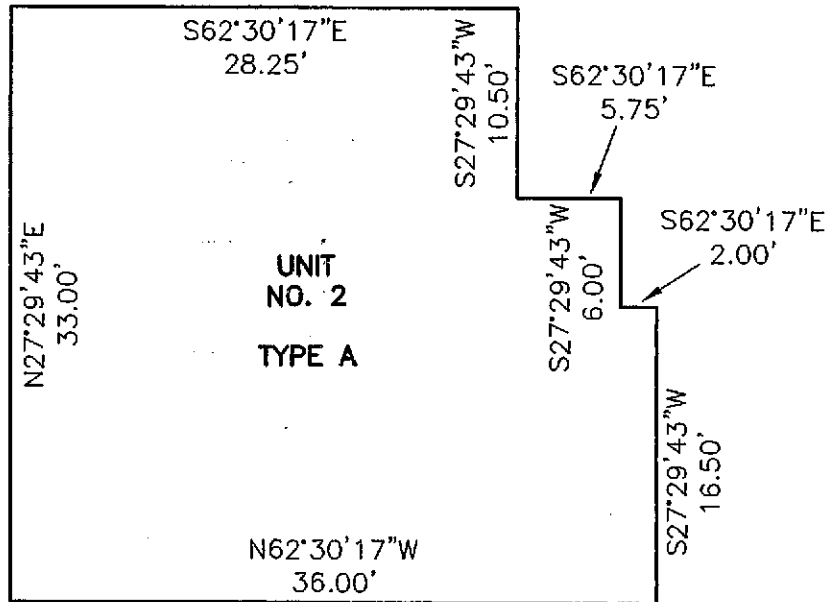
PALO BLANCO LANE
(64' R.O.W. WIDTH)
(85/93A)

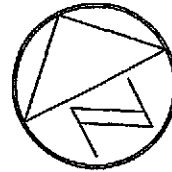
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S19°09'52"W	41.53'
L4	S62°12'23"E	38.17'
L5	N83°02'10"W	49.04'
L6	N62°22'44"W	25.00'
L7	S26°40'20"W	56.45'
L8	S62°28'21"E	10.00'
L9	S49°54'56"E	25.64'
L10	S76°39'40"E	23.16'
L11	S30°24'27"E	11.80'
L12	S62°38'47"E	14.96'
L13	S27°19'20"W	25.94'
L14	S27°19'20"W	18.78'
L15	N44°04'36"E	27.07'
L16	S54°21'24"E	62.05'
L17	N63°55'14"W	37.07'
L18	N57°06'33"W	36.23'
L19	S30°28'46"W	19.35'
L20	S27°26'30"W	15.00'
L21	S27°29'05"W	19.01'
L22	S27°31'38"W	19.01'
L23	N62°22'53"W	17.84'
L24	N62°24'44"W	17.81'
L25	N62°22'53"W	17.83'
L26	N62°22'53"W	17.85'
L27	S62°22'53"E	17.86'
L28	S32°32'49"W	23.59'
L29	S30°36'27"W	23.68'
L30	S27°28'09"W	19.01'
L31	S27°30'21"W	19.01'
L32	S62°24'44"E	17.82'
L33	S73°14'09"W	15.62'
L34	S62°39'43"E	14.15'
L35	S27°29'16"W	10.00'
L36	N82°08'25"W	14.99'
L37	S23°55'09"W	12.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N27°47'04"E	25.46'
L39	S27°37'16"W	10.00'
L40	S27°37'16"W	10.00'
L41	N62°36'42"W	10.00'
L42	N43°04'26"W	10.57'
L43	N33°58'36"W	20.16'
L44	N62°31'33"W	10.00'
L45	N62°26'32"W	10.00'
L46	N62°29'28"W	10.00'
L47	N62°28'17"W	10.00'
L48	N62°21'21"W	30.10'
L49	N62°33'12"W	10.00'
L50	N62°24'05"W	9.96'
L51	N05°13'04"E	28.89'
L52	N76°19'17"E	15.17'
L53	S61°39'57"E	19.69'
L54	S55°48'12"W	11.35'
L55	S00°45'32"E	11.36'
L56	S61°39'57"E	16.49'
L57	S35°28'27"E	10.00'
L58	N27°19'59"E	26.11'
L59	S62°46'13"E	10.00'
L60	S62°46'44"E	60.30'
L61	S63°11'50"E	10.00'
L62	S63°10'42"E	11.65'
L63	S63°15'37"E	10.00'
L64	S62°38'46"E	10.00'
L65	S61°22'17"E	10.00'
L66	S62°38'26"E	10.01'
L67	N73°44'21"W	48.33'
L68	S27°31'40"W	26.77'
L69	N62°22'44"W	25.00'
L70	S62°30'41"E	25.74'
L71	S00°30'34"E	11.33'
L72	S27°19'20"W	107.02'
L73	S29°32'12"W	46.84'
L74	N57°34'17"W	96.24'

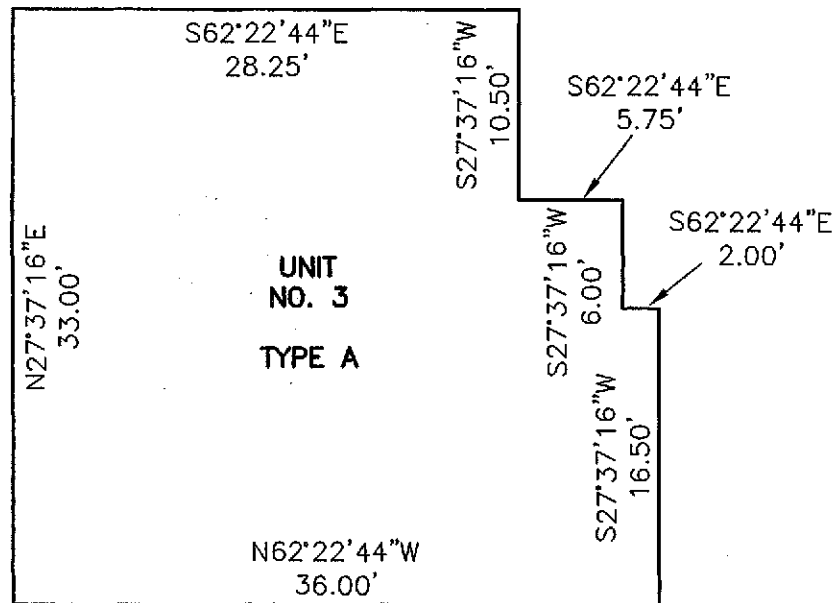


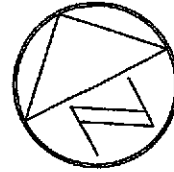
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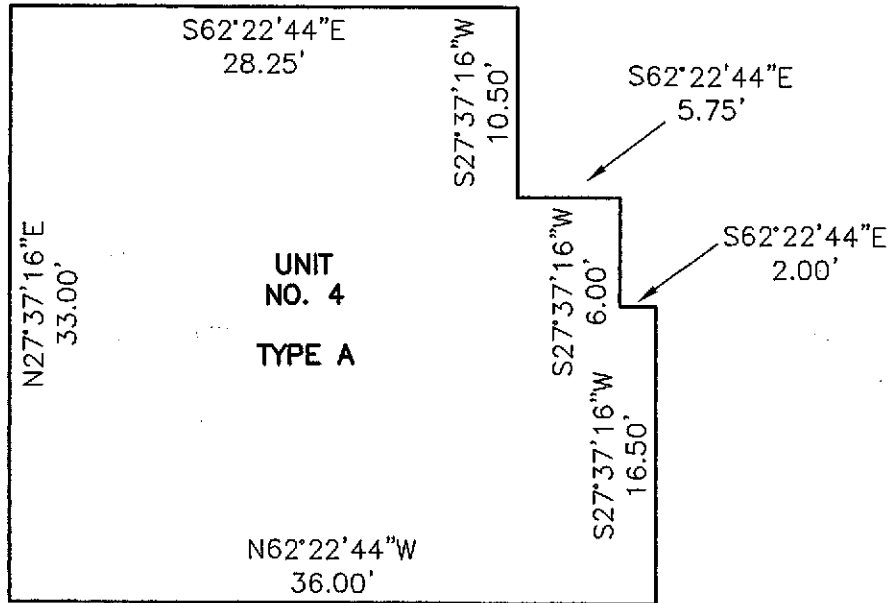


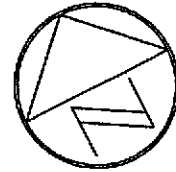
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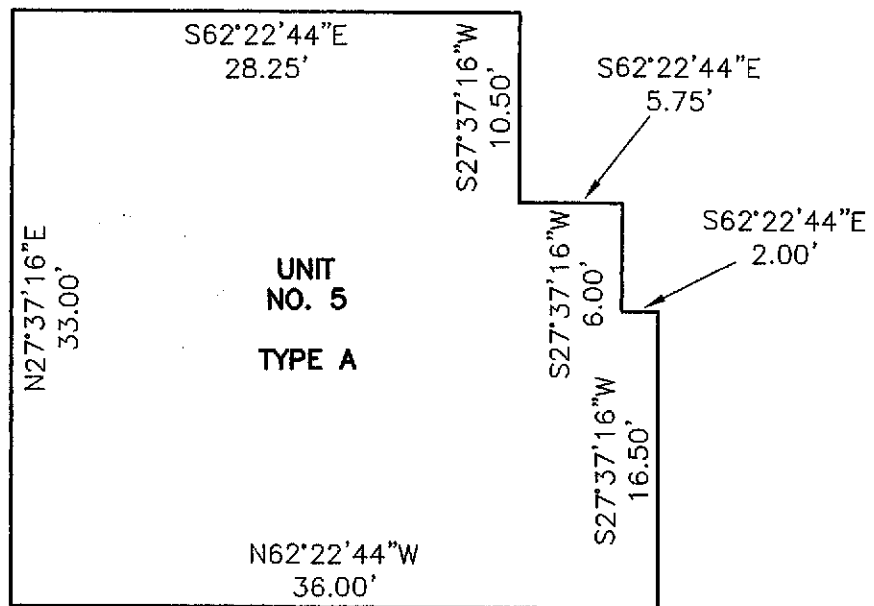


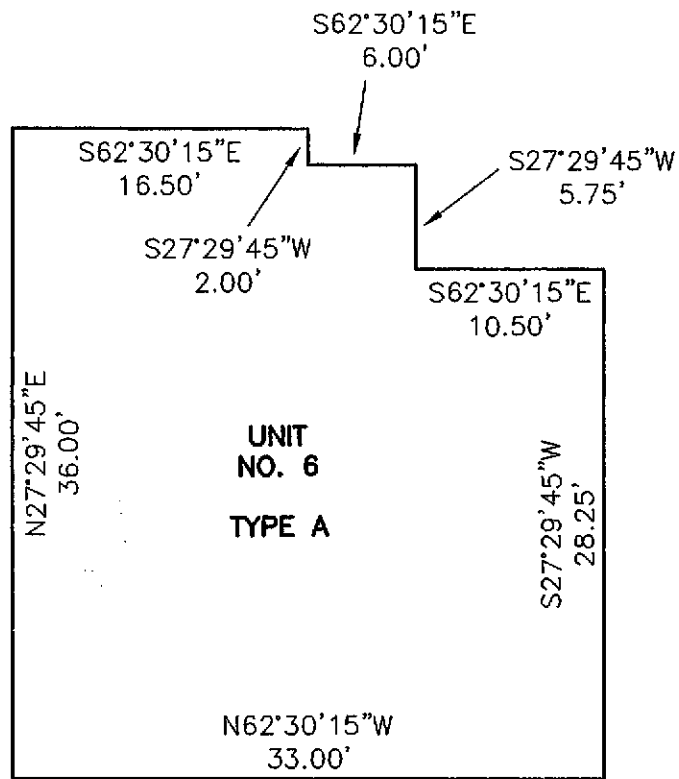
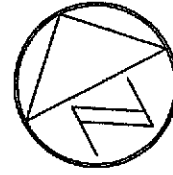
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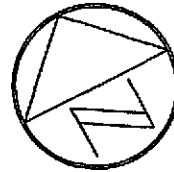




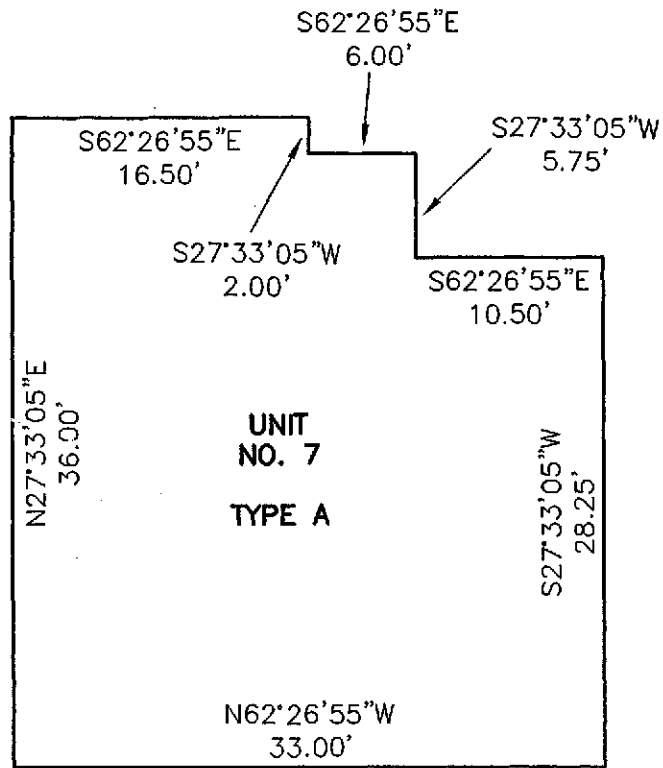
1" = 10'

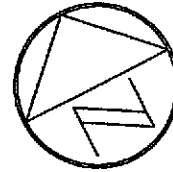




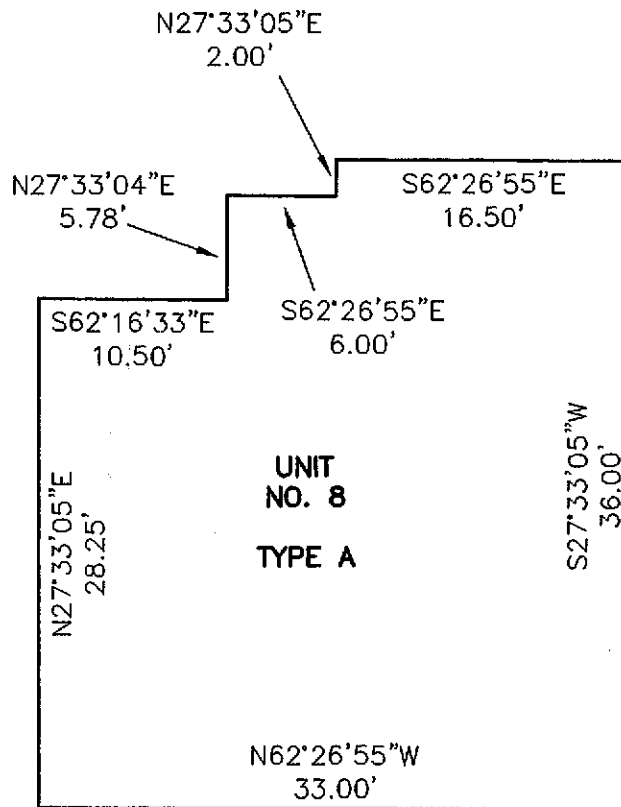


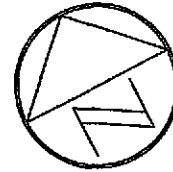
1" = 10'



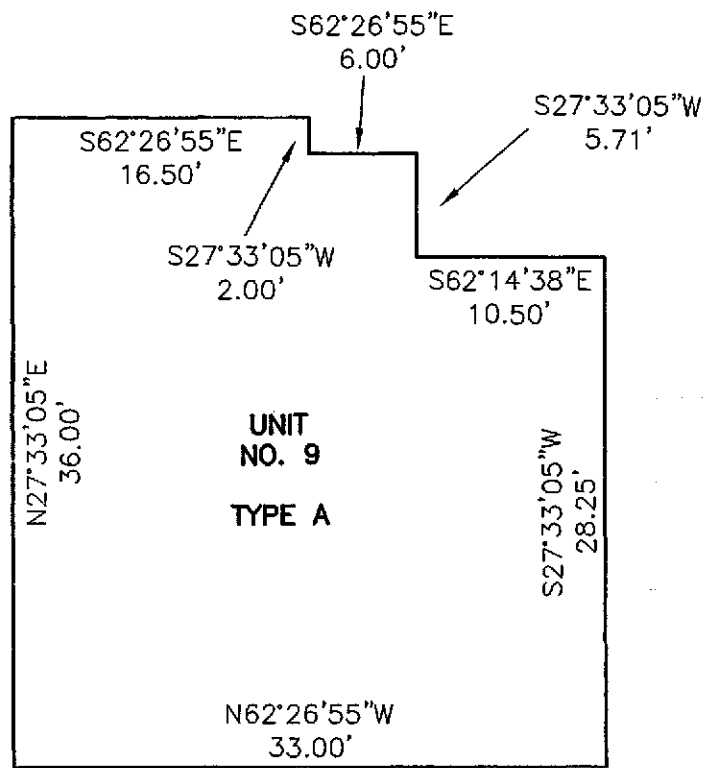


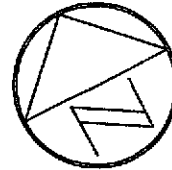
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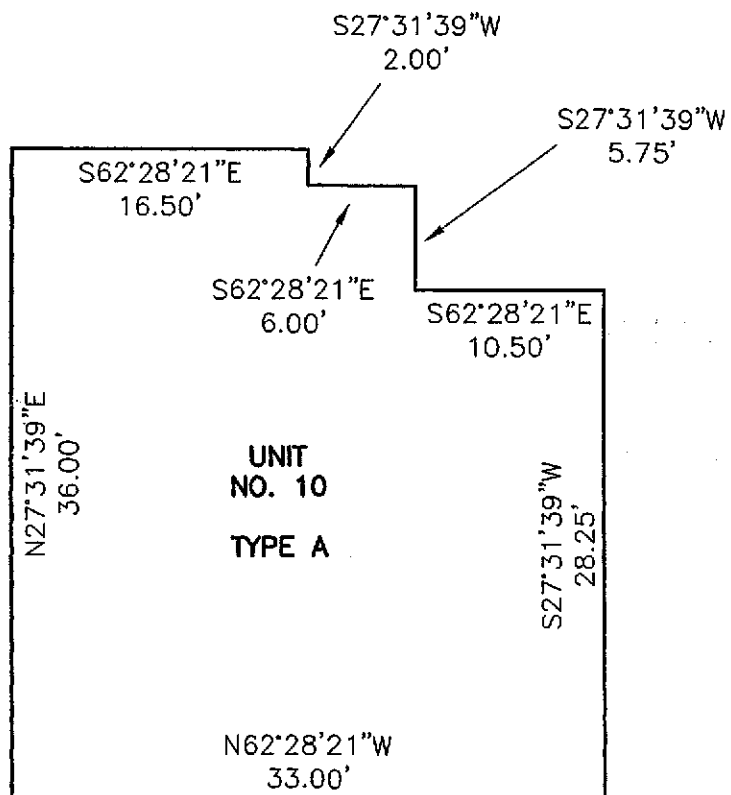


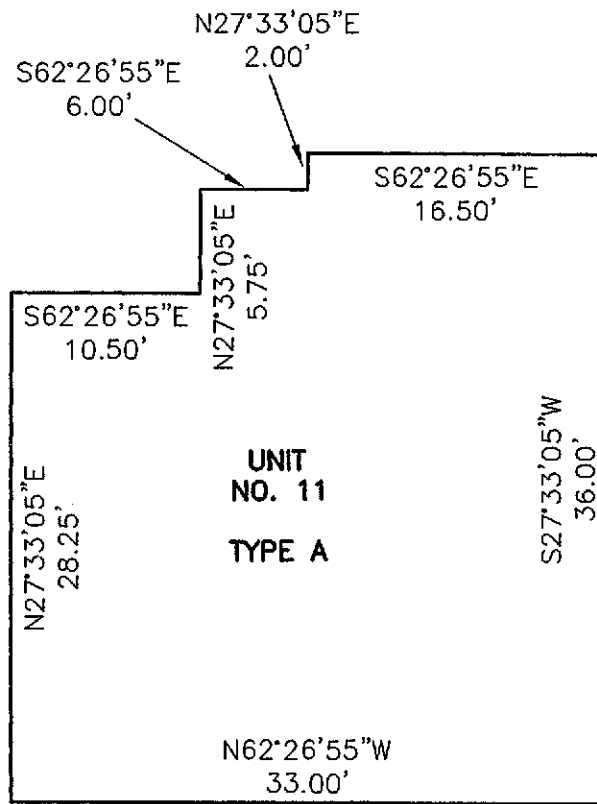
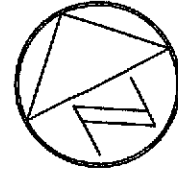
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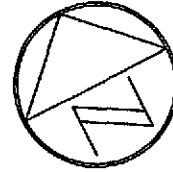




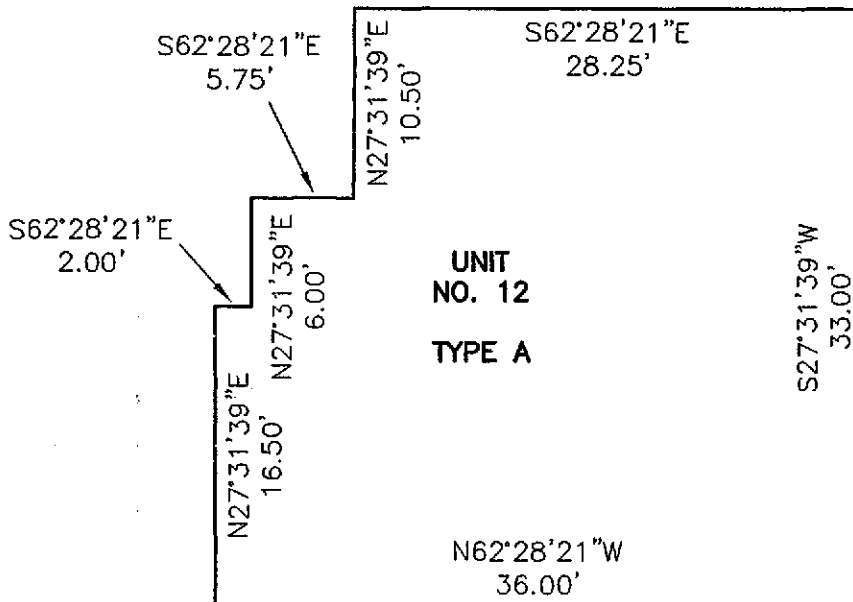
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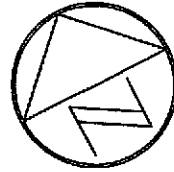




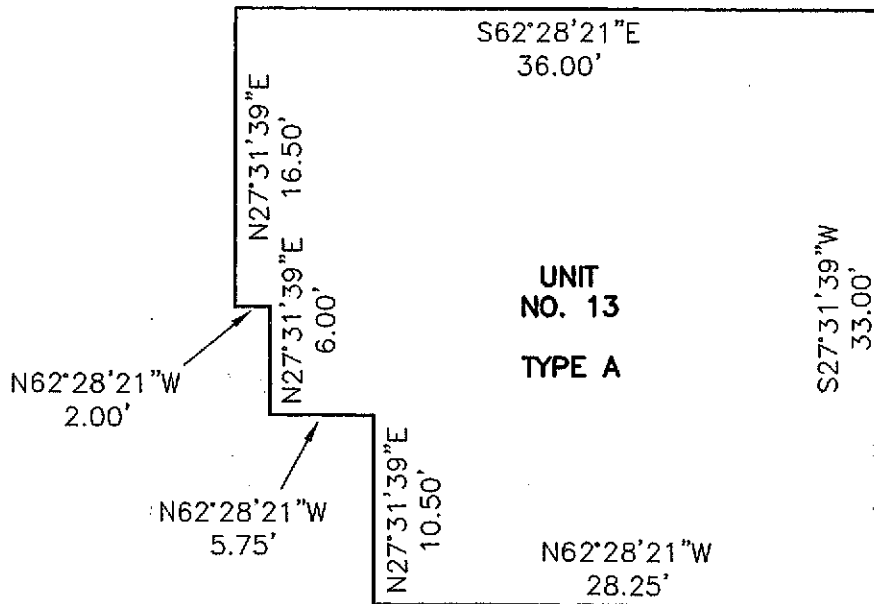


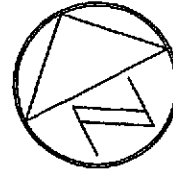
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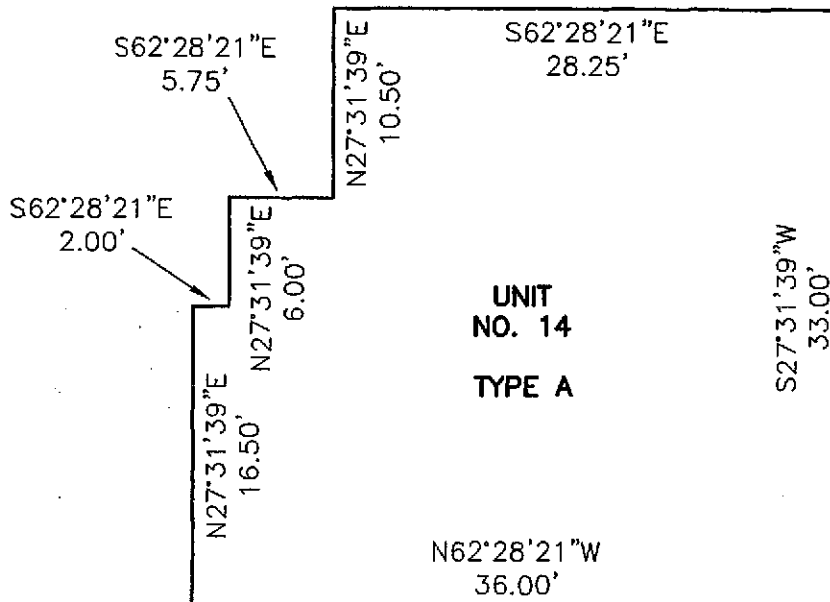


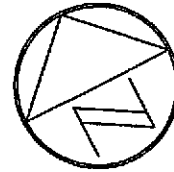
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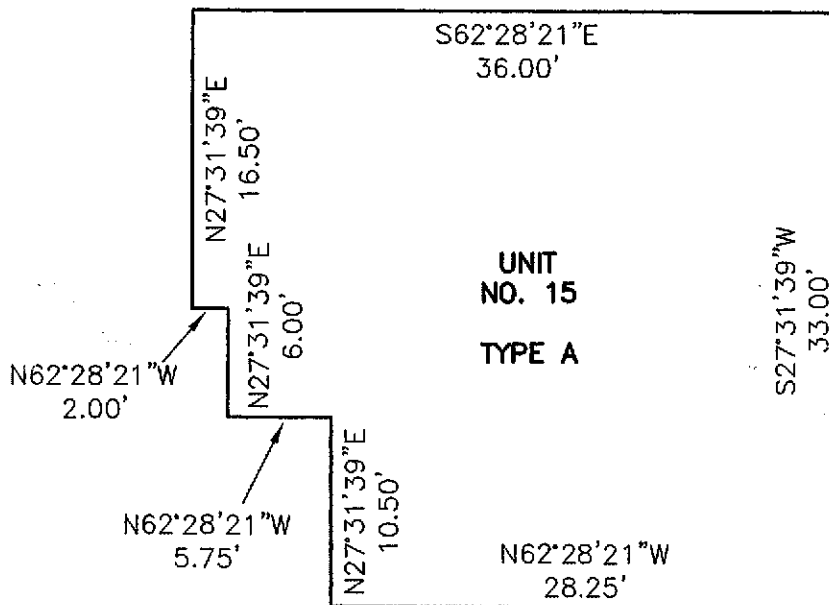


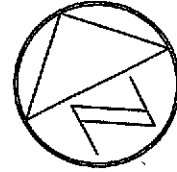
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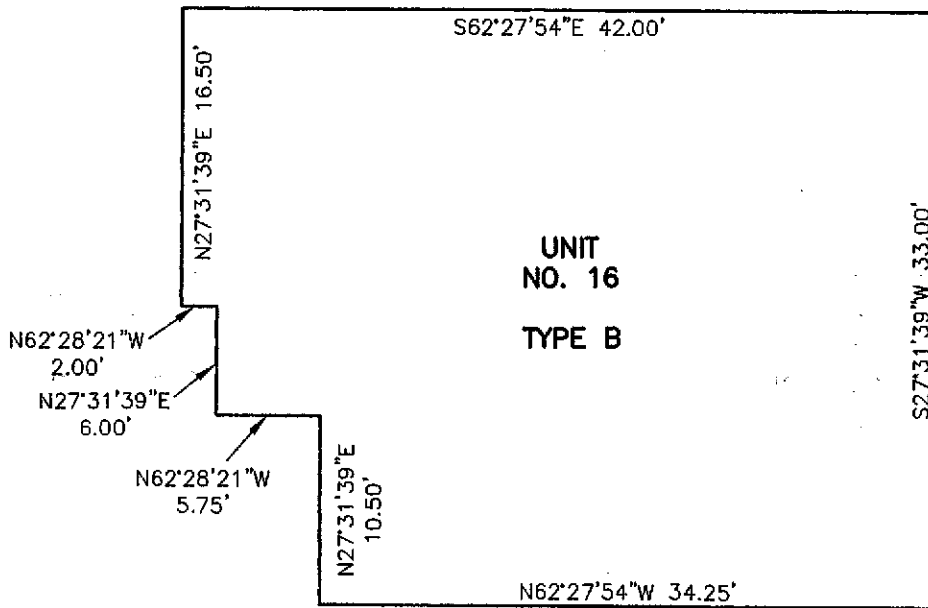


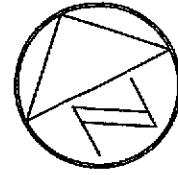
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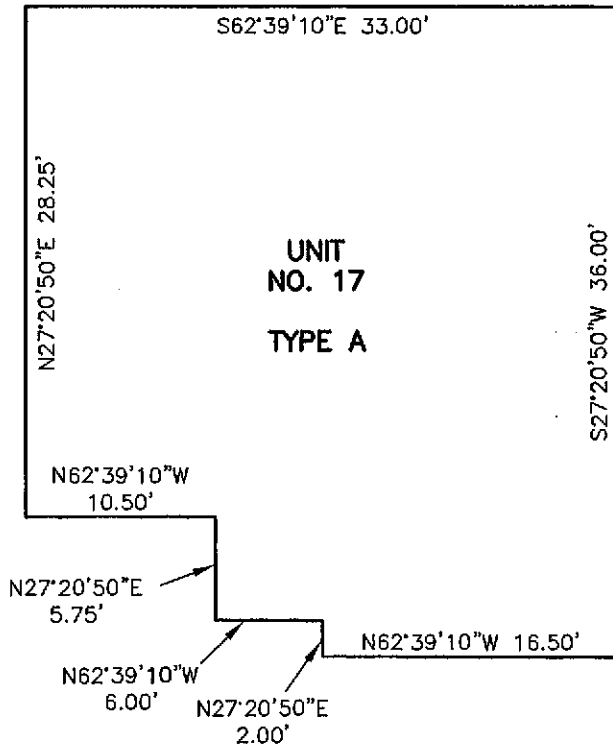


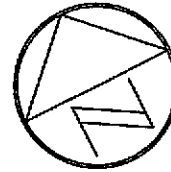
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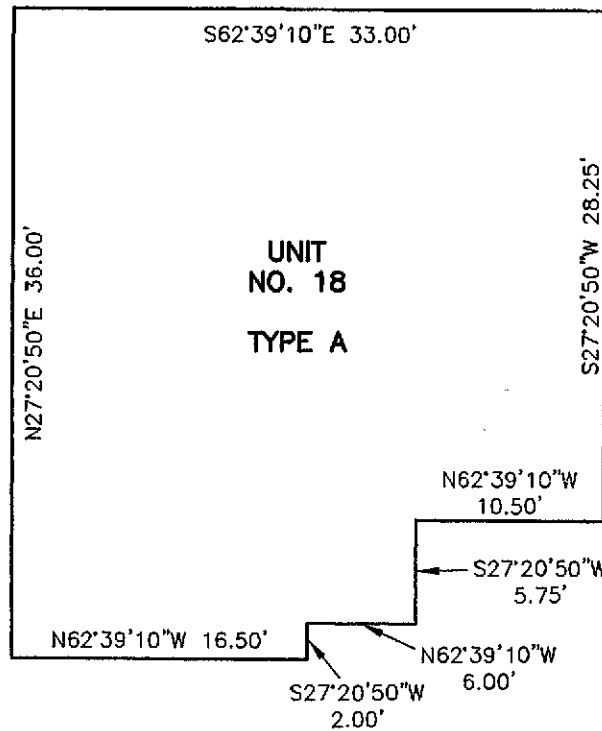


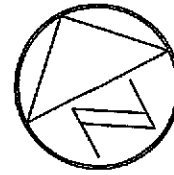
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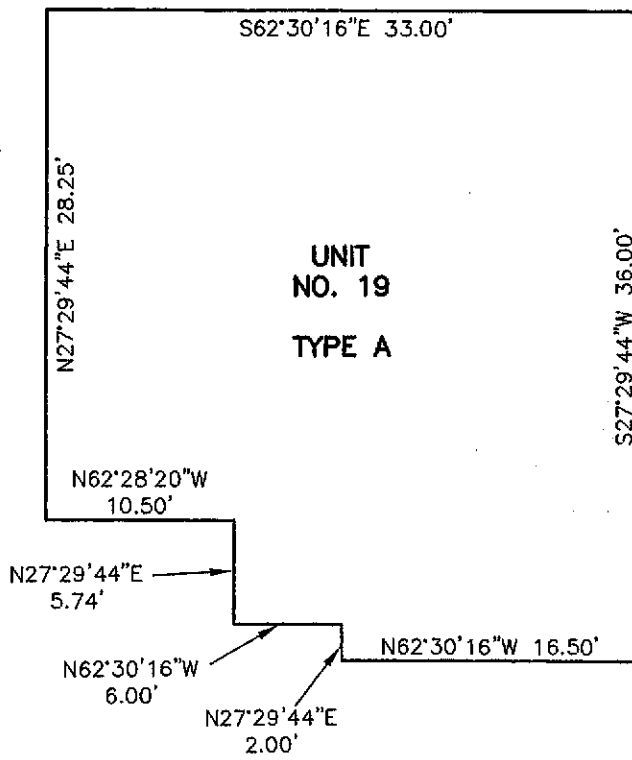


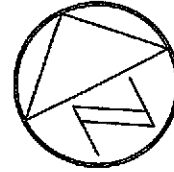
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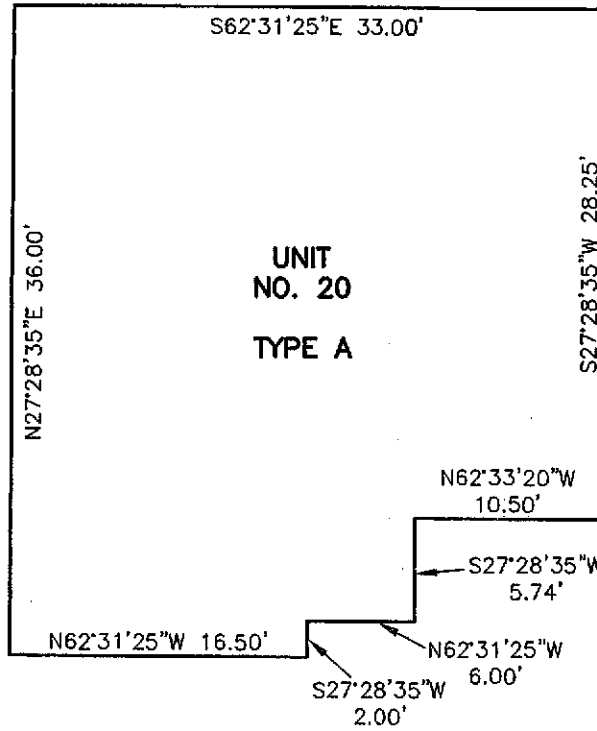


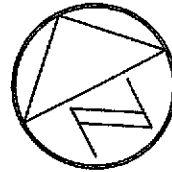
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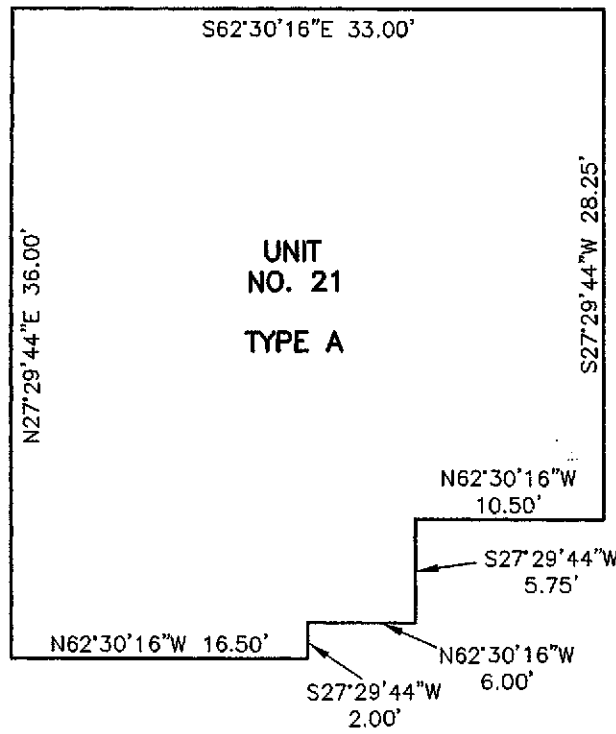


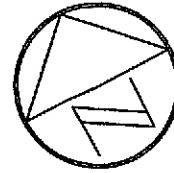
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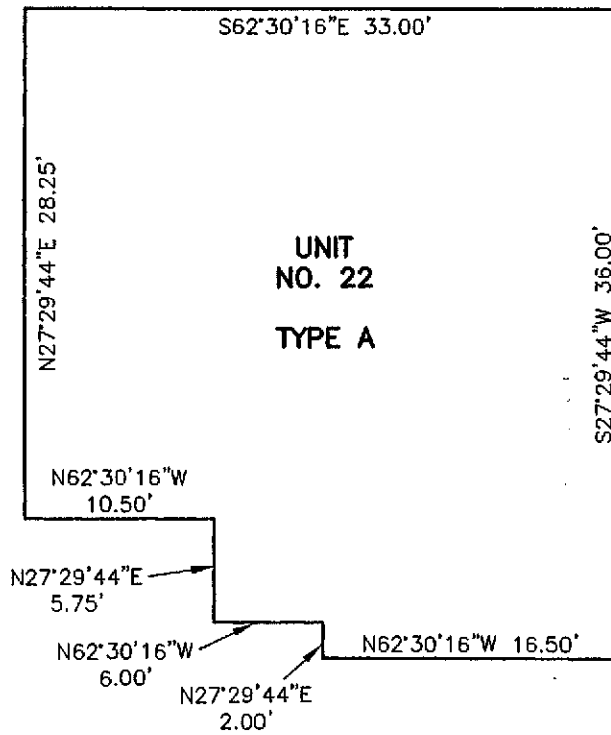


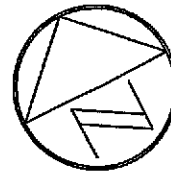
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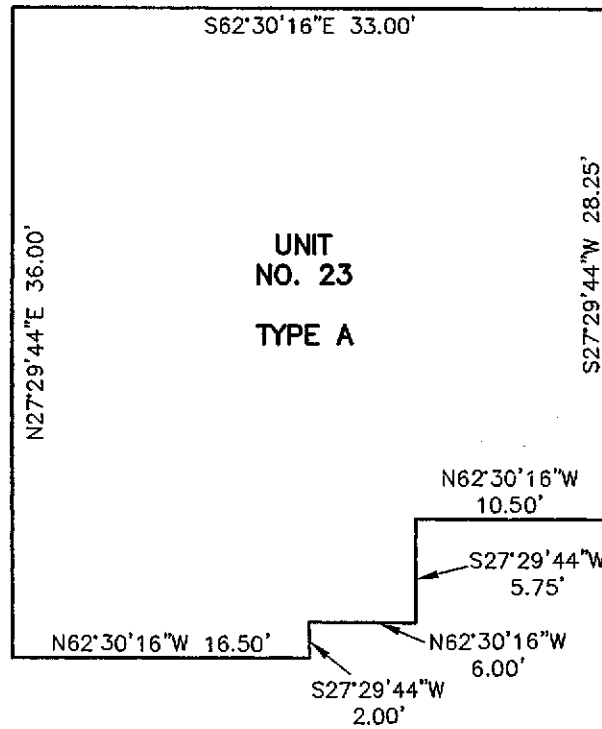


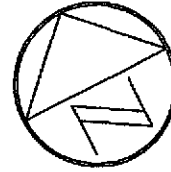
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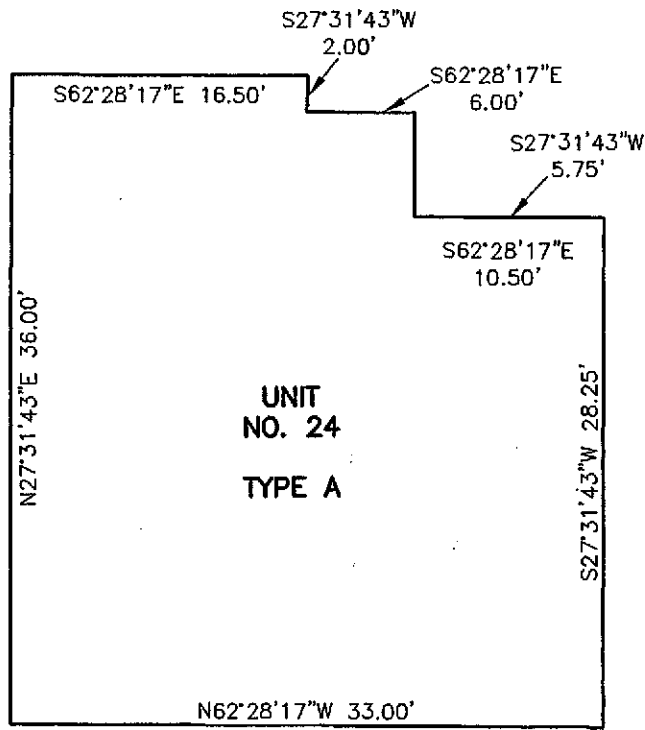


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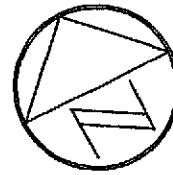




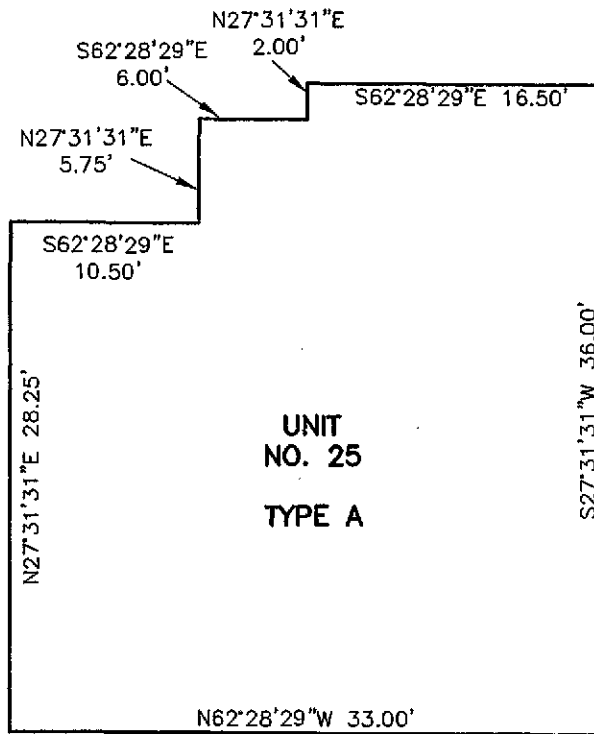
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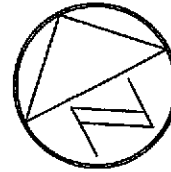
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NO. 24
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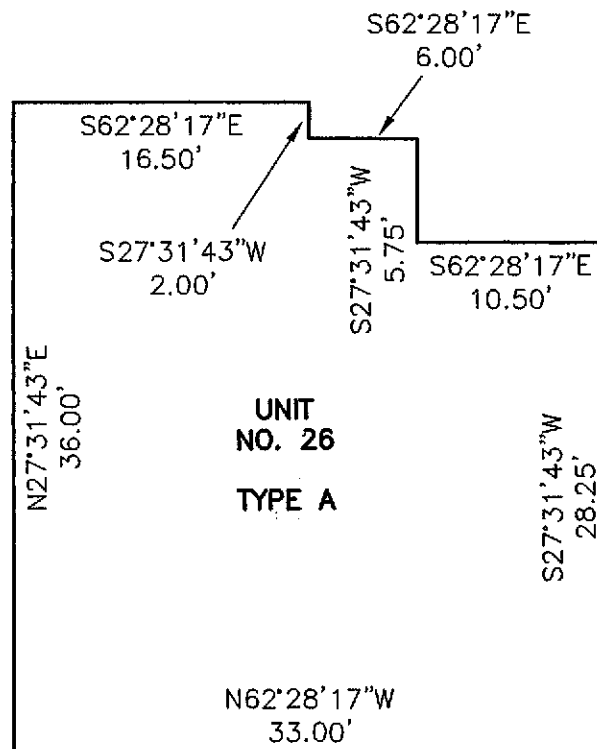
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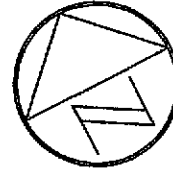


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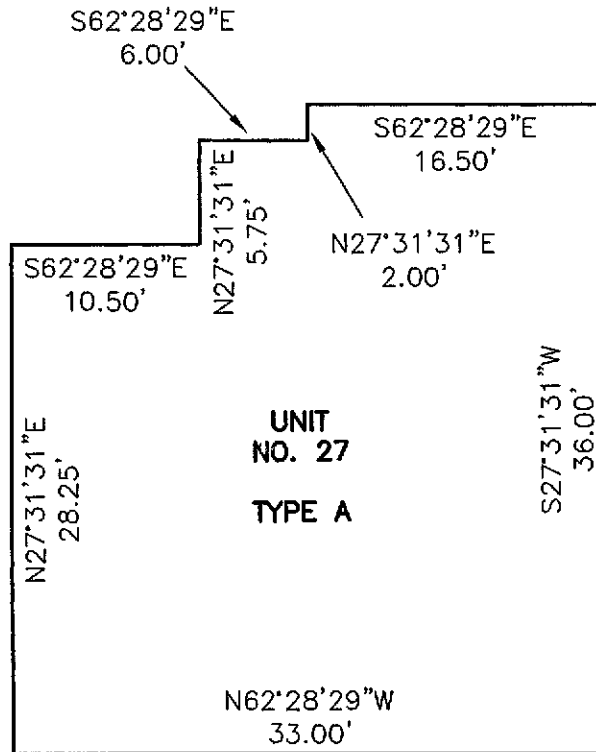


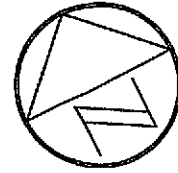
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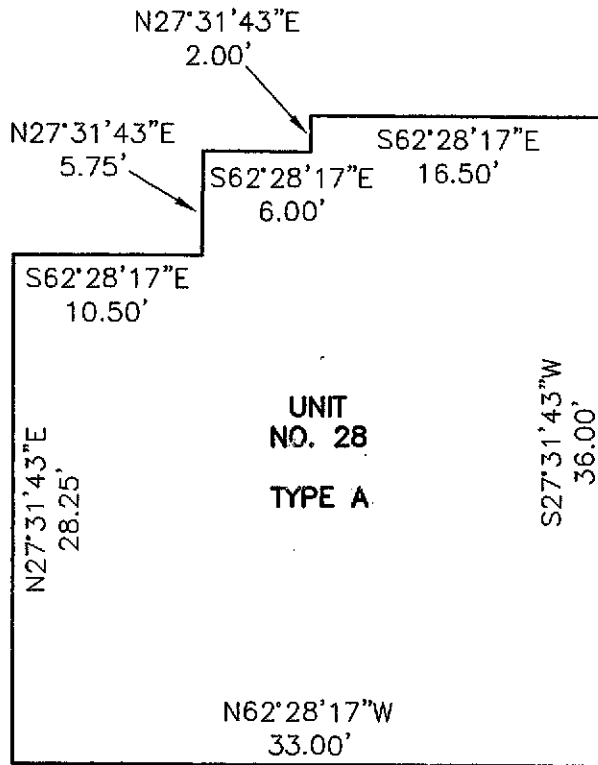


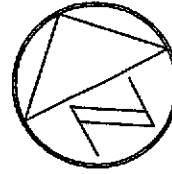
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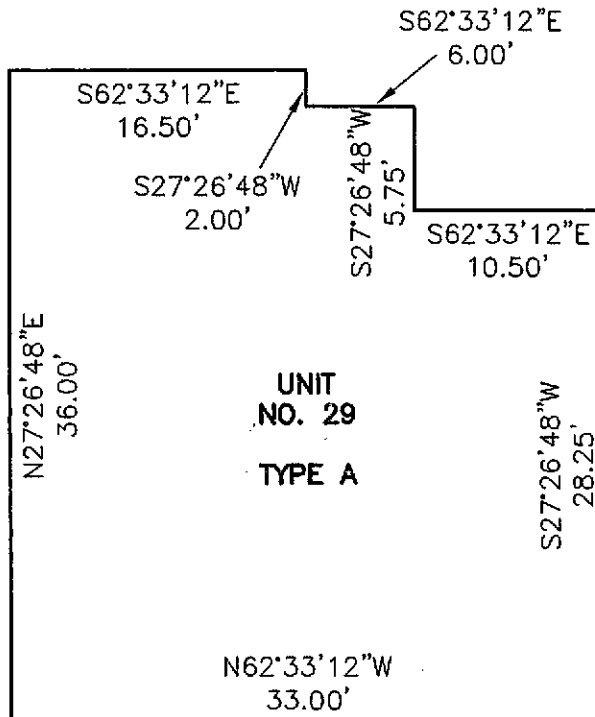


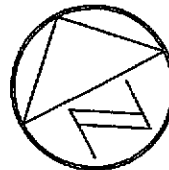
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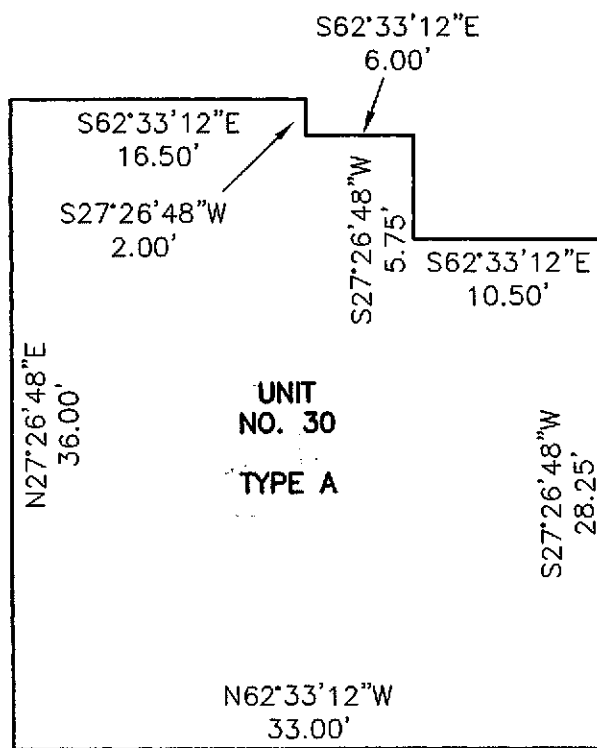


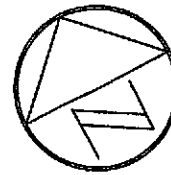
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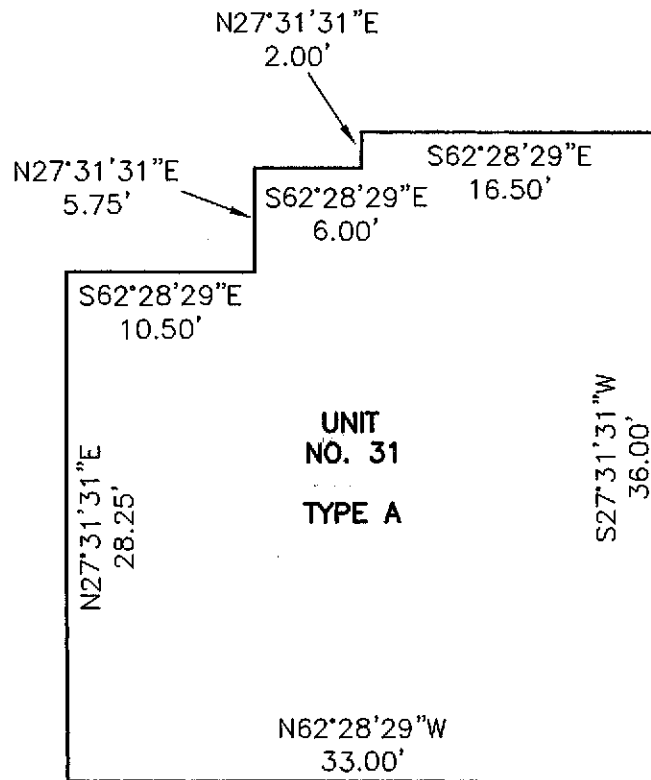


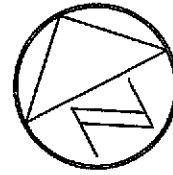
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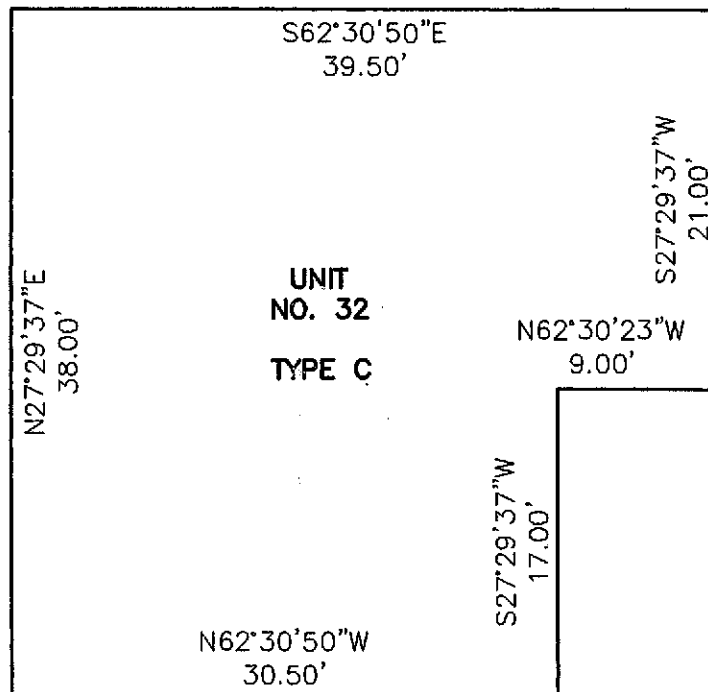


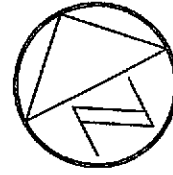
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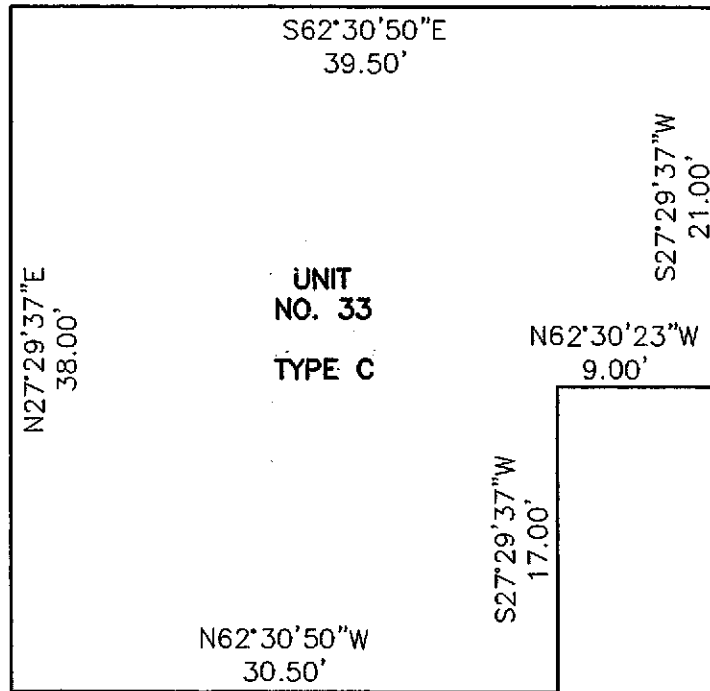


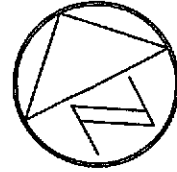
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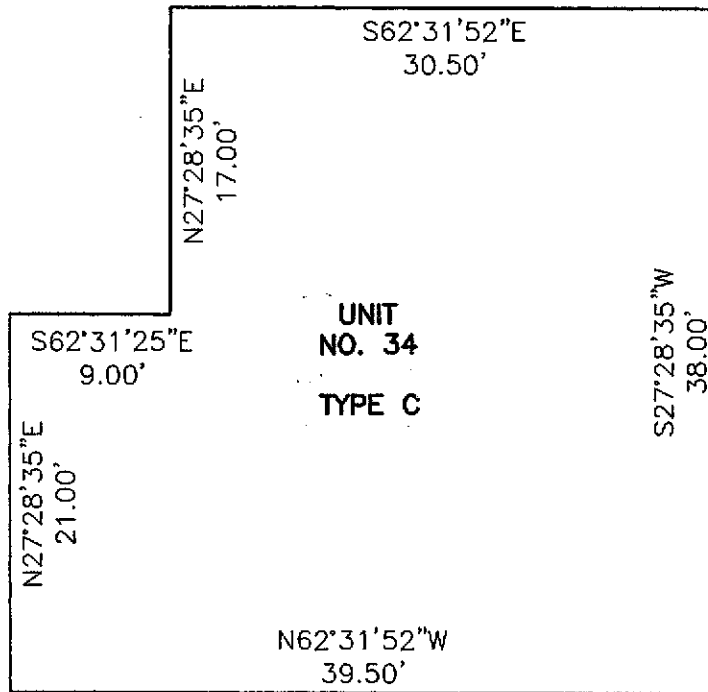


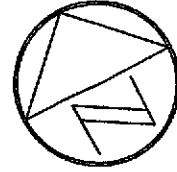
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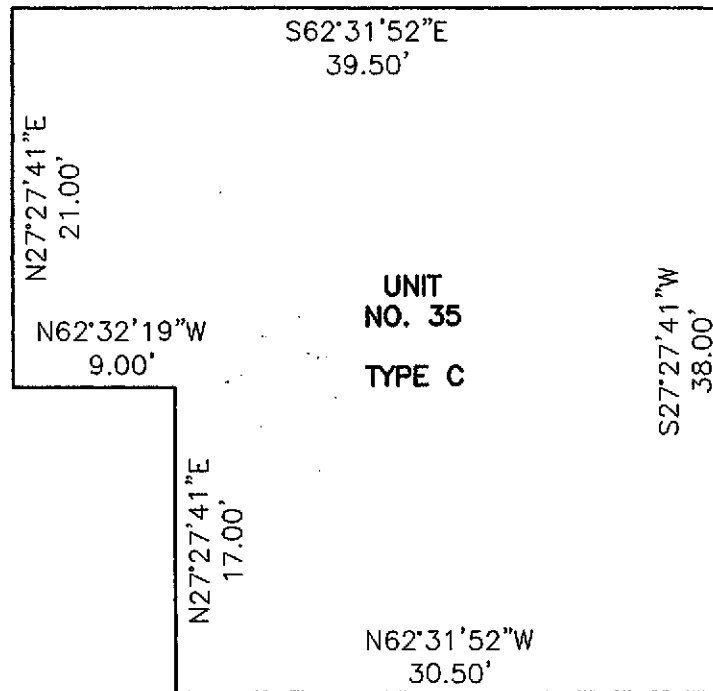


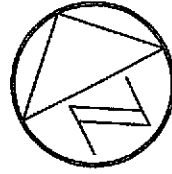
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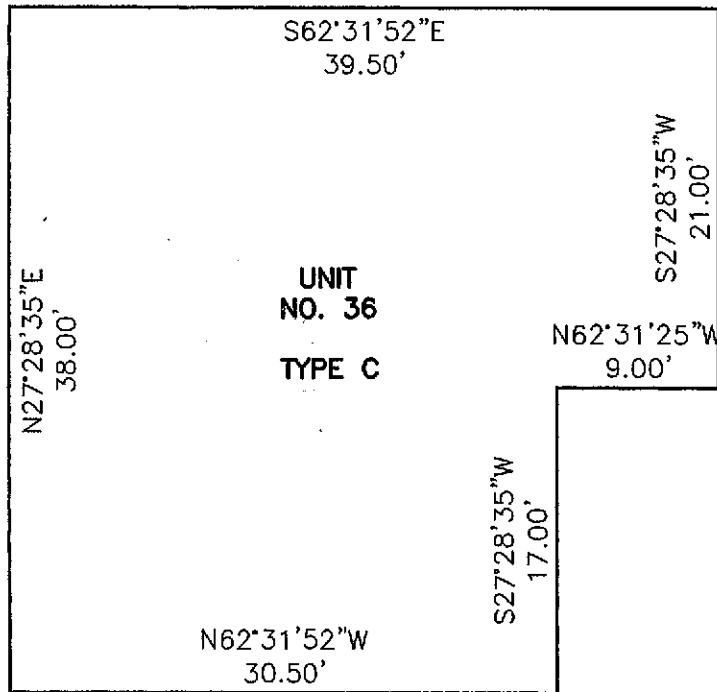


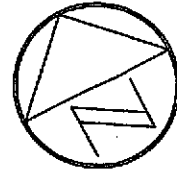
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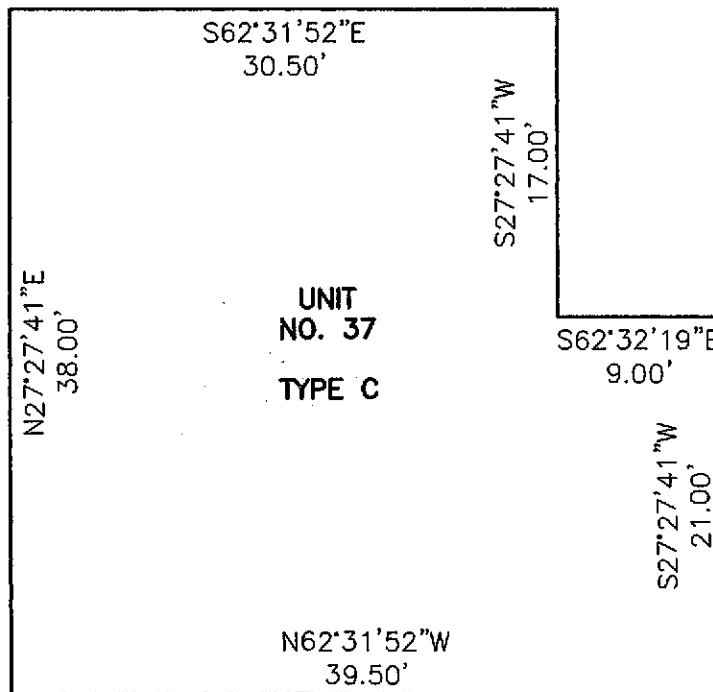


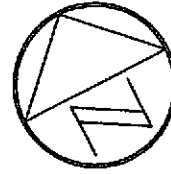
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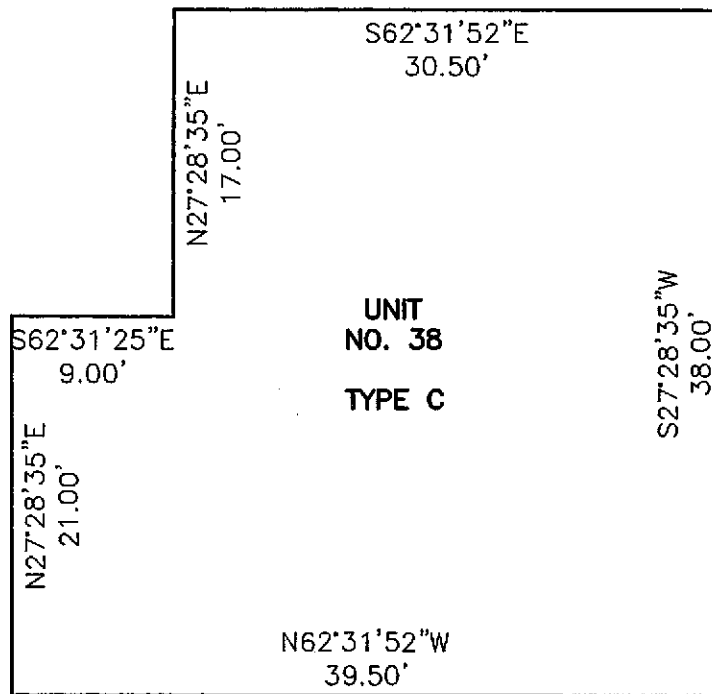


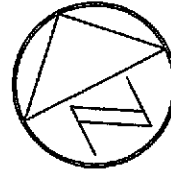
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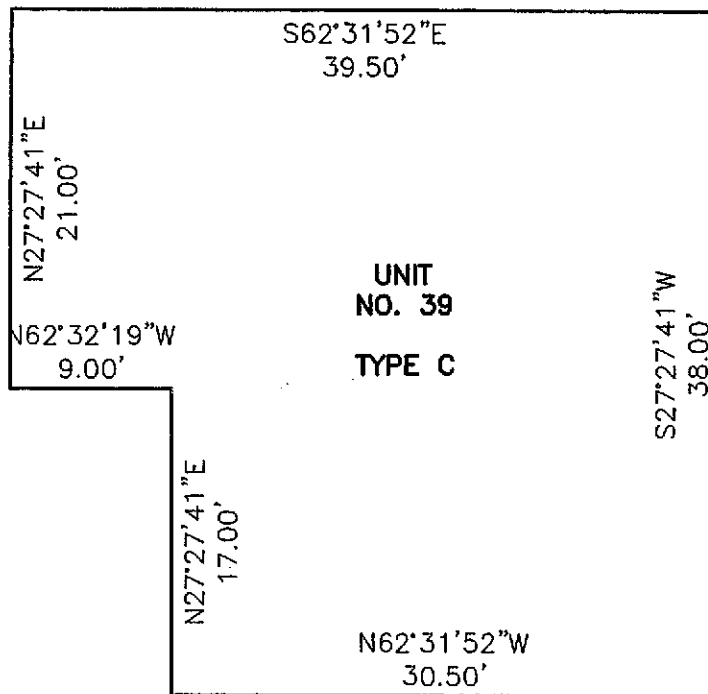


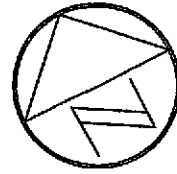
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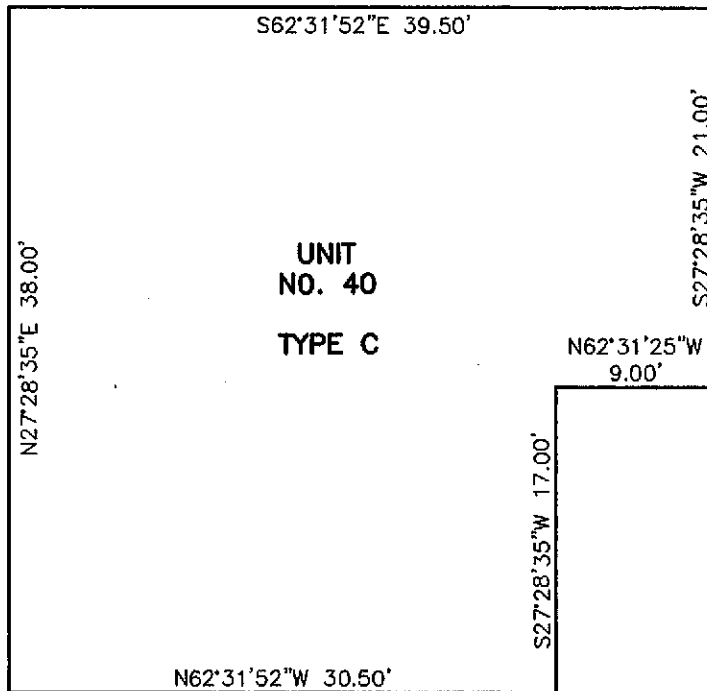


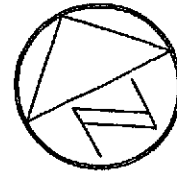
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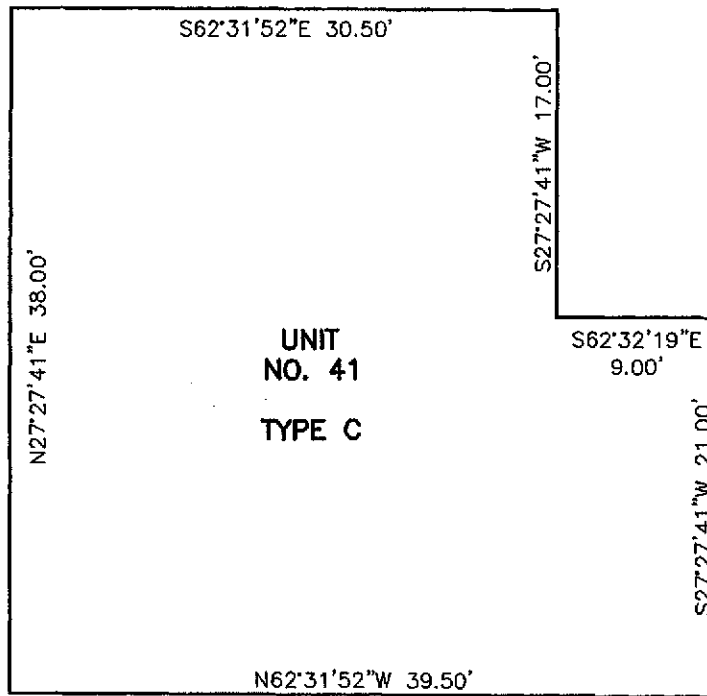


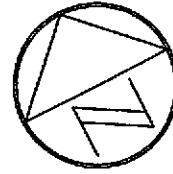
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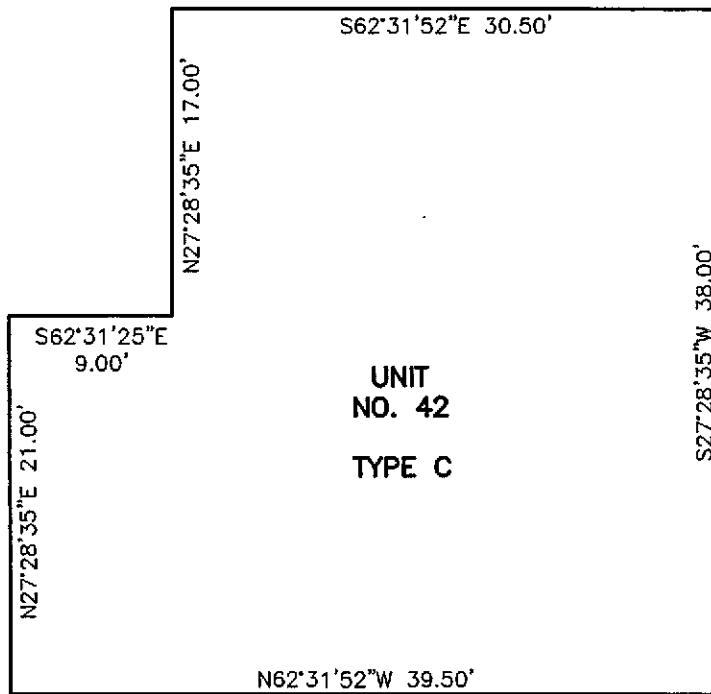


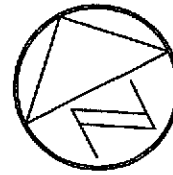
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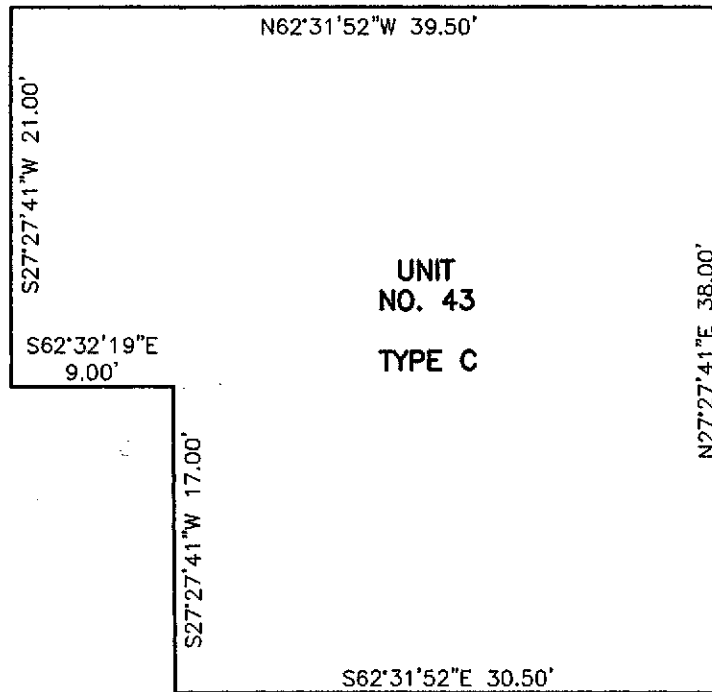


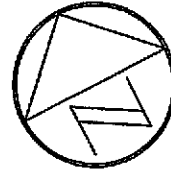
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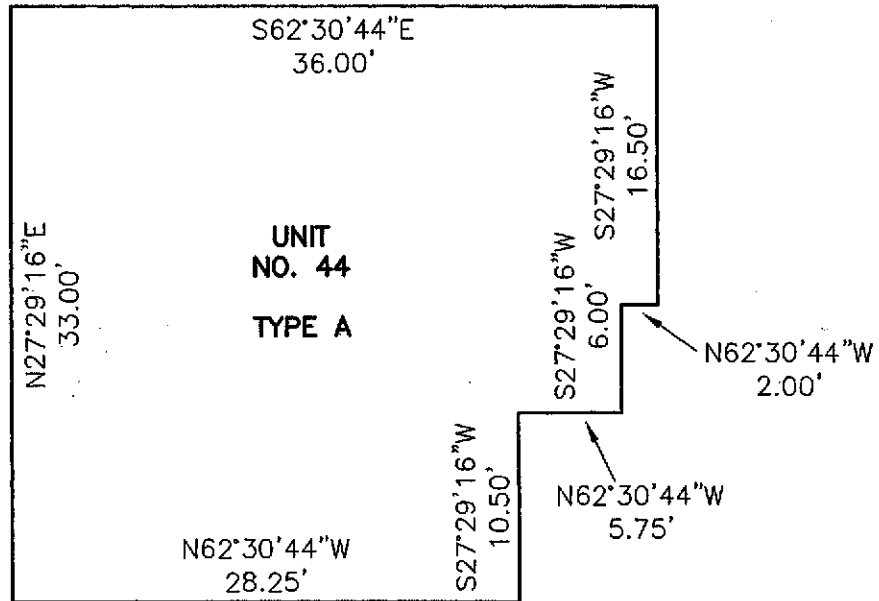


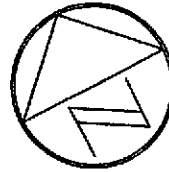
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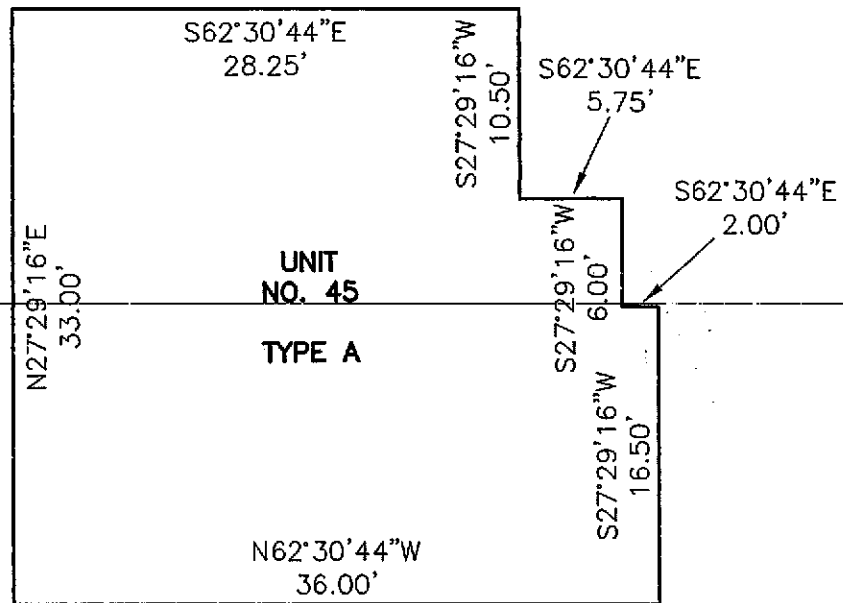


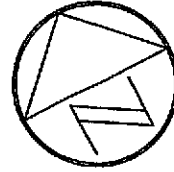
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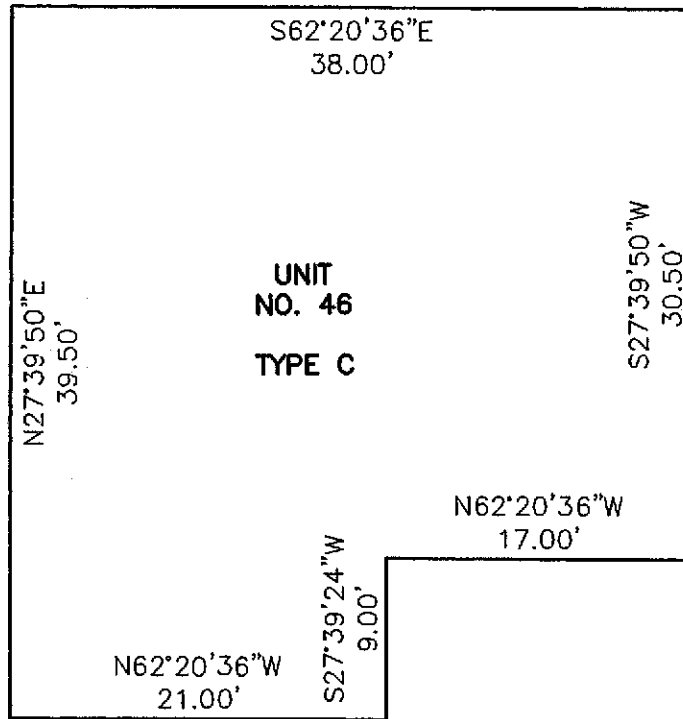


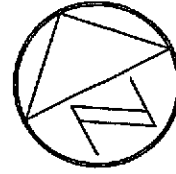
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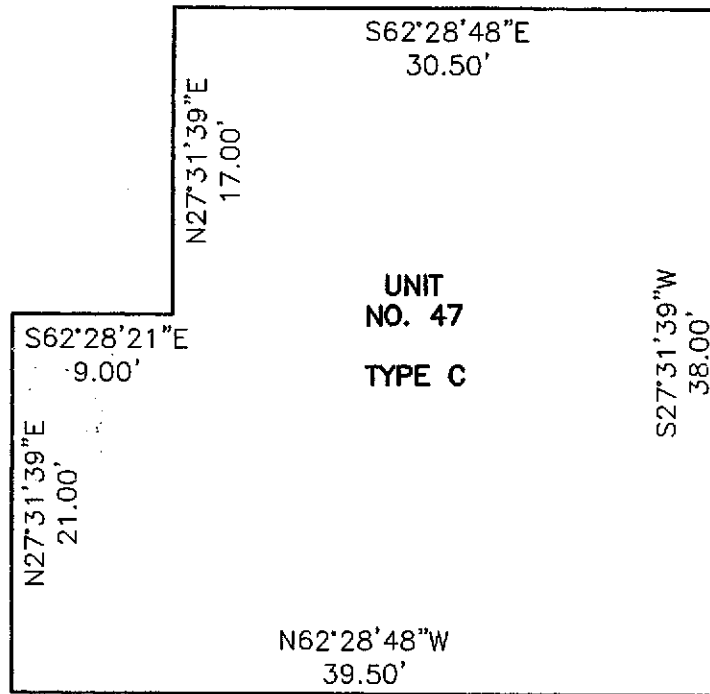


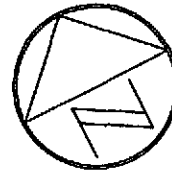
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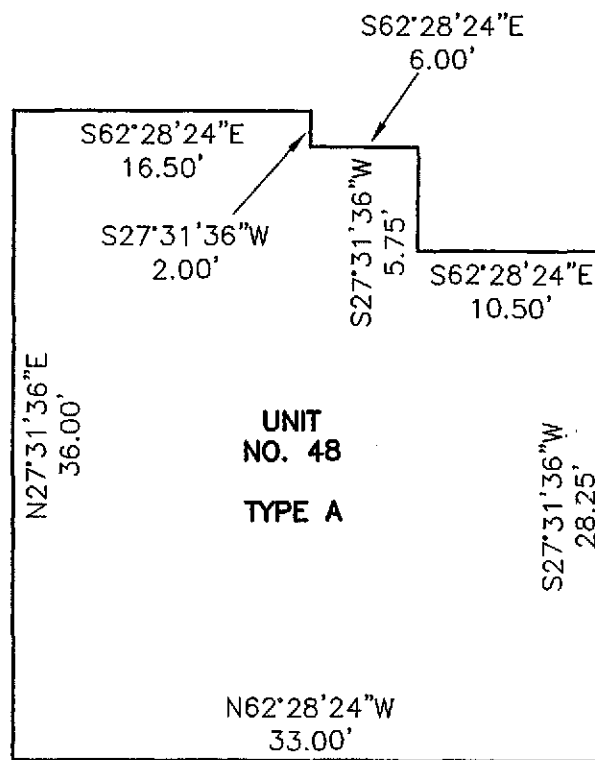


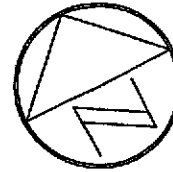
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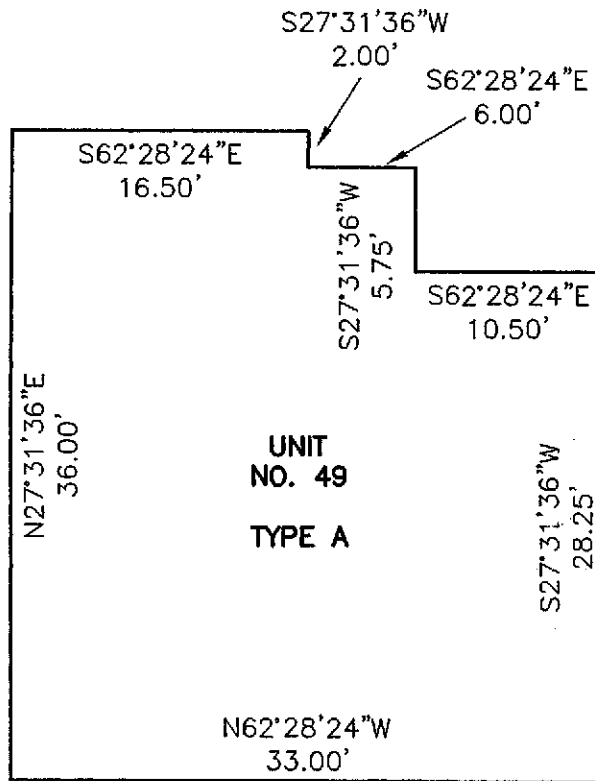


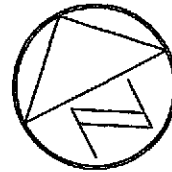
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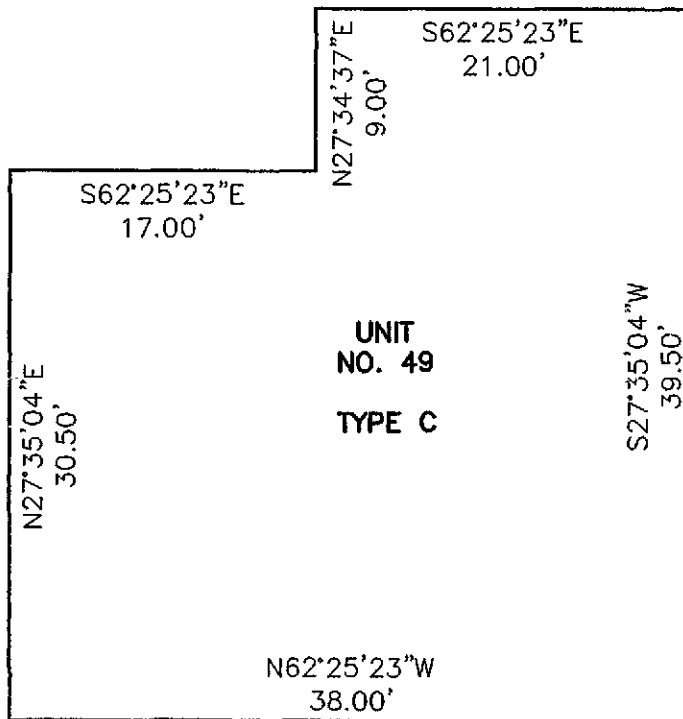


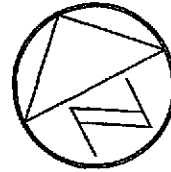
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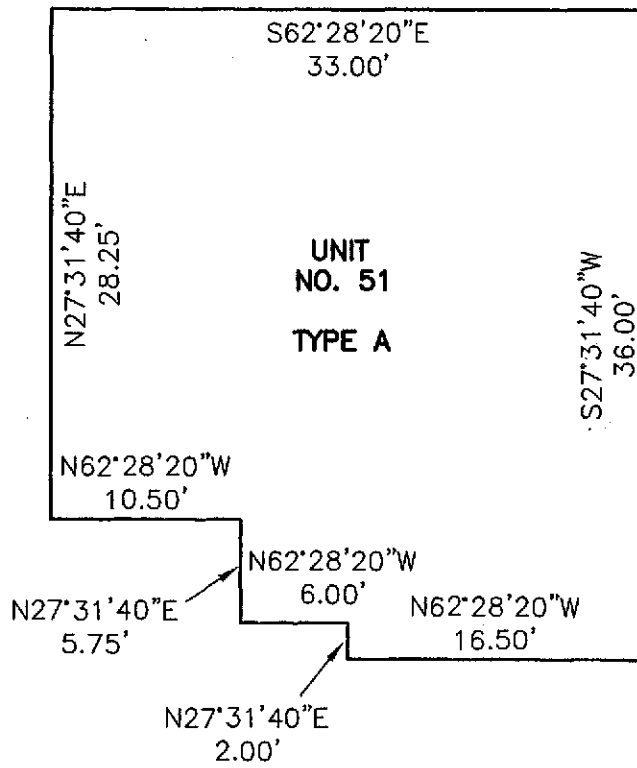


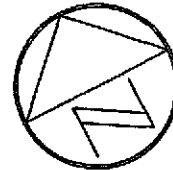
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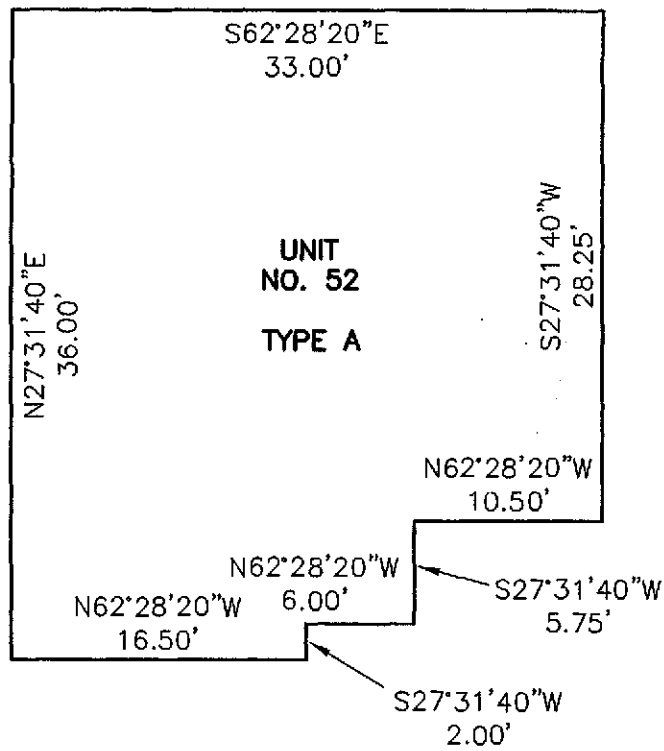


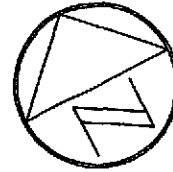
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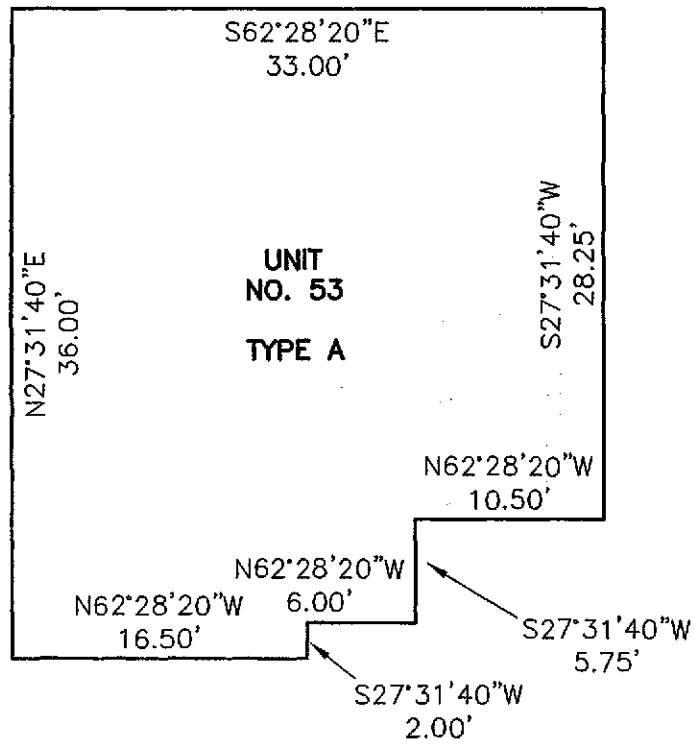


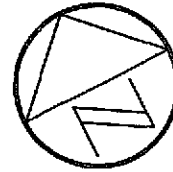
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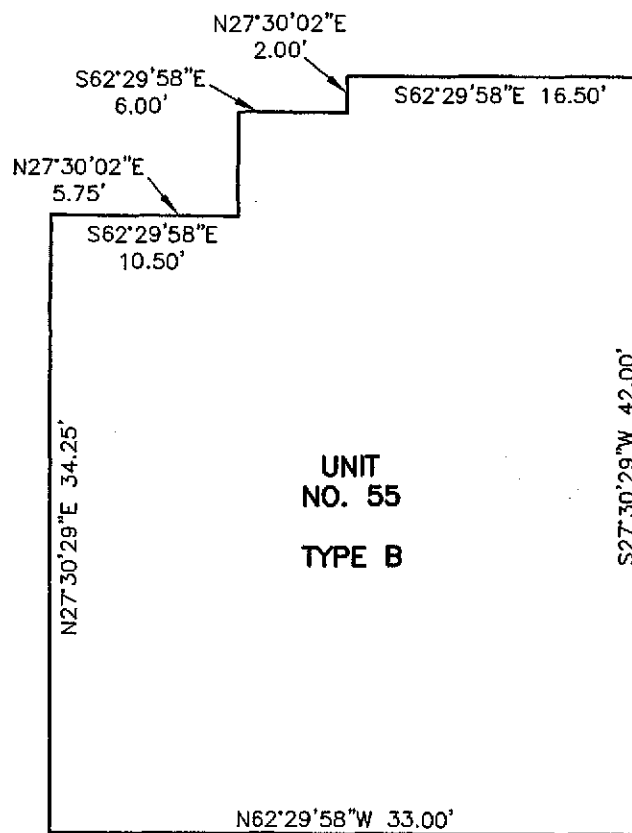


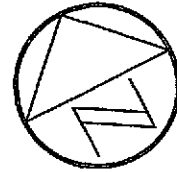
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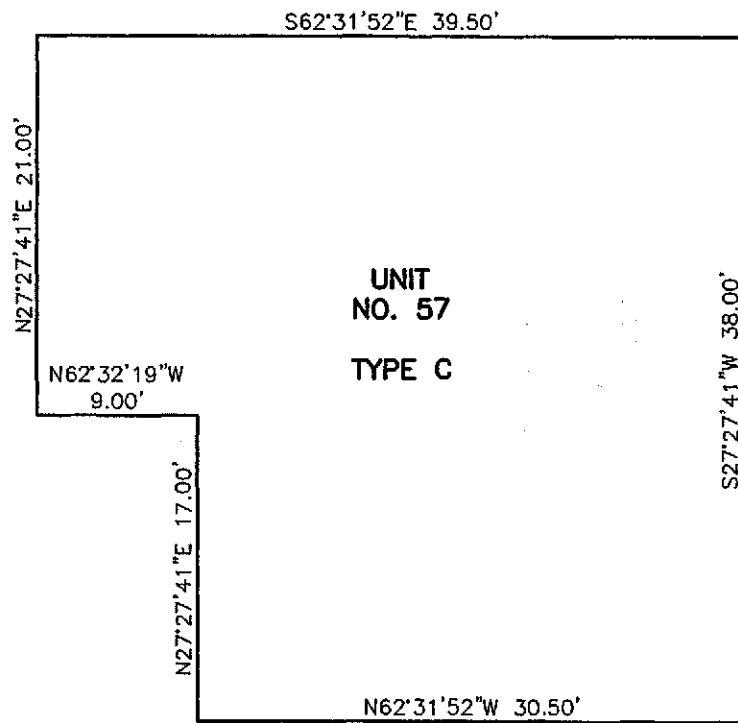


1" = 10'





1" = 10'



ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for common expenses for each Unit is 1/54. Each Unit is allocated one (1) vote.

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

November 07 2013 04:44 PM

FEE: \$ 298.00 **2013202262**

AFTER RECORDING RETURN TO:

Joshua D. Bernstein, Esq.
Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 78701

**THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS
(A Residential Condominium Community in Travis County, Texas)**

Cross reference to that certain Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012098717, Official Public Records of Travis County, Texas, that certain Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012103933, Official Public Records of Travis County, Texas and that certain Second Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2013202262, Official Public Records of Travis County, Texas.

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
FOR ARBOR RIDGE CONDOMINIUMS**

This Third Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums (this "Amendment") is made by ARBOR RIDGE VENTURE, L.P., a Texas limited partnership ("Declarant"), and is as follows:

RECITALS:

A. Arbor Ridge Condominiums, a residential condominium project (the "Regime"), located in Travis County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012098717, Official Public Records of Travis County, Texas, as amended by that certain Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2012103933, Official Public Records of Travis County, Texas and by that certain that certain Second Amendment to Declaration of Condominium Regime for Arbor Ridge Condominiums, recorded as Document No. 2013202262, Official Public Records of Travis County, Texas (the "Declaration").

B. In accordance with the authority vested in Declarant pursuant to the terms of the Declaration and the Texas Uniform Condominium Act (the "Act"), Declarant now desires to amend the Declaration to add Units to the Regime.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of Units**. In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.8 and A.3.10* of Appendix "A" to the Declaration, Declarant hereby creates forty-nine (49) Units, which are designated as Unit 1, Unit 54, Unit 56 and Unit 58 through Unit 103 (collectively, the "New Units"). The total number of Units in the Regime, after giving effect to this Amendment, is one hundred three (103).

2. **Replacement of Attachment 1**. Attachment 1 to the Declaration is hereby deleted in their entirety and the Plats and Plans attached hereto as Attachment 1 (the "New Plats and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units, including the New Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Act.

3. **Replacement of Attachment 3**. The Percentage Interests allocated to all Units within the Regime, after the addition of the New Units, is set forth on Attachment 3, attached hereto. Attachment 3, attached hereto, will supersede and replace Attachment 3 attached to the Declaration.

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the date this Amendment has been recorded in the Official Public Records of Travis County, Texas.

DECLARANT:

ARBOR RIDGE VENTURE, L.P., a Texas limited partnership

By: **CG DEVELOPMENT, LLC**, a Texas limited liability company, its General Partner

By: *[Signature]*
Chaz Glace, President/Member

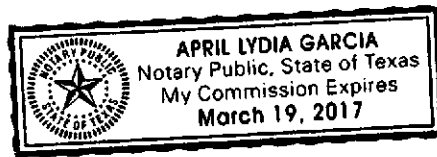
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 21 day of MAY, 2014 by Chaz Glace, President/Member of CG Development, LLC, a Texas limited liability company, General Partner of Arbor Ridge Venture, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(SEAL)

[Signature]
Notary Public Signature



ATTACHMENT 1

[CONDOMINIUM PLATS AND PLANS]

The plats and plans, attached hereto as Attachment 1 contains the information required by the Texas Uniform Condominium Act.

Printed Name: _____

RPLS or License No. _____

BOUNDARIES OF UNIT

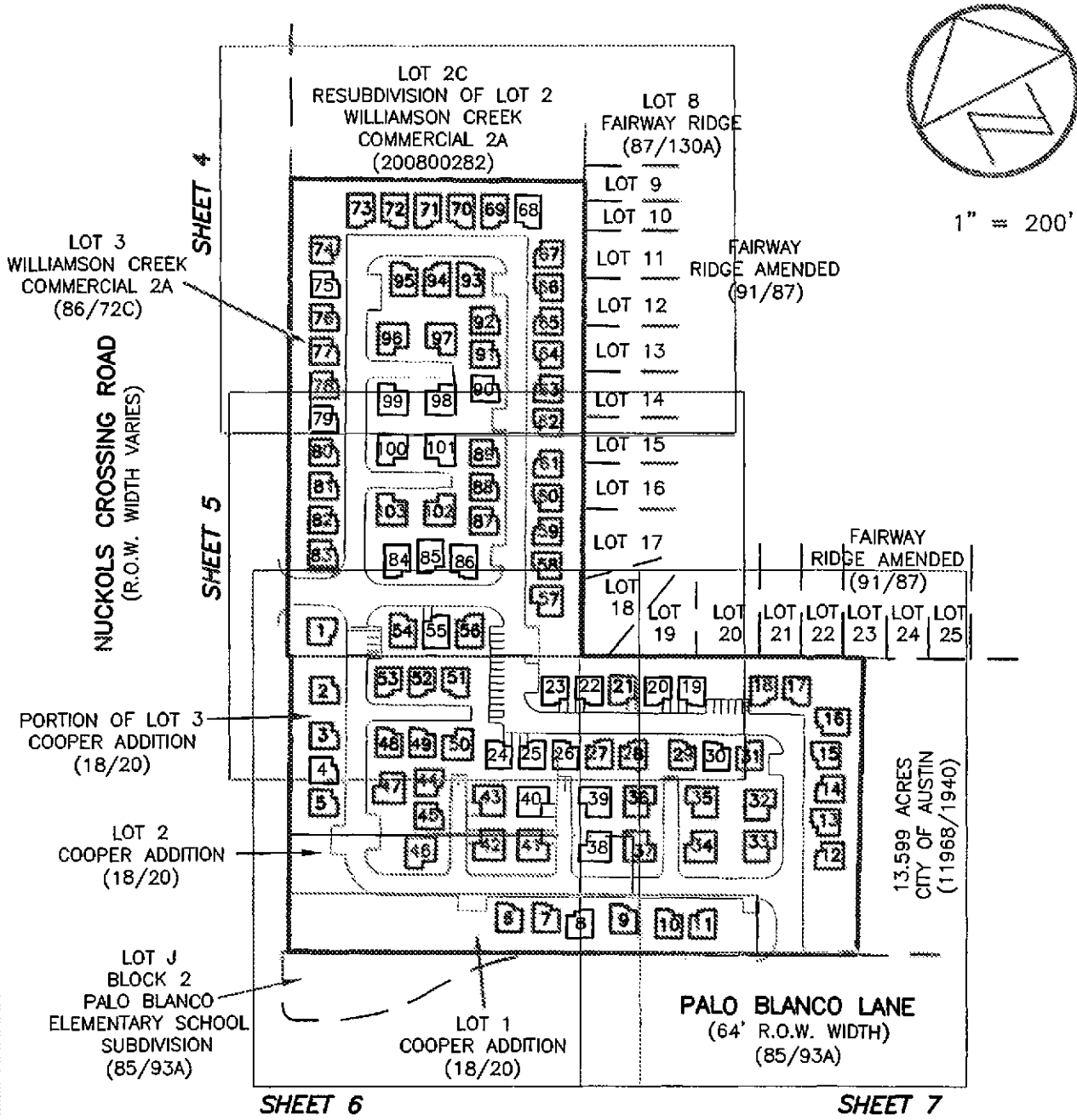
The legal boundaries of each Unit are established by the Declarant and the plats and plans attached hereto. However, each Owner acknowledges that the Unit may be measured and depicted in a manner which differs from the legal boundaries of a Unit. For example, the Unit may be measured or depicted differently for tax purposes, appraisal purposes, sales purposes, and for purposes of carpeting and paint. No single measurement is definitive for all purposes. Measurements may be of the area under roof, or the air conditioned space, or the area within the Unit's legal boundaries. The Unit's partition wall cavities and/or its perimeter wall cavities may or may not be included. The Unit's garage area, attic area, front porch, and/or balcony space may or may not be included.

SEE NEXT PAGE FOR ORIGINAL CERTIFICATION

ARBOR RIDGE CONDOMINIUMS

LEGAL DESCRIPTION: ALL OF LOT 3, WILLIAMSON CREEK COMMERCIAL 2A, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 72C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF LOTS 1 AND 2 AND A PORTION OF LOT 3, COOPER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET LAYOUT



DATE OF SURVEY: 06/08/12
 PLOT DATE: 05/15/14
 DRAWING NO.: 759-004-CP-2
 PROJECT NO.: 759-004
 DRAWN BY: JDB & BBP
 SHEET 1

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

GENERAL NOTES:

1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (I) IN THE DECLARATION OF CONDOMINIUM REGIME FOR ARBOR RIDGE CONDOMINIUMS (THE "DECLARATION") OR (II) ON THE PLATS AND PLANS OF THE REGIME.

2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.

3) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED PROVISION A.4. OF APPENDIX "A" TO THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO

(i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, AS PROVIDED IN PROVISION A.4(I) OF APPENDIX "A" TO THE DECLARATION; (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS, AS PROVIDED IN SECTION 2.2 OF THE DECLARATION AND PROVISION A.4(II) OF APPENDIX "A" TO THE DECLARATION; (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, AS PROVIDED IN PROVISION A.4(III) OF APPENDIX "A" TO THE DECLARATION; (iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AS PROVIDED IN PROVISION A.4(IV) OF APPENDIX "A" TO THE DECLARATION; AND (v) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION) CONSISTENT WITH THE ACT, AS PROVIDED IN PROVISION A.4(VII) OF APPENDIX "A" TO THE DECLARATION. AS PROVIDED IN PROVISION A.4(V) OF APPENDIX "A" TO THE DECLARATION, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVES AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS. DECLARANT RESERVES AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. AS PROVIDED IN PROVISION A.4(VI) OF APPENDIX "A" TO THE DECLARATION, DECLARANT HAS AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE ACT AND THE DECLARATION.

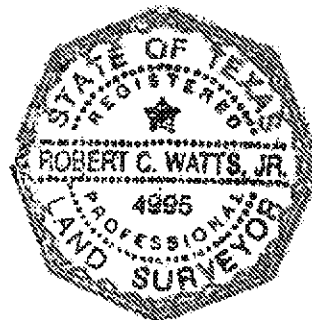
4) THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE BUILDINGS, FLOOR PLANS AND IMPROVEMENTS IS BASED UPON THE CONSTRUCTION DOCUMENTS, AND ARE NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.

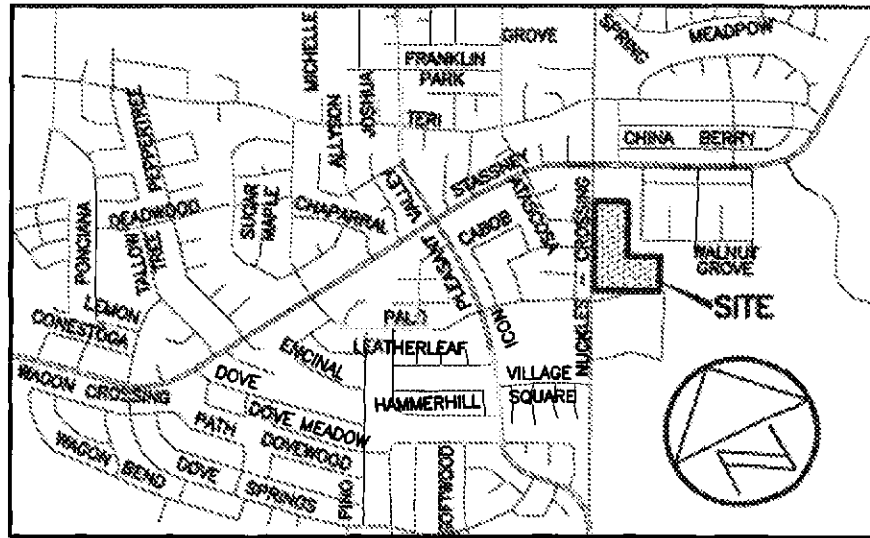
5) THE VERTICAL BOUNDARIES OF EACH UNIT ARE DEFINED IN SECTION 5.2 OF THE DECLARATION.

SURVEYOR CERTIFICATION:

THESE PLAT AND PLANS CONTAIN THE SURVEY RELATED INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

RCW *2* *5-9-14*
ROBERT C. WATTS, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4995





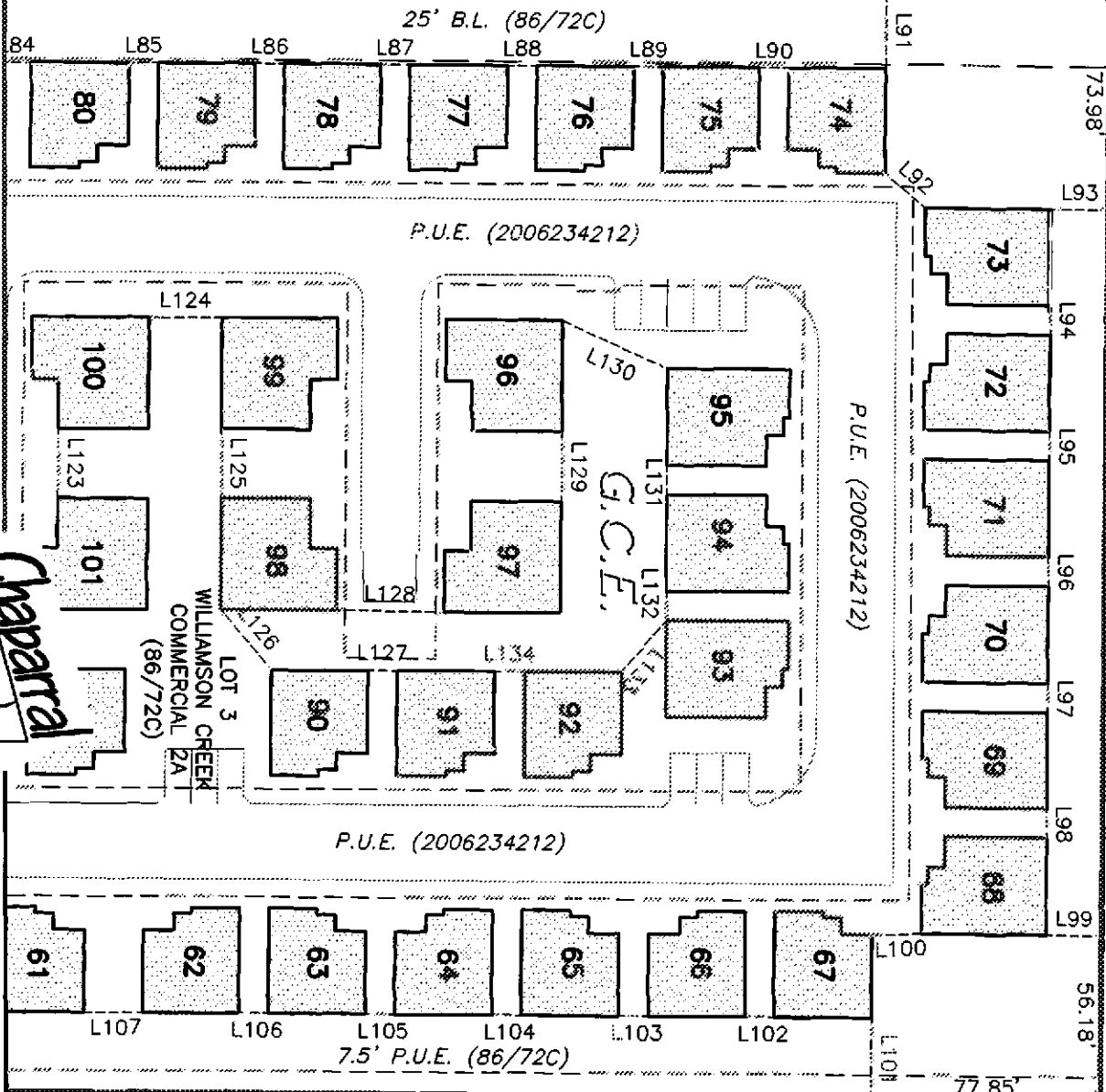
LOCATION MAP
NOT TO SCALE

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N57°36'13"W	4.74'	(N56°18'58"W 4.61')
L2	S62°55'07"E	55.00'	(S59°55'31"E 55.00')

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^{CA}	1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
■	BOLT FOUND
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
T.W.S.E.	TEMPORARY WORKING SPACE EASEMENT
()	RECORD INFORMATION
GCE	GENERAL COMMON ELEMENT (INCLUDES ALL AREAS OTHER THAN THE NUMBERED UNITS) SUBJECT TO DEVELOPMENT RIGHTS

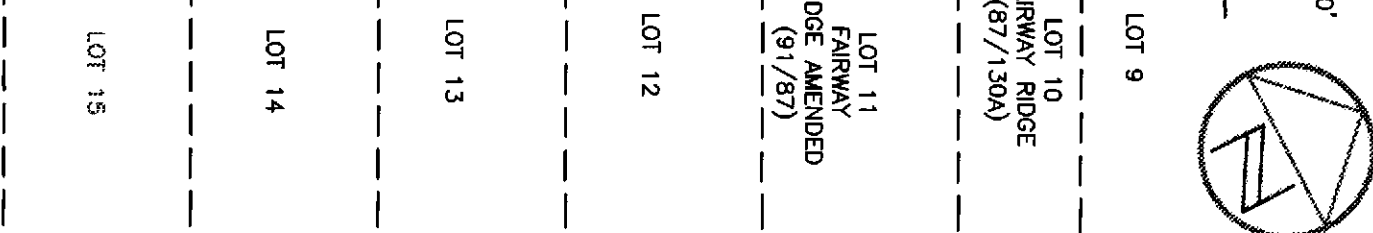
NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°32'21"E 609.03'
(N30°29'00"E 609.16')



LOT 2C
RESUBDIVISION OF LOT 2
WILLAMSON CREEK COMMERCIAL 2A
(200800282)
S62°27'18"E 378.15'
(S59°30'19"E 378.32')

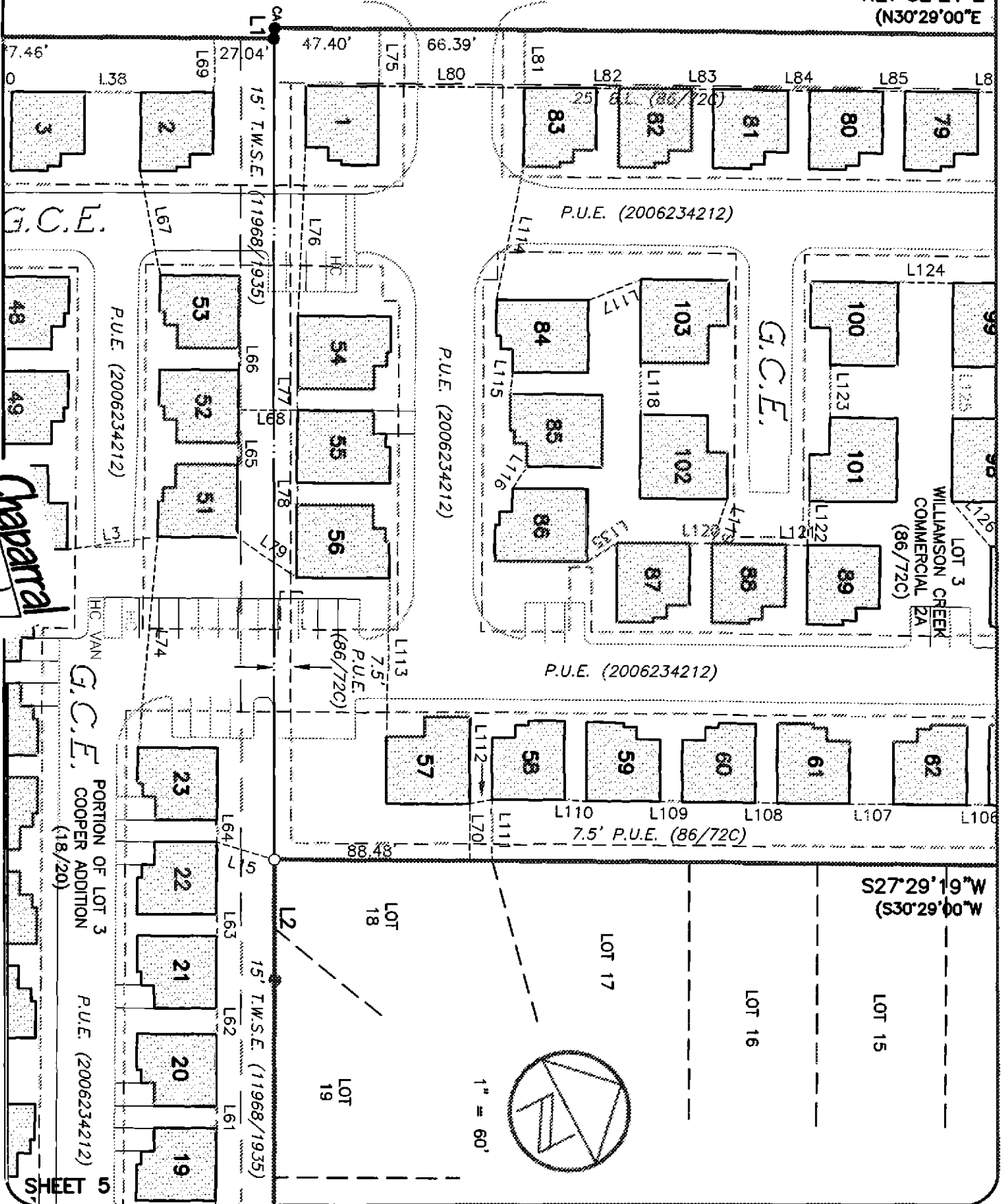
S27°29'19"W 606.32'
(S30°29'00"W 606.35')



LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
FAIRWAY
RIDGE AMENDED
(91/87)
LOT 10
FAIRWAY
RIDGE
(87/130A)
LOT 9

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°32'21"E
(N30°29'00"E)

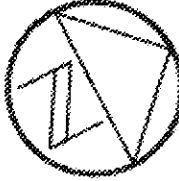


Chaparral

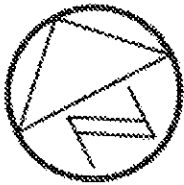
G.C.E. PORTION OF LOT 3
COOPER ADDITION
(18/20)
P.U.E. (2006234212)

SHEET 5

WILLIAMSON CREEK
COMMERCIAL PA
(86/72C)



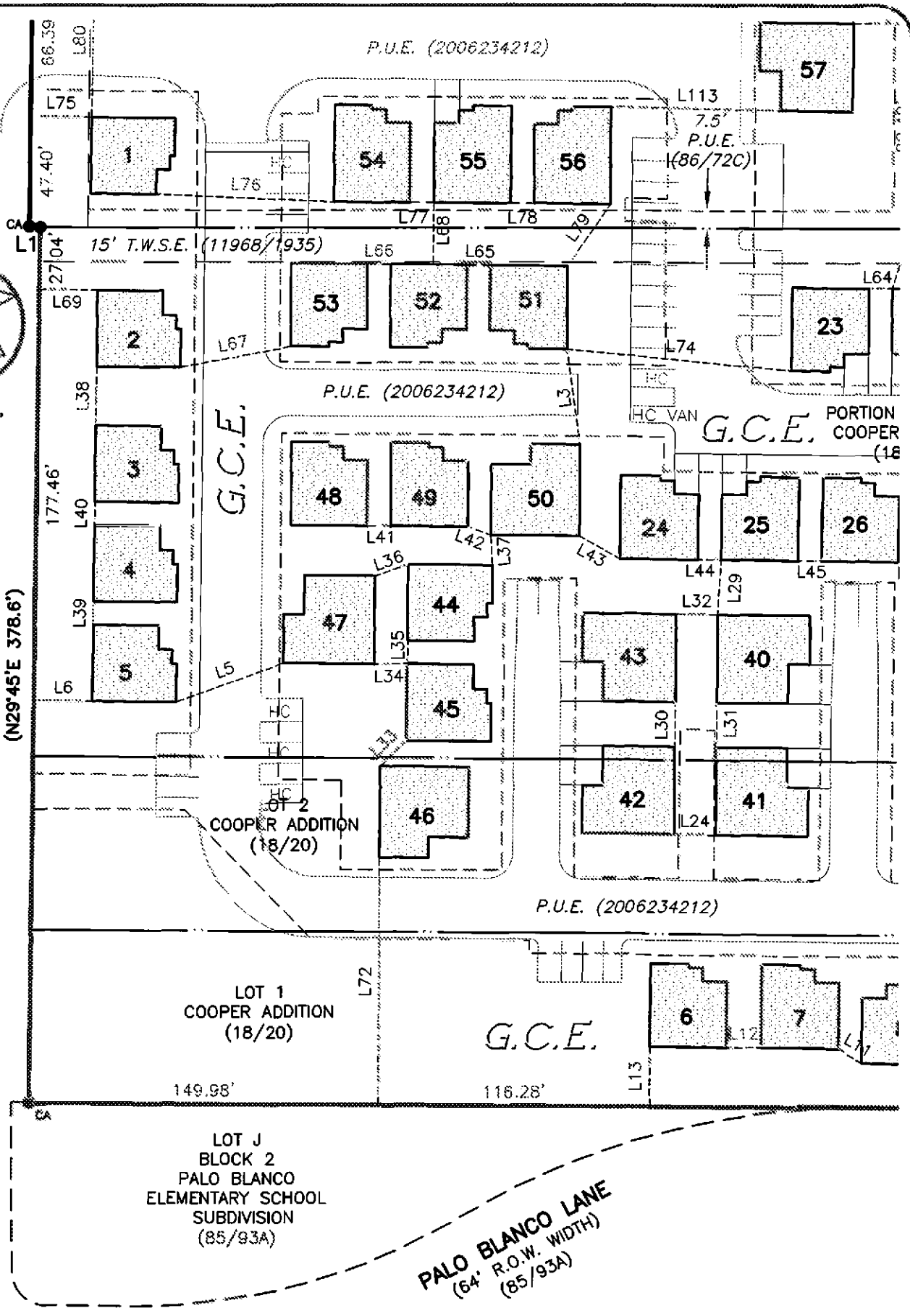
1" = 60'

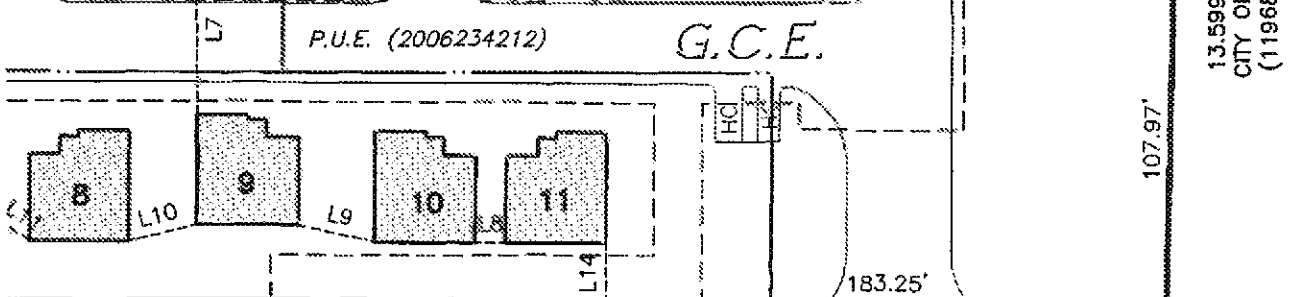
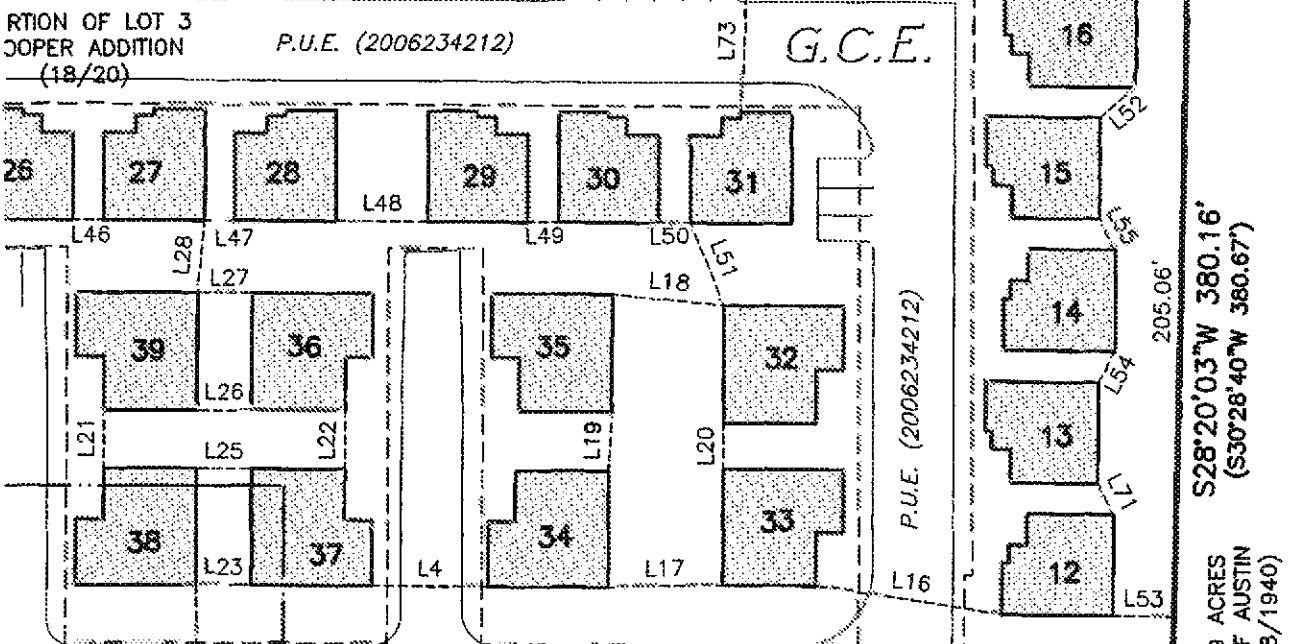
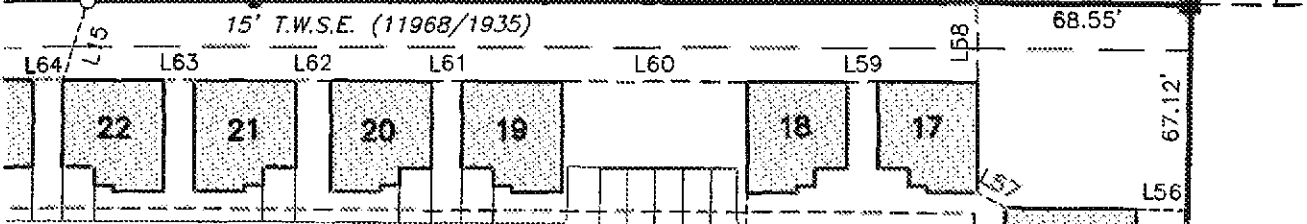
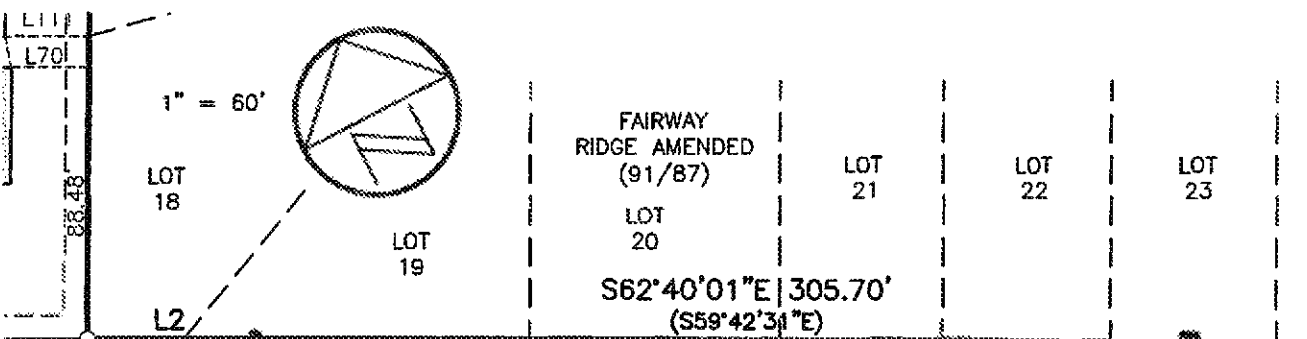


1" = 60'

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

N27°37'16"E 378.28'
(N29°45'E 378.6')





PALO BLANCO LANE
 (64' R.O.W. WIDTH)
 (85/93A)

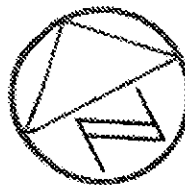


LINE TABLE		
LINE	BEARING	DISTANCE
L3	S19°09'52"W	41.53'
L4	S62°12'23"E	38.17'
L5	N83°02'10"W	49.04'
L6	N62°22'44"W	25.00'
L7	S26°40'20"W	56.45'
L8	S62°28'21"E	10.00'
L9	S49°54'56"E	25.64'
L10	S76°39'40"E	23.16'
L11	S30°24'27"E	11.80'
L12	S62°38'47"E	14.96'
L13	S27°19'20"W	25.94'
L14	S27°19'20"W	18.78'
L15	N44°04'36"E	27.07'
L16	S54°21'24"E	62.05'
L17	N63°55'14"W	37.07'
L18	N57°06'33"W	36.23'
L19	S30°28'46"W	19.35'
L20	S27°26'30"W	15.00'
L21	S27°29'05"W	19.01'
L22	S27°31'38"W	19.01'
L23	N62°22'53"W	17.84'
L24	N62°24'44"W	17.81'
L25	N62°22'53"W	17.83'
L26	N62°22'53"W	17.85'
L27	S62°22'53"E	17.86'
L28	S32°32'49"W	23.59'
L29	S30°36'27"W	23.68'
L30	S27°28'09"W	19.01'
L31	S27°30'21"W	19.01'
L32	S62°24'44"E	17.82'
L33	S73°14'09"W	15.62'
L34	S62°39'43"E	14.15'
L35	S27°29'16"W	10.00'
L36	N82°08'25"W	14.99'
L37	S23°55'09"W	12.98'

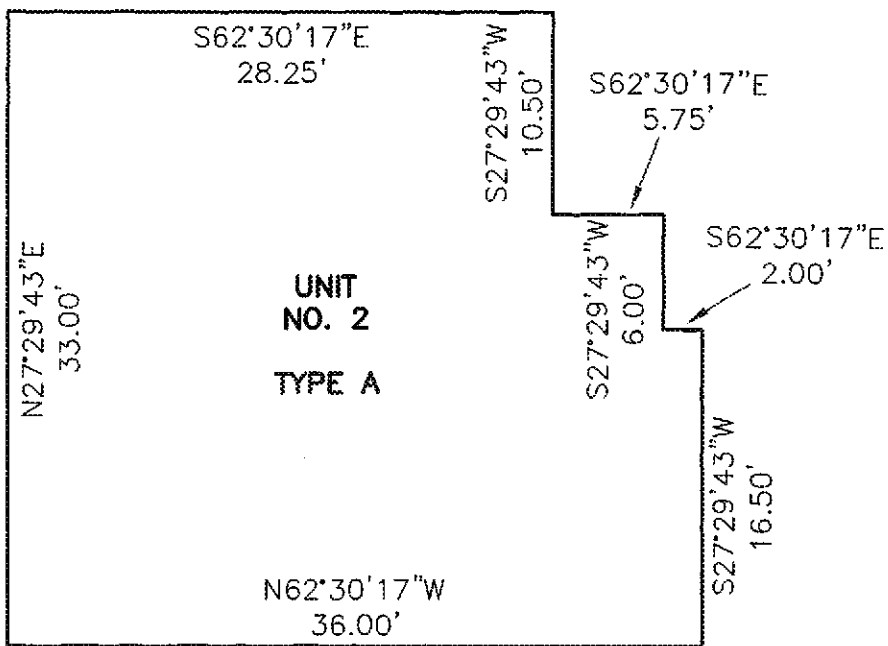
LINE TABLE		
LINE	BEARING	DISTANCE
L38	N27°47'04"E	25.46'
L39	S27°37'16"W	10.00'
L40	S27°37'16"W	10.00'
L41	N62°36'42"W	10.00'
L42	N43°04'26"W	10.57'
L43	N33°58'36"W	20.16'
L44	N62°31'33"W	10.00'
L45	N62°26'32"W	10.00'
L46	N62°29'28"W	10.00'
L47	N62°28'17"W	10.00'
L48	N62°21'21"W	30.10'
L49	N62°33'12"W	10.00'
L50	N62°24'05"W	9.96'
L51	N05°13'04"E	28.89'
L52	N76°19'17"E	15.17'
L53	S61°39'57"E	19.69'
L54	S55°48'12"W	11.35'
L55	S00°45'32"E	11.36'
L56	S61°39'57"E	16.49'
L57	S35°28'27"E	10.00'
L58	N27°19'59"E	26.11'
L59	S62°46'13"E	10.00'
L60	S62°46'44"E	60.30'
L61	S63°11'50"E	10.00'
L62	S63°10'42"E	11.65'
L63	S63°15'37"E	10.00'
L64	S62°38'46"E	10.00'
L65	S61°22'17"E	10.00'
L66	S62°38'26"E	10.01'
L67	N73°44'21"W	48.33'
L68	S27°31'40"W	26.77'
L69	N62°22'44"W	25.00'
L70	S62°30'41"E	25.74'
L71	S00°30'34"E	11.33'
L72	S27°19'20"W	107.02'
L73	S29°32'12"W	46.84'
L74	N57°34'17"W	96.24'
L75	N62°27'39"W	26.18'
L76	S60°29'38"E	76.80'
L77	N62°29'58"W	9.99'
L78	S62°28'02"E	10.00'
L79	N61°23'08"E	32.50'

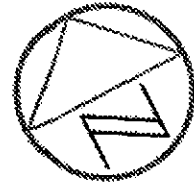
LINE TABLE		
LINE	BEARING	DISTANCE
L80	N27°45'12"E	66.39'
L81	N62°27'39"W	26.43'
L82	N27°31'40"E	10.00'
L83	N27°31'40"E	10.00'
L84	S27°31'40"W	10.00'
L85	N27°31'40"E	10.00'
L86	S27°48'09"W	10.05'
L87	S27°31'43"W	9.95'
L88	S27°31'40"W	10.00'
L89	N27°31'40"E	10.00'
L90	N27°31'40"E	10.00'
L91	N62°27'39"W	26.35'
L92	N68°00'36"E	18.00'
L93	S27°32'42"W	19.53'
L94	N62°32'19"W	9.99'
L95	N62°32'19"W	10.01'
L96	S62°32'19"E	9.99'
L97	N62°32'19"W	10.01'
L98	S62°32'19"E	9.99'
L99	N27°32'42"E	19.17'
L100	S24°55'18"W	16.73'
L101	S62°30'41"E	27.17'
L102	N27°37'58"E	10.00'
L103	N27°29'16"E	10.00'
L104	N27°43'34"E	10.02'
L105	N27°31'40"E	10.00'
L106	N27°31'40"E	10.00'
L107	S27°31'40"W	20.00'
L108	N27°31'40"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	S27°31'40"W	10.00'
L110	N30°05'15"E	10.01'
L111	S62°30'41"E	27.91'
L112	N15°14'17"E	10.21'
L113	N61°51'03"W	72.23'
L114	S51°13'49"E	61.98'
L115	S55°16'49"E	10.08'
L116	N29°38'01"W	11.91'
L117	N05°23'21"E	25.56'
L118	N62°22'54"W	23.72'
L119	N44°07'22"W	21.53'
L120	N27°39'50"E	10.00'
L121	S27°39'35"W	10.00'
L122	S60°13'48"E	20.10'
L123	N62°21'50"W	23.92'
L124	N27°28'07"E	24.92'
L125	N62°29'54"W	23.59'
L126	N76°37'12"E	27.03'
L127	N27°31'38"E	10.00'
L128	N28°19'11"E	36.92'
L129	N62°26'13"W	24.02'
L130	S52°04'57"W	39.22'
L131	N62°32'19"W	9.99'
L132	N62°32'19"W	10.01'
L133	S22°14'37"E	23.19'
L134	N27°47'19"E	10.00'
L135	N05°07'15"W	15.79'

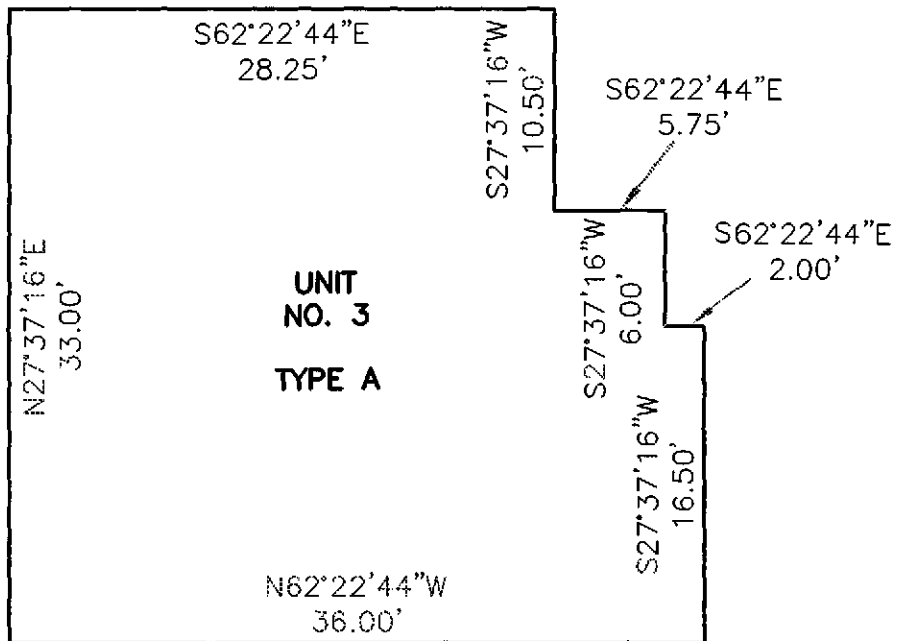


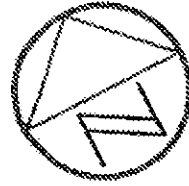
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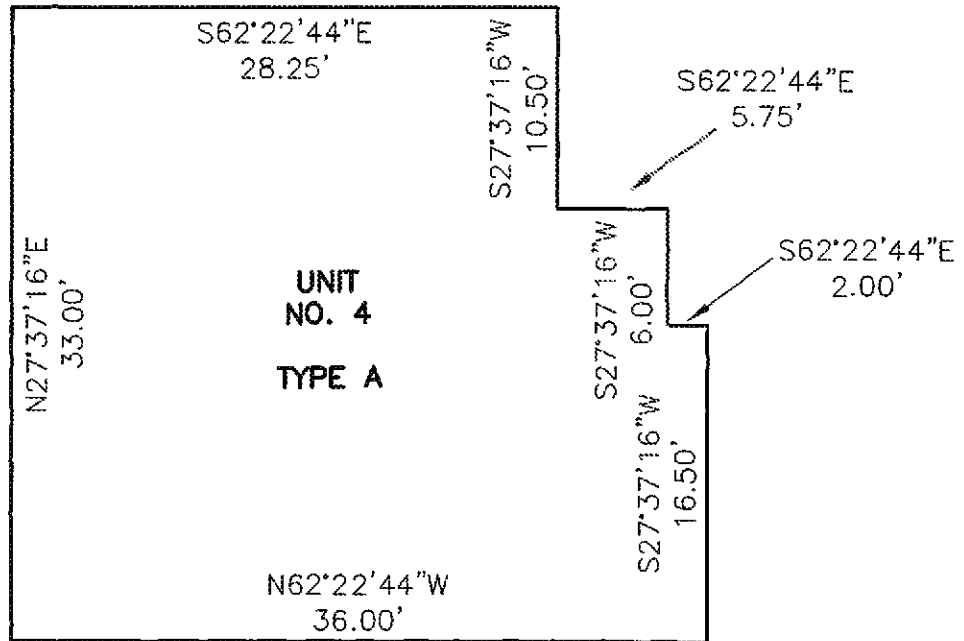


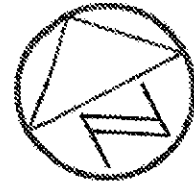
1" = 10'



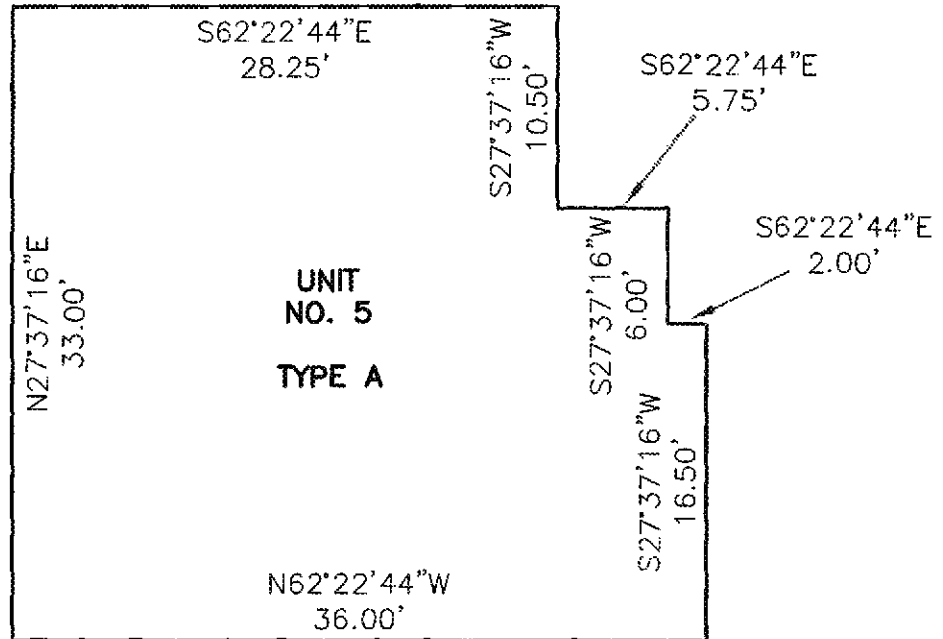


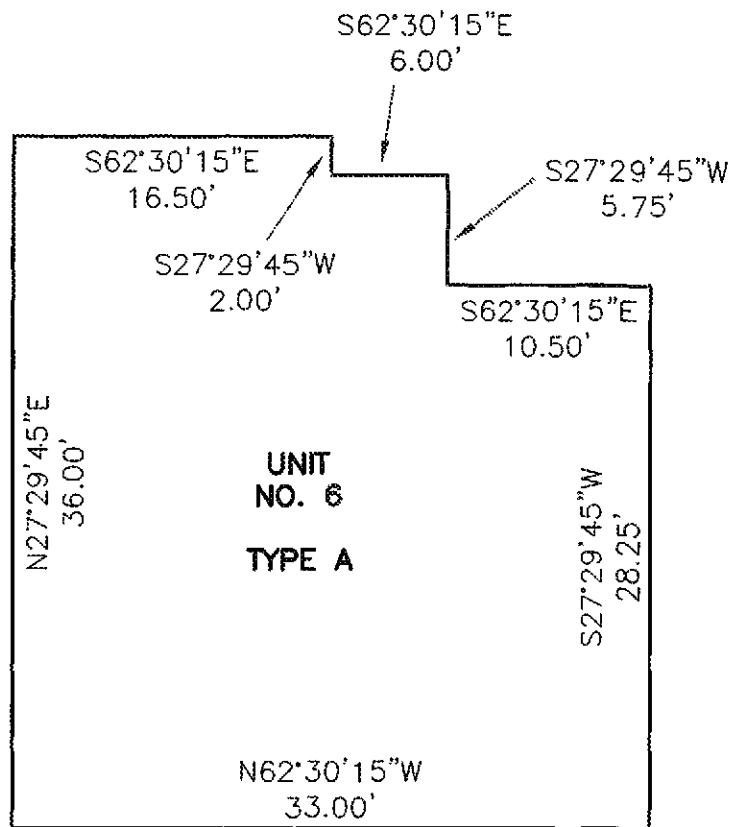
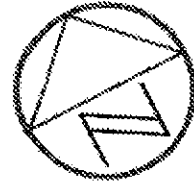
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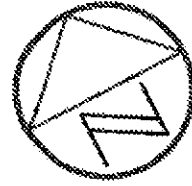




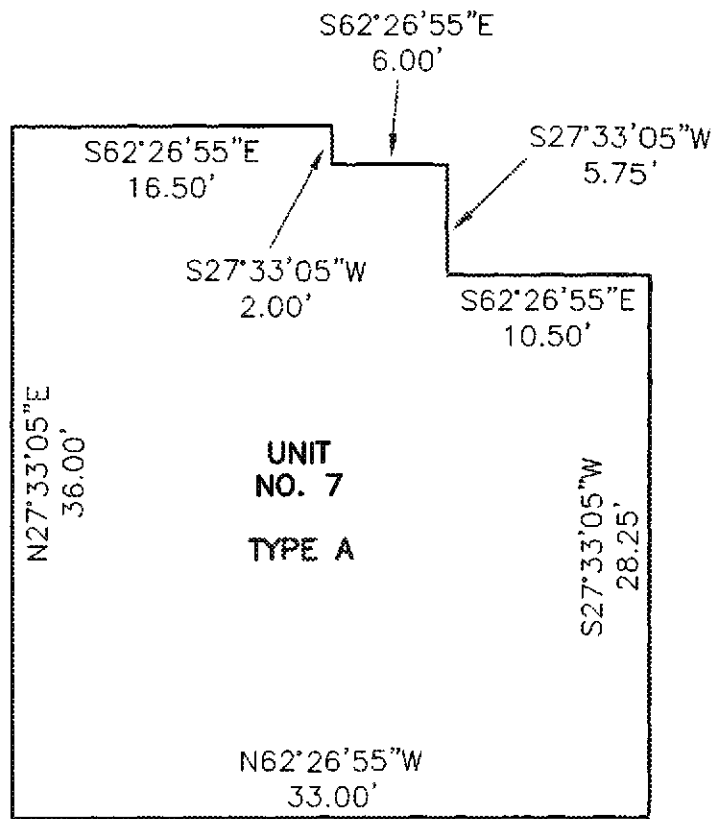
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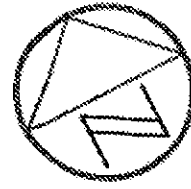






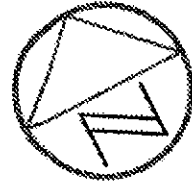
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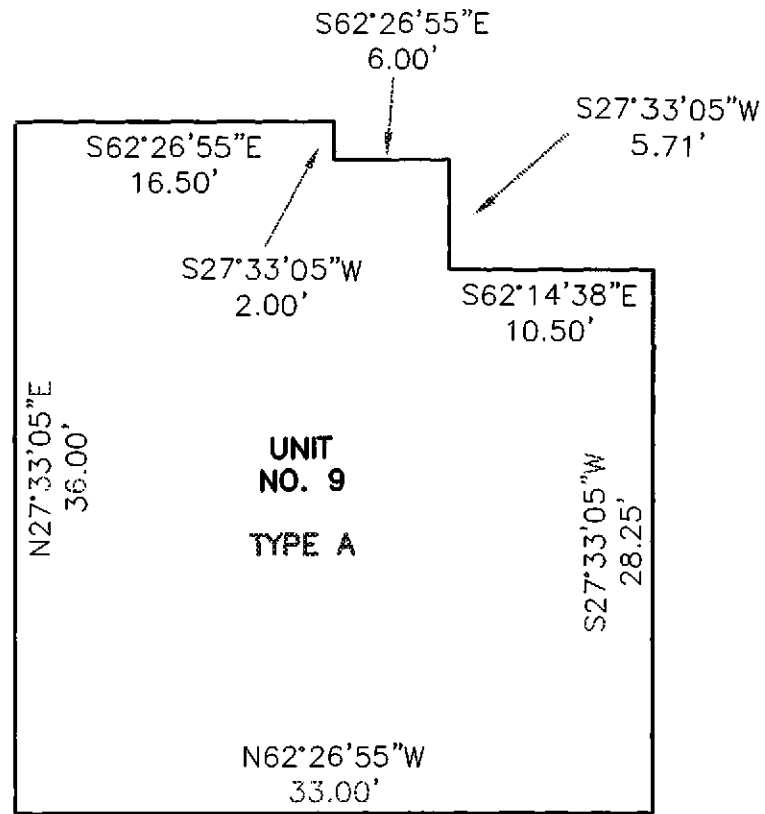


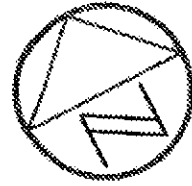
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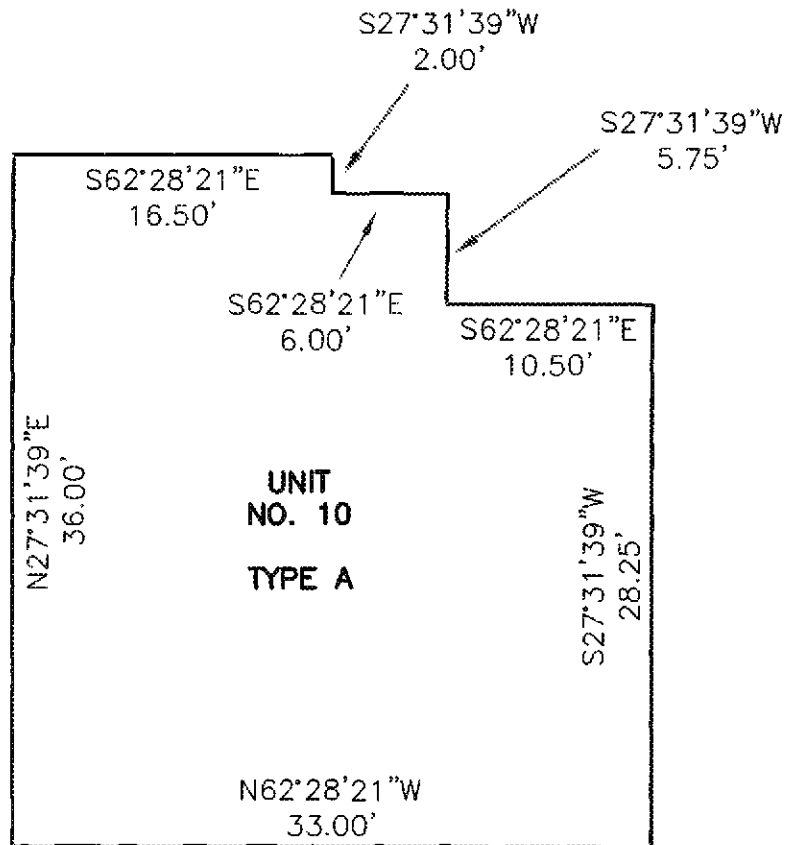


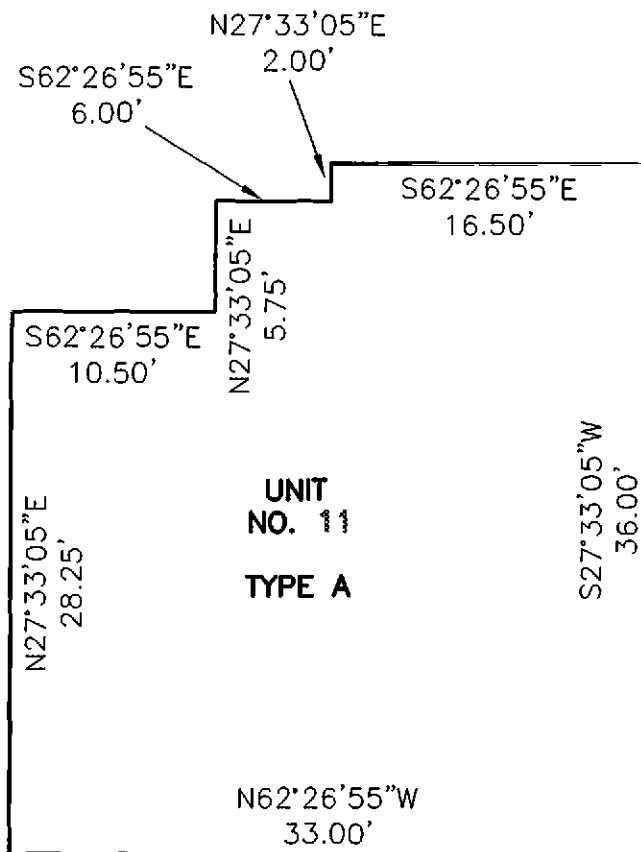
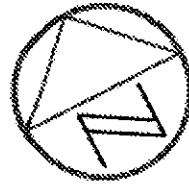
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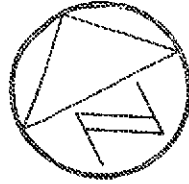




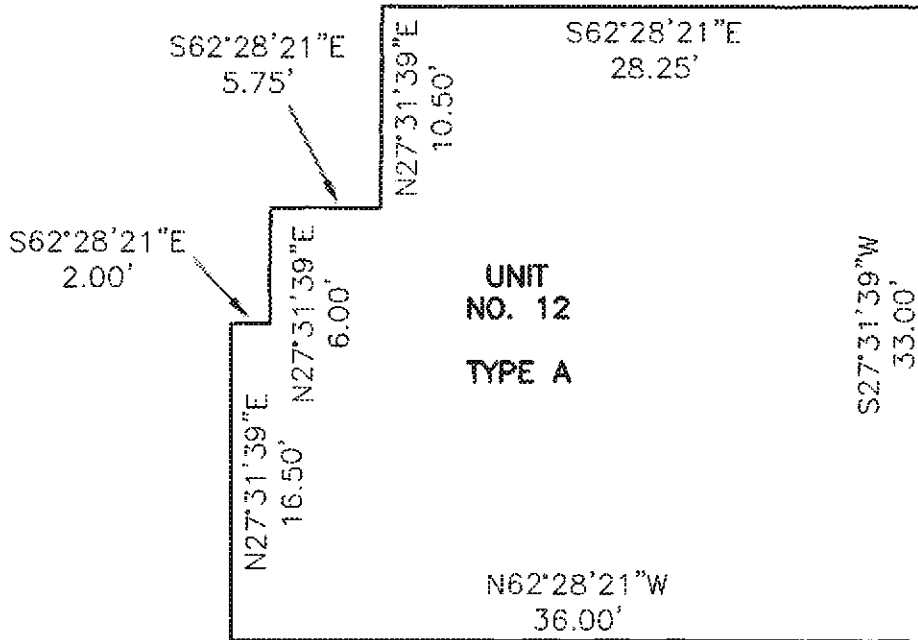
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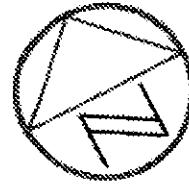




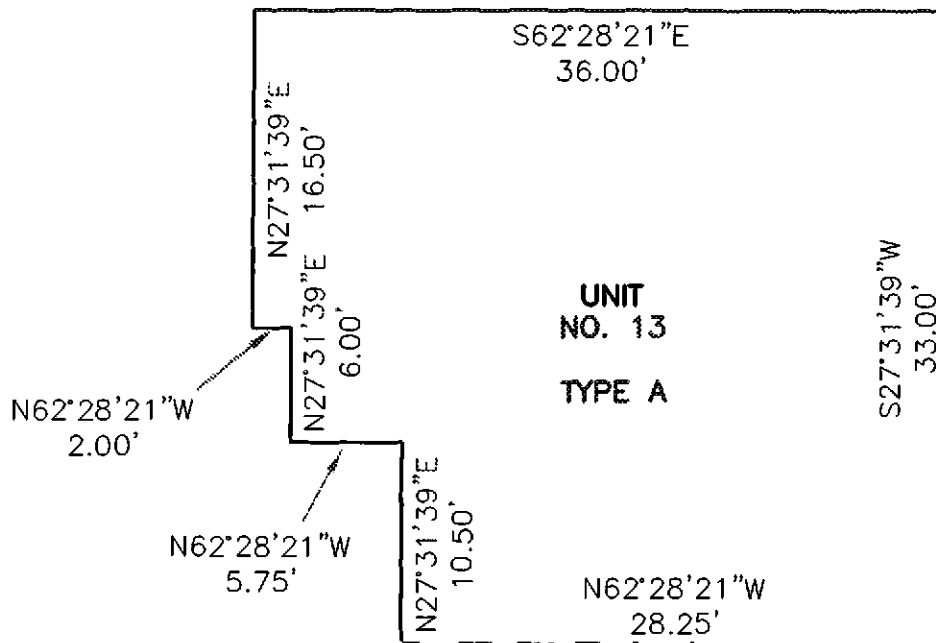


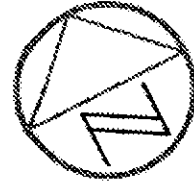
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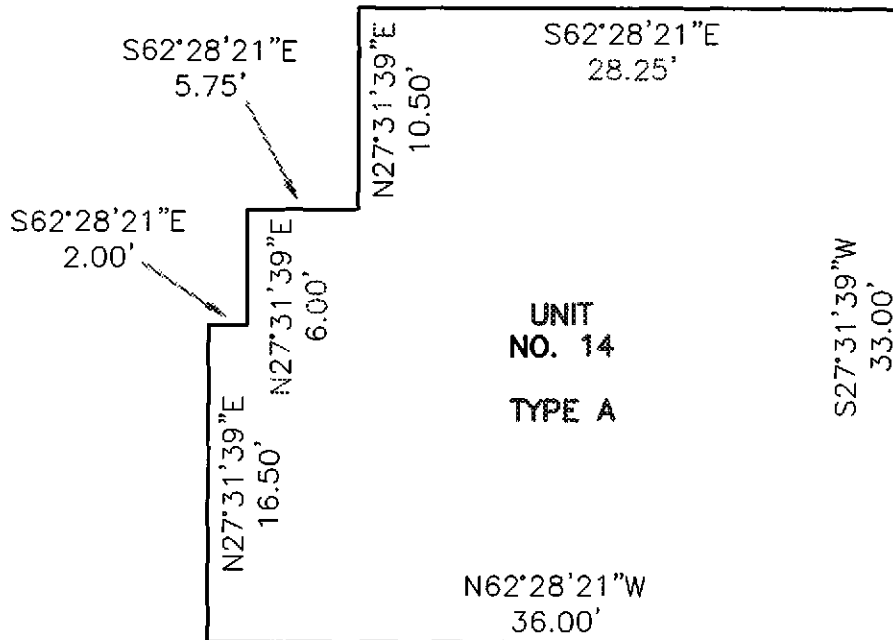


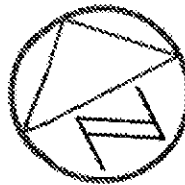
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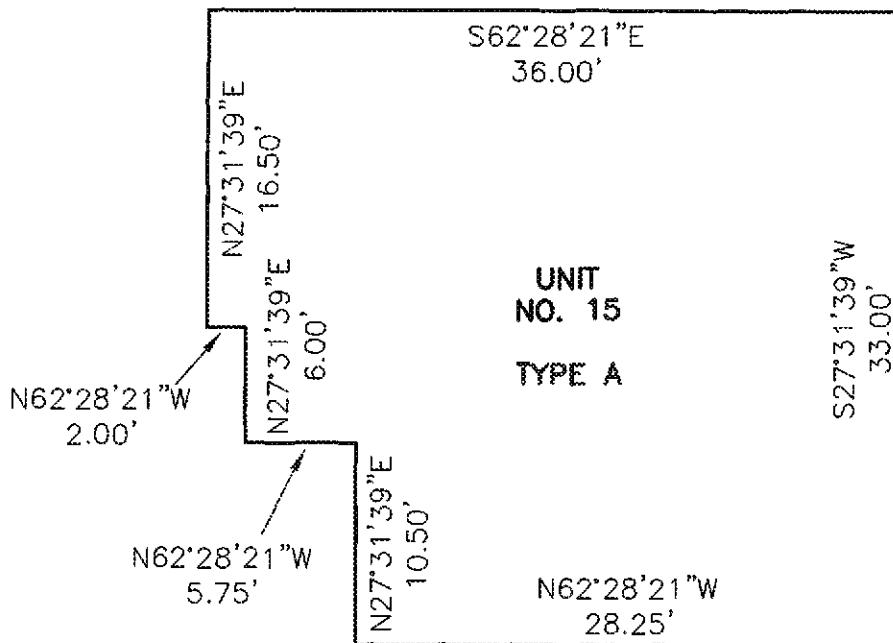


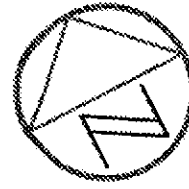
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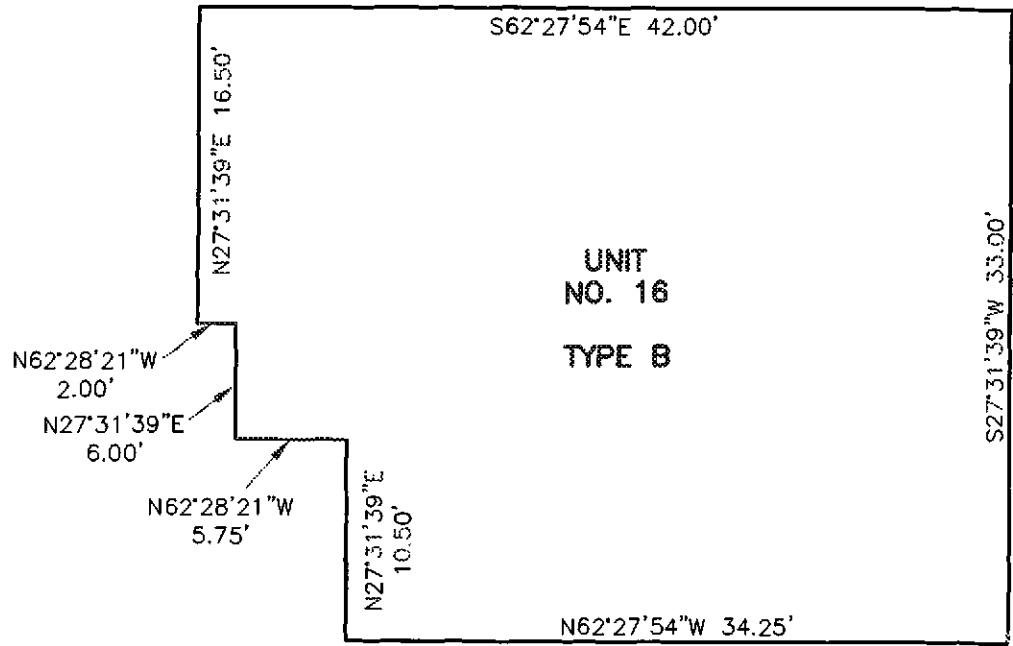


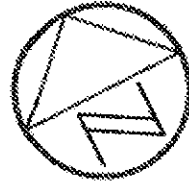
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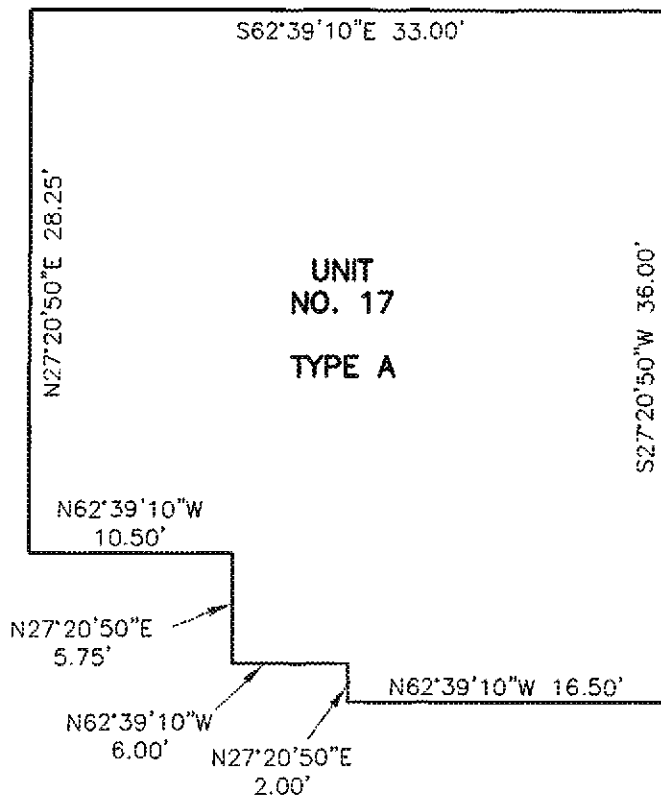


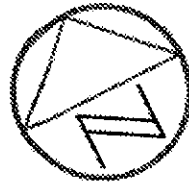
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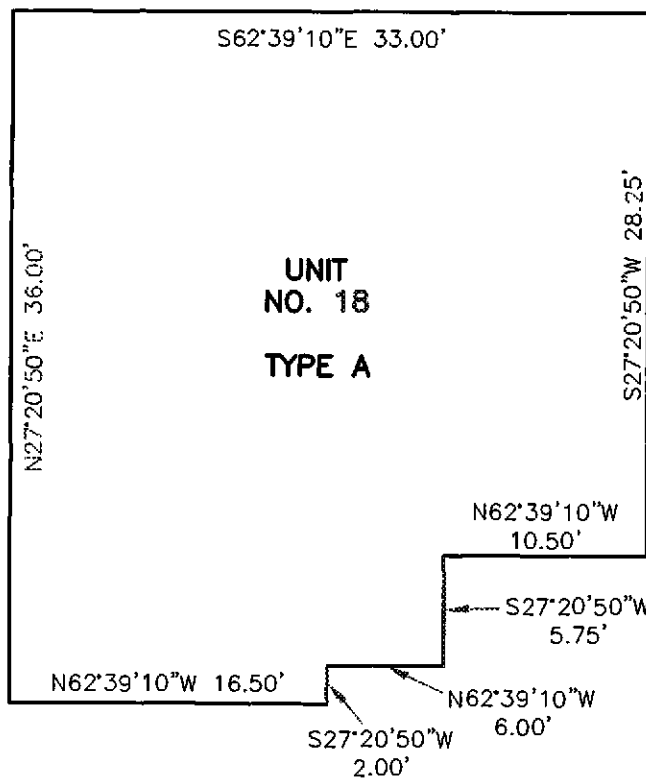


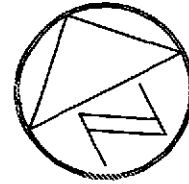
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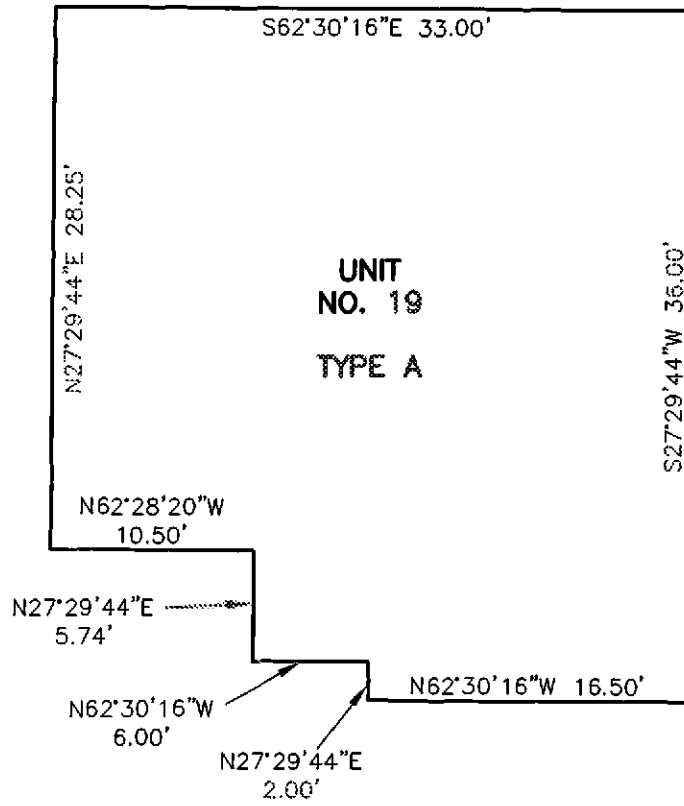


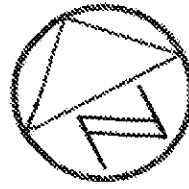
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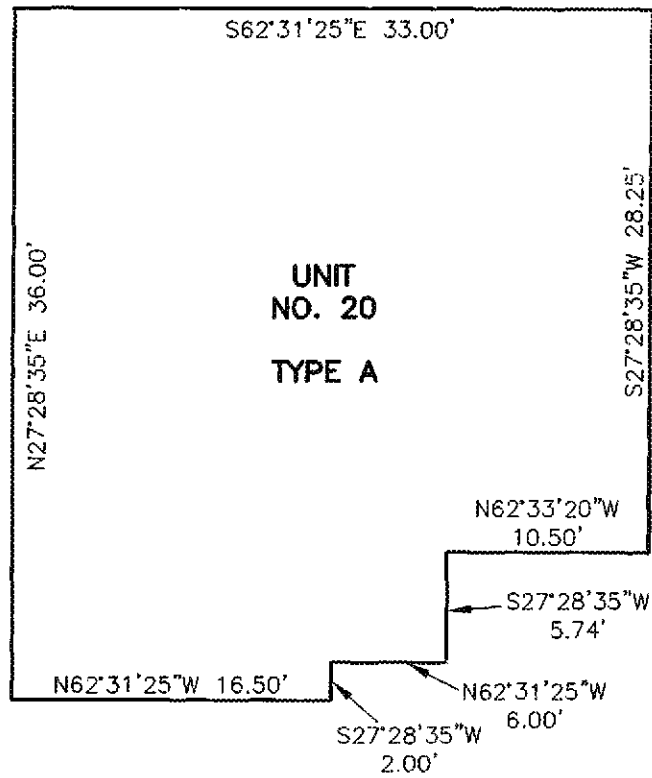


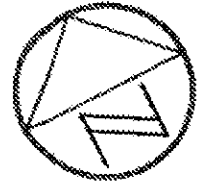
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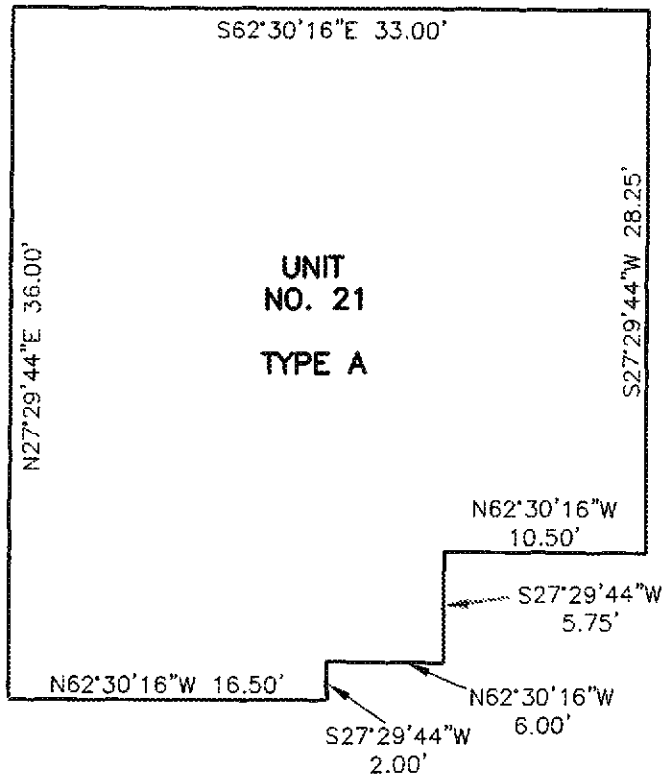


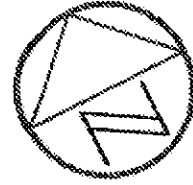
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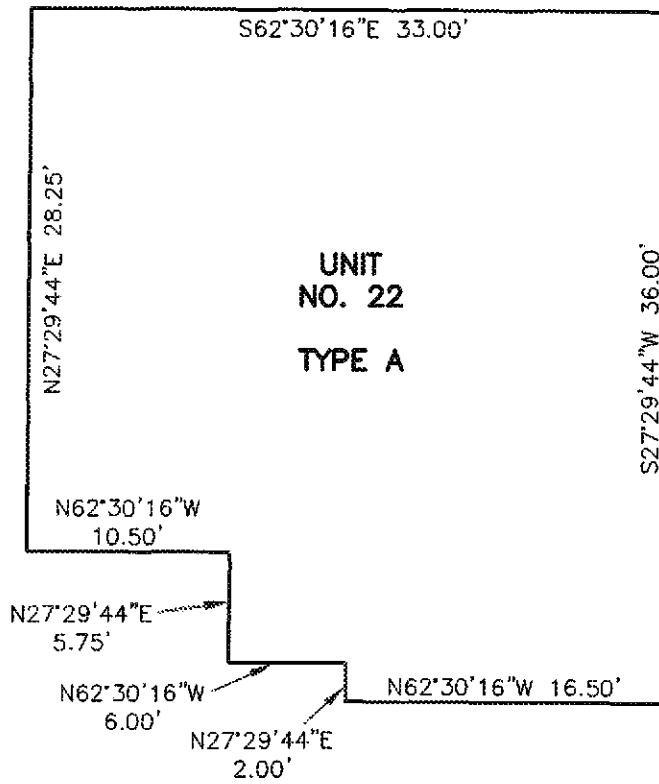


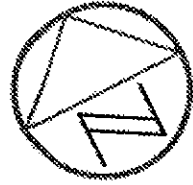
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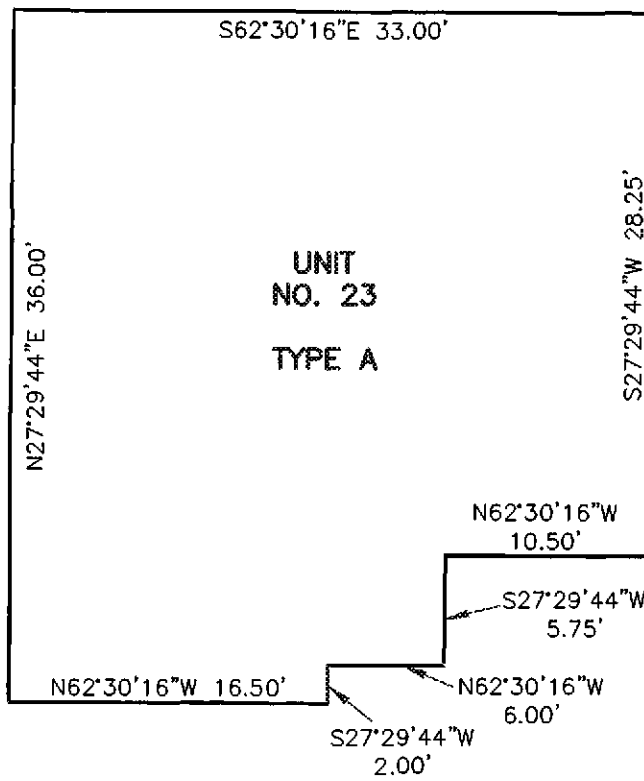


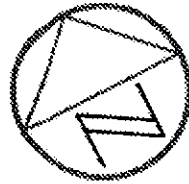
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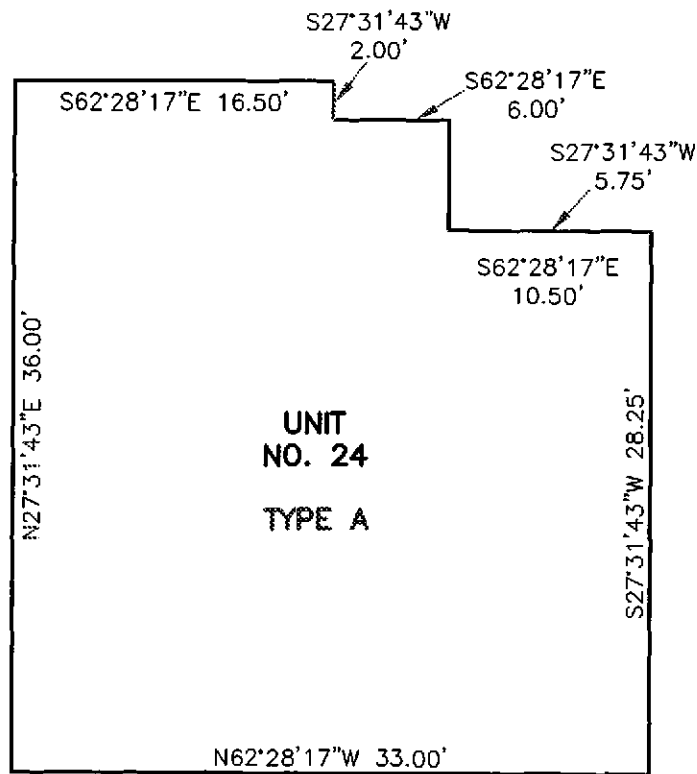


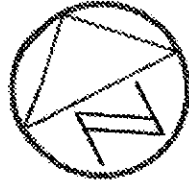
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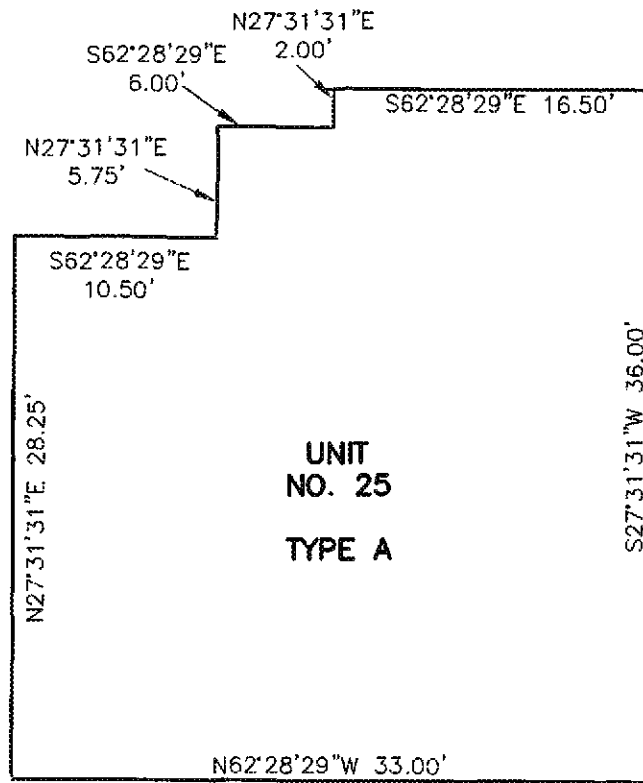


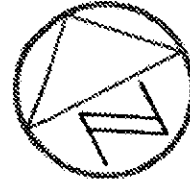
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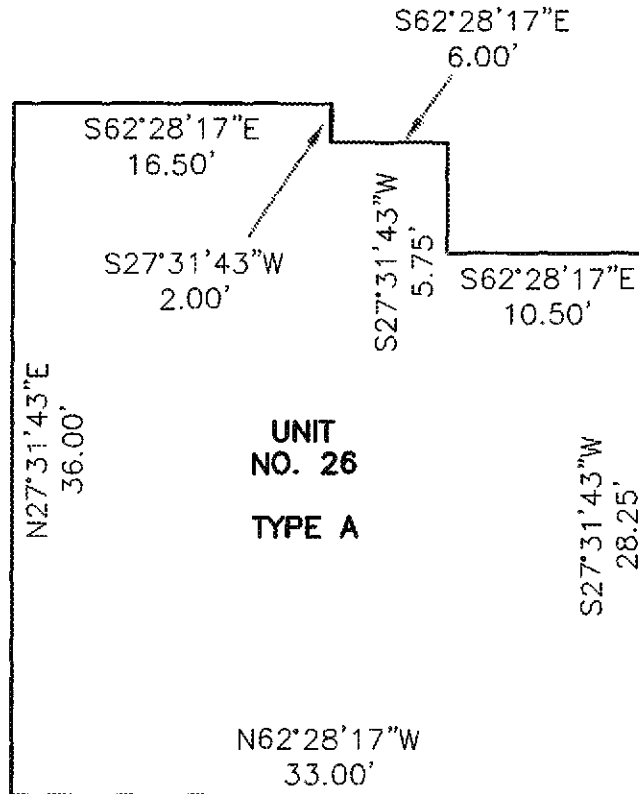


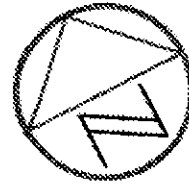
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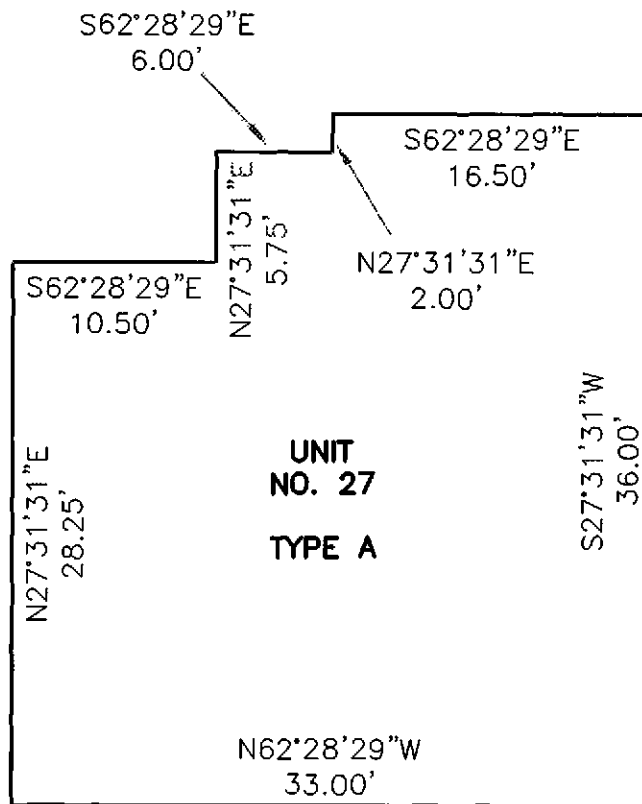


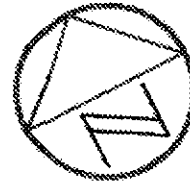
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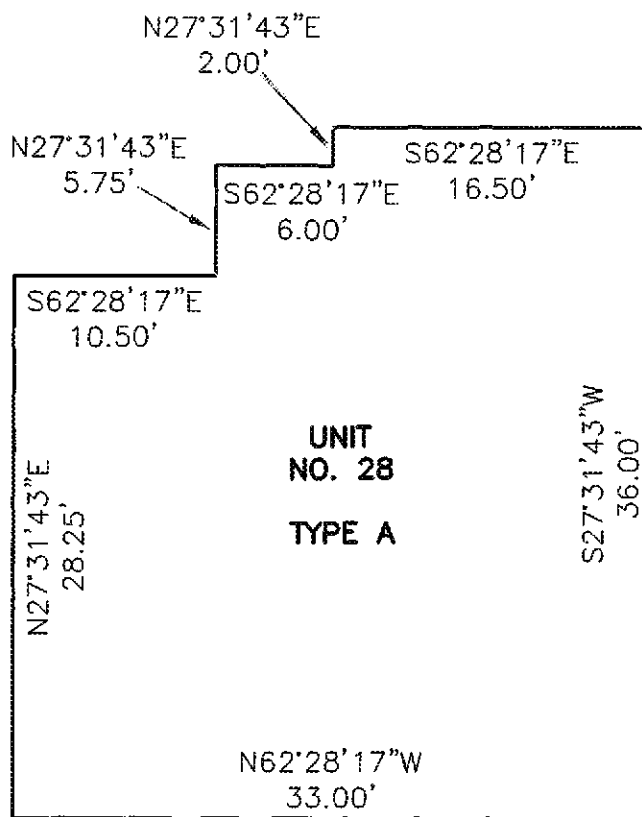


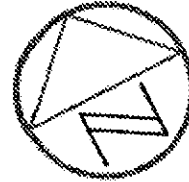
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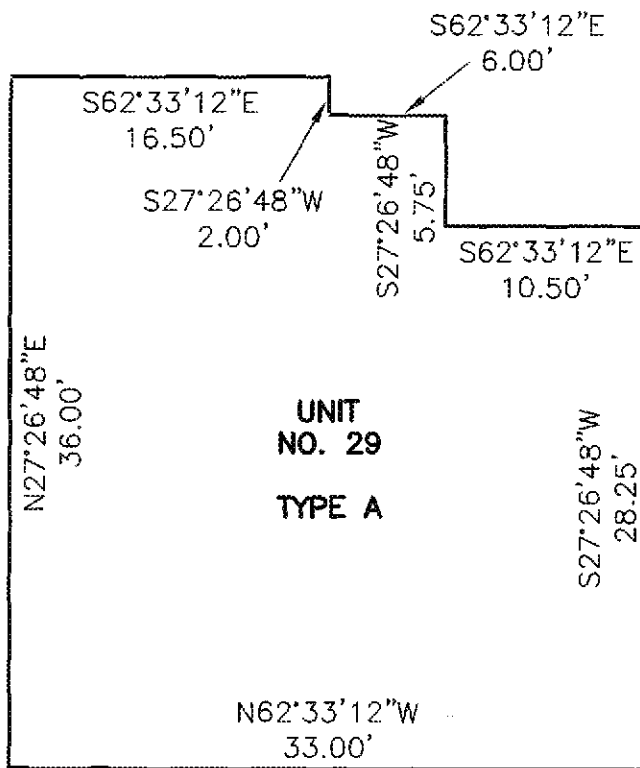


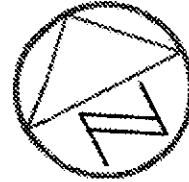
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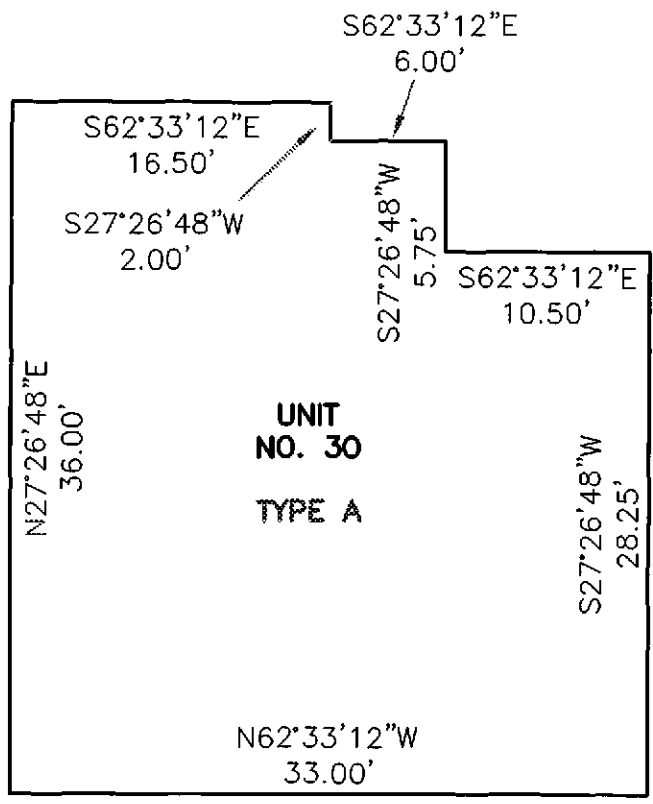


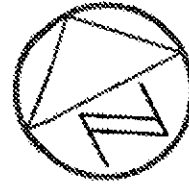
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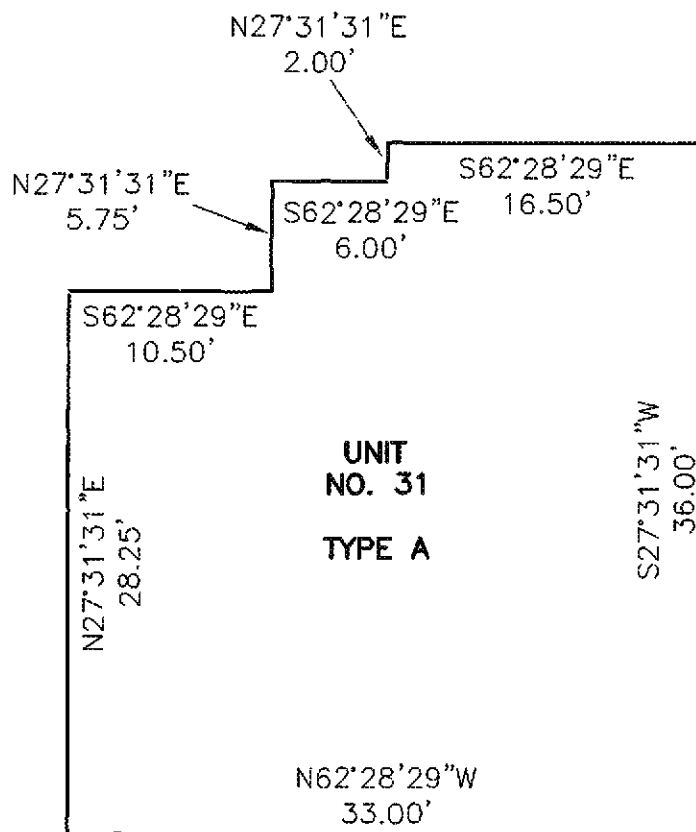


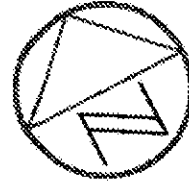
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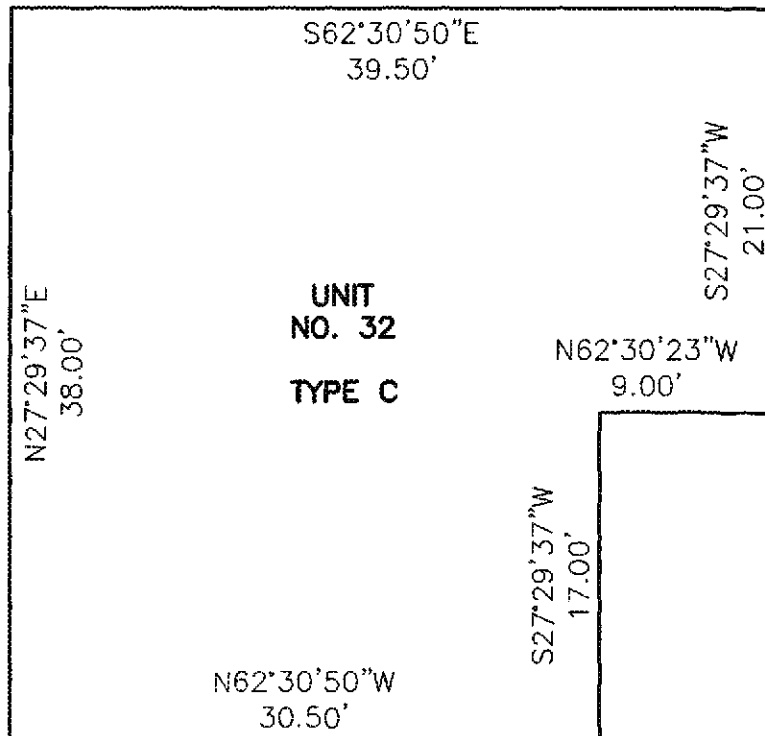


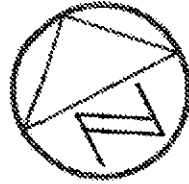
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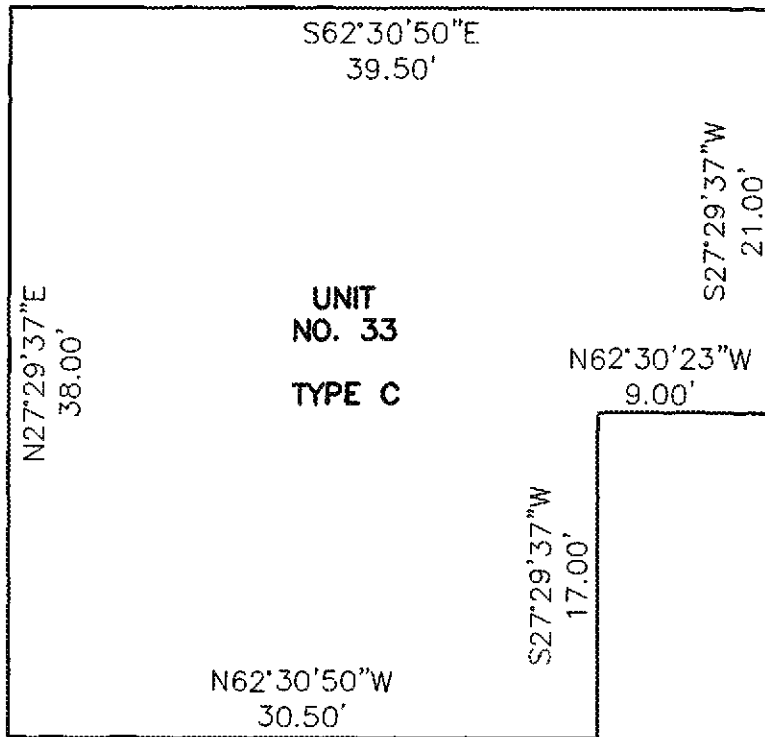


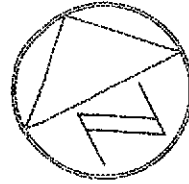
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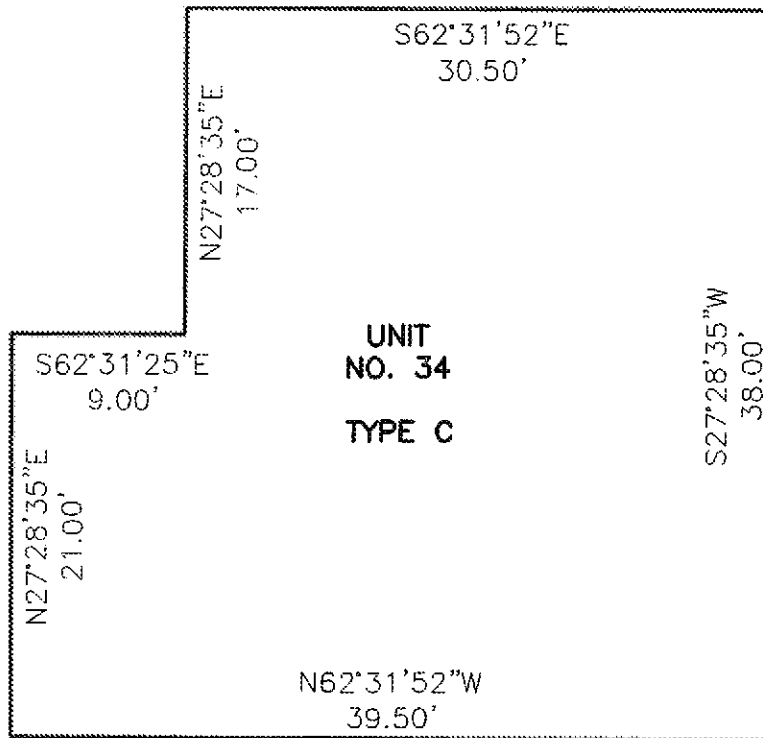


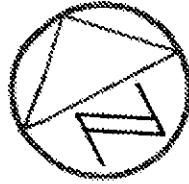
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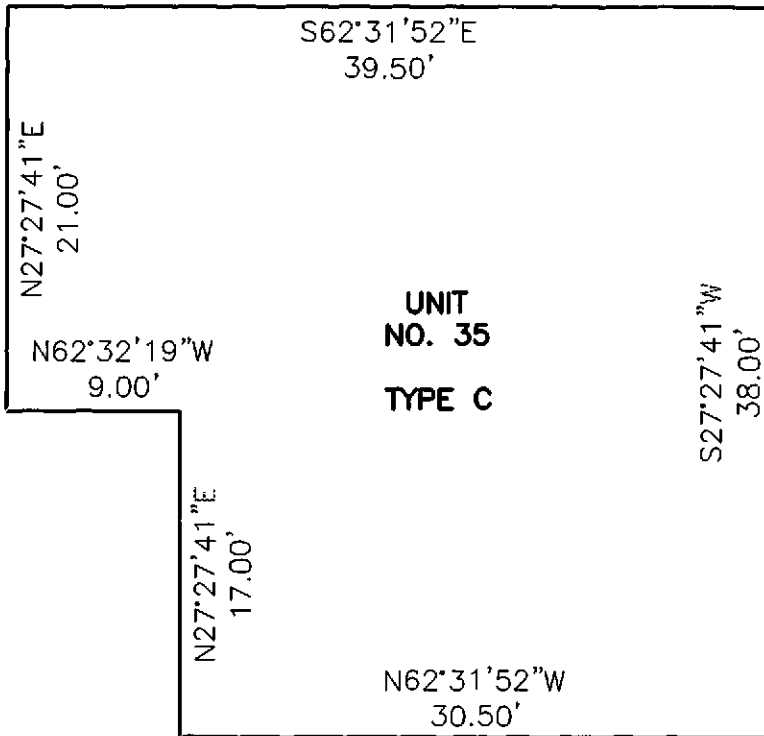


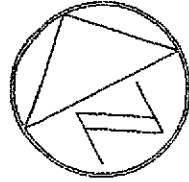
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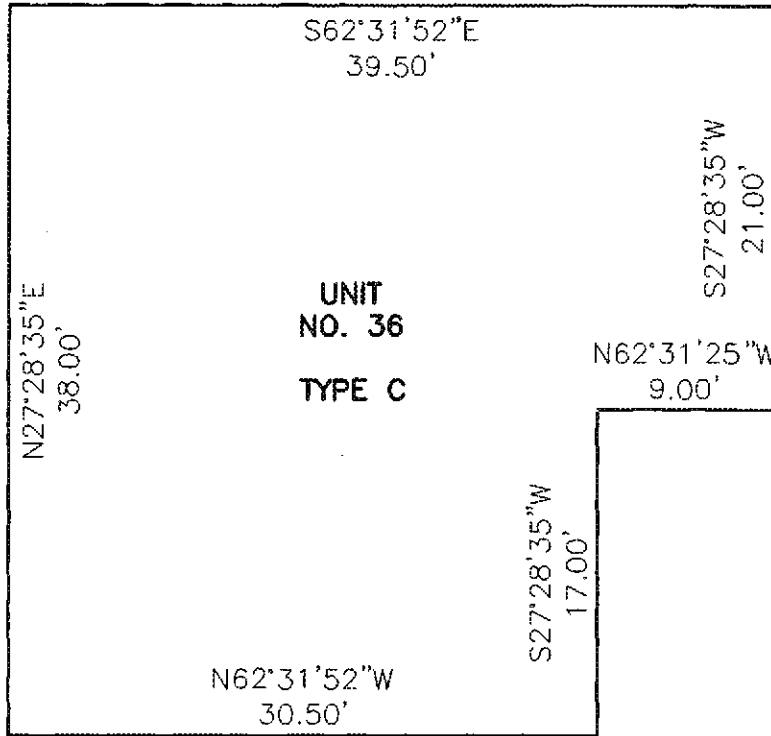


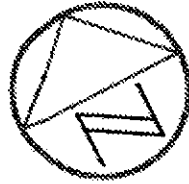
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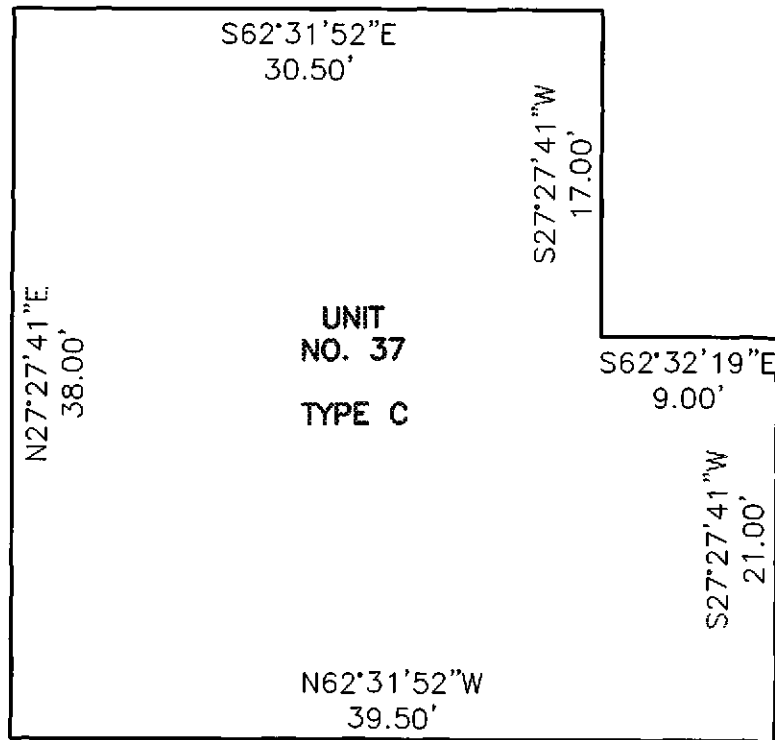


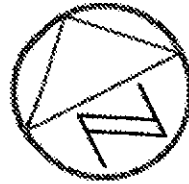
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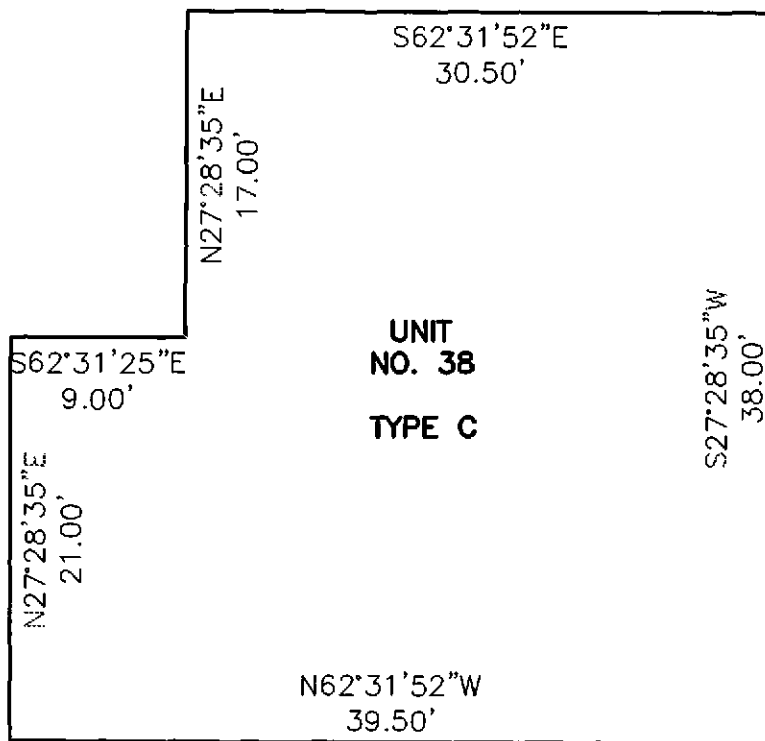


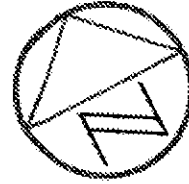
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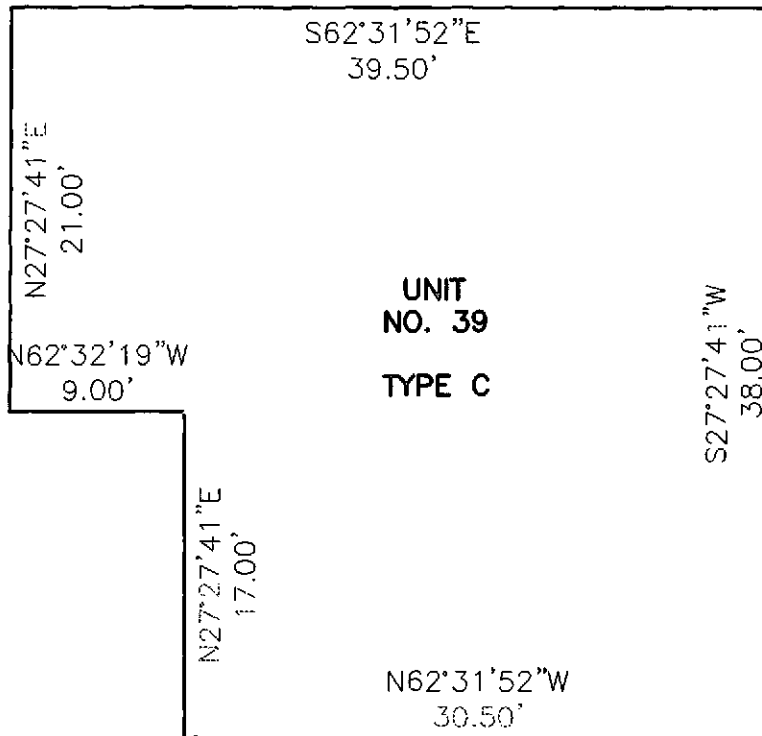


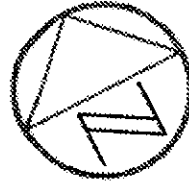
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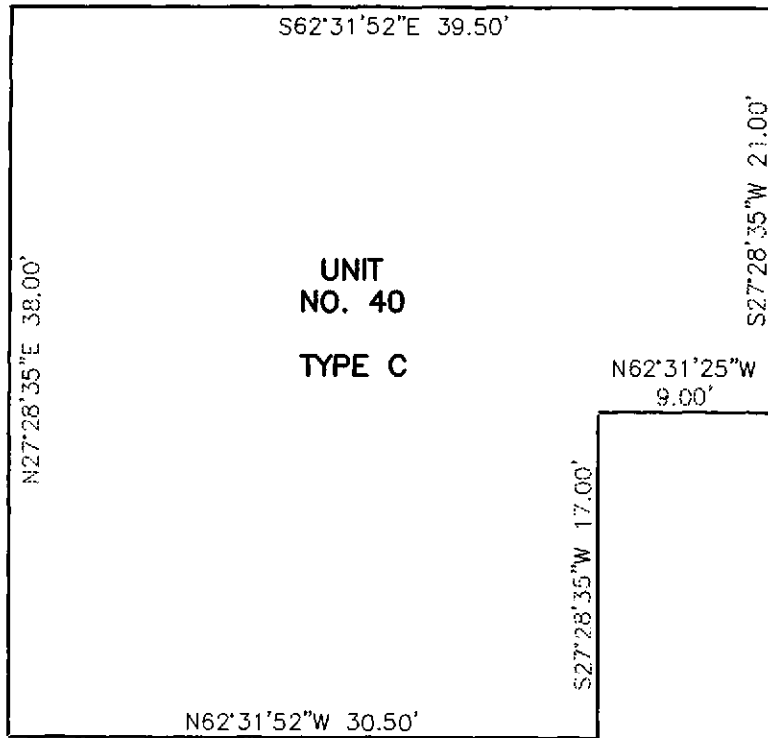


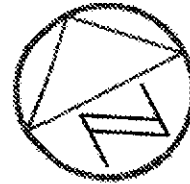
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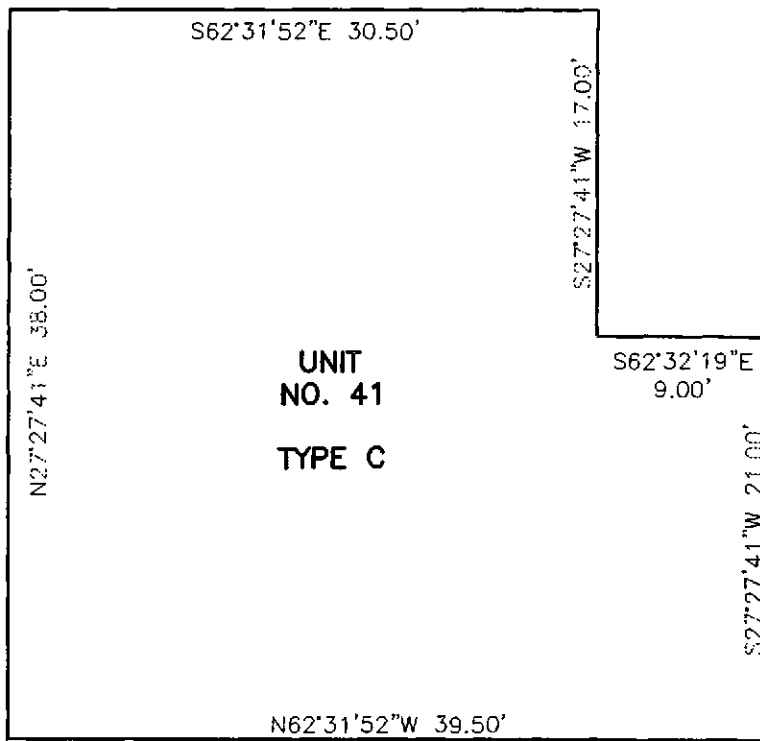


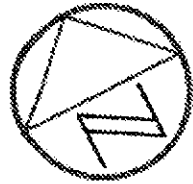
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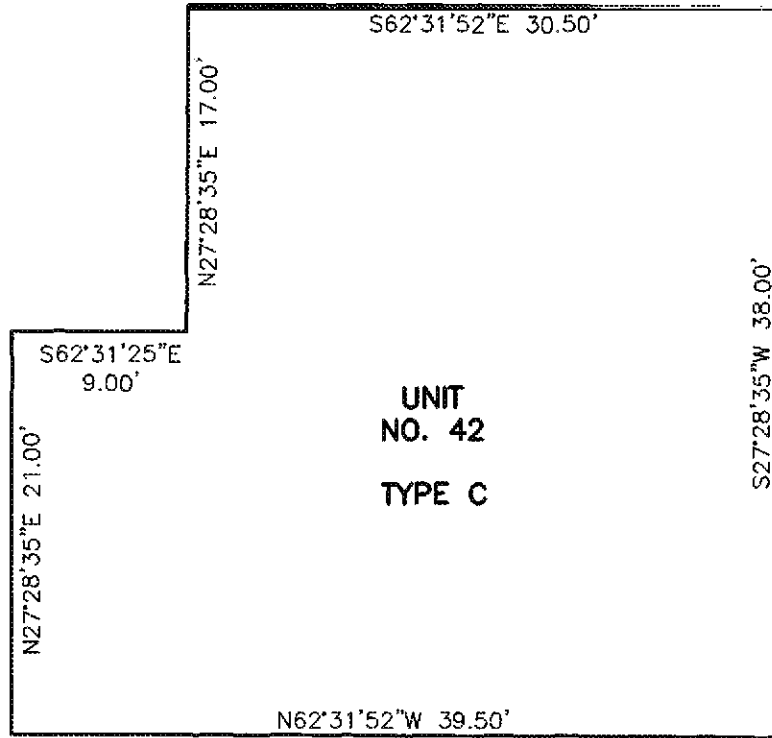


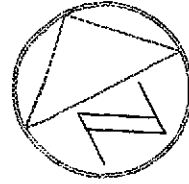
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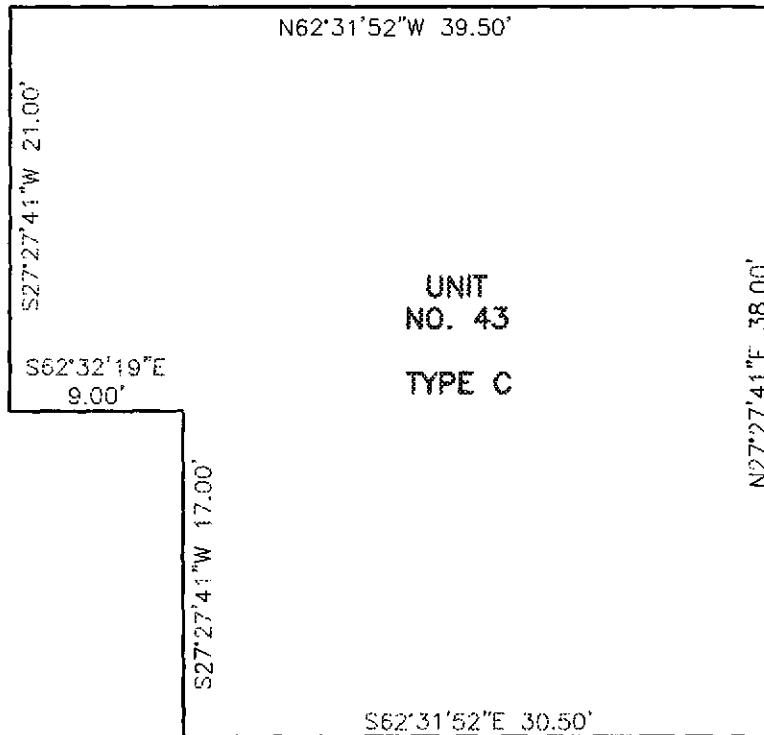


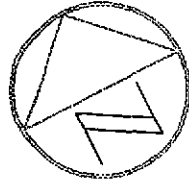
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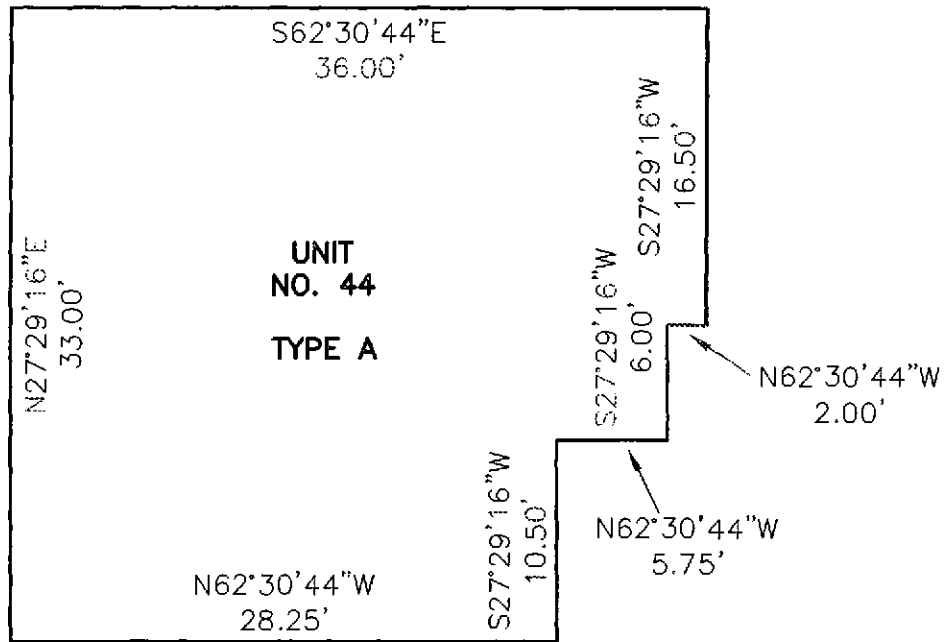


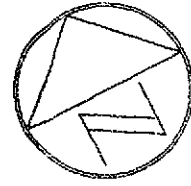
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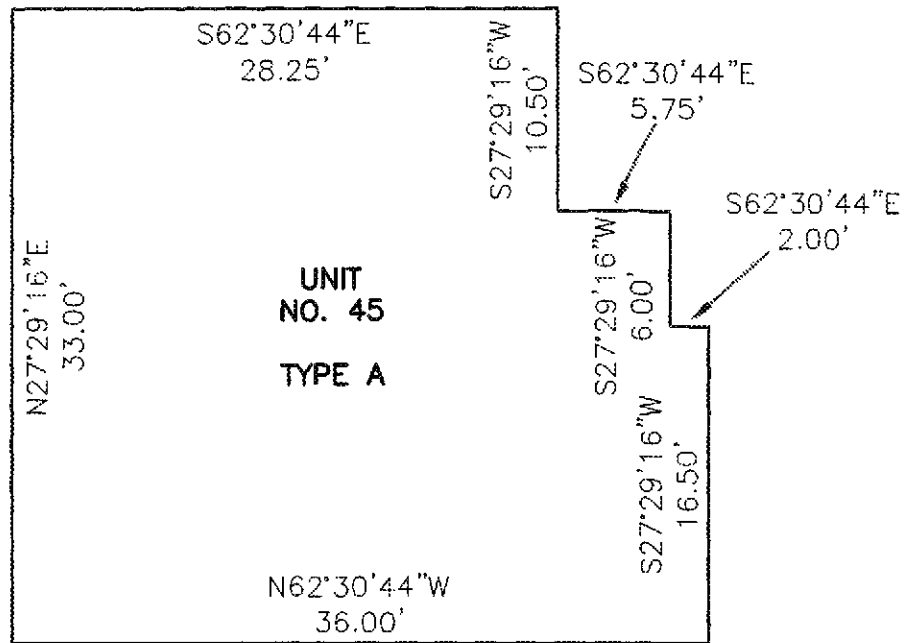


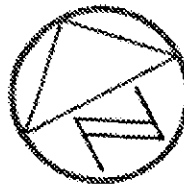
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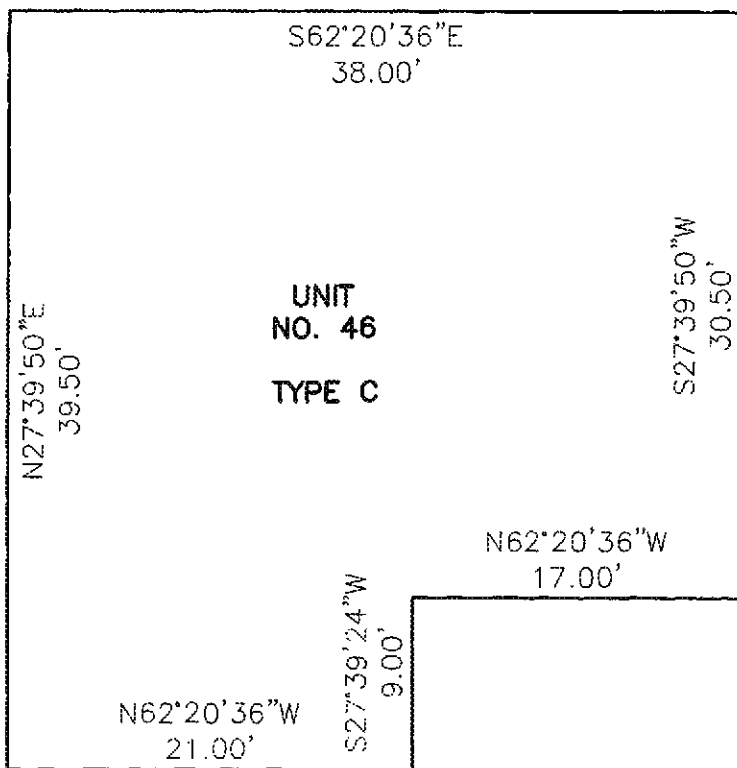


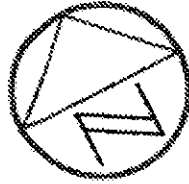
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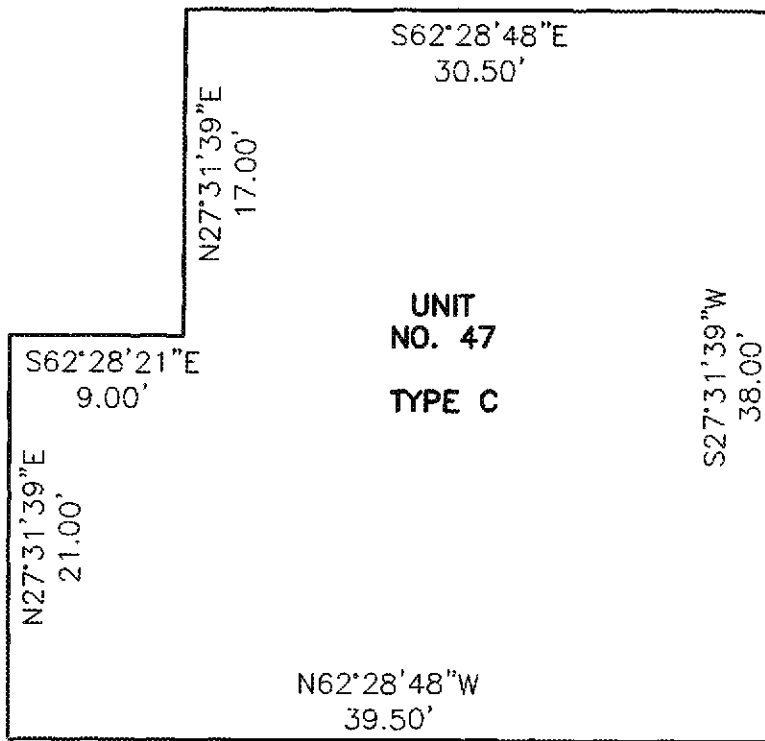


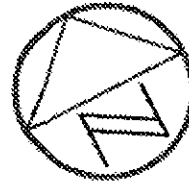
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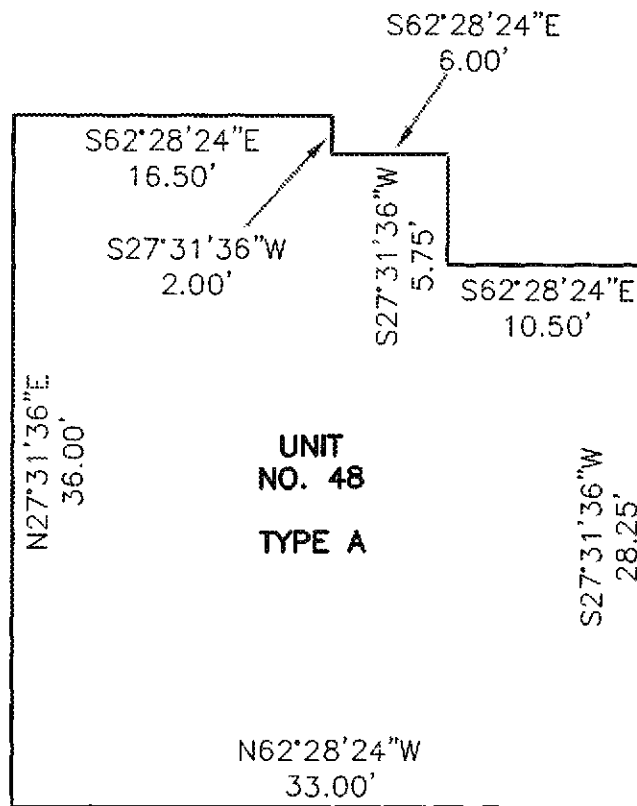


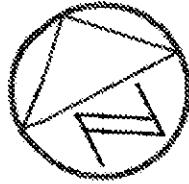
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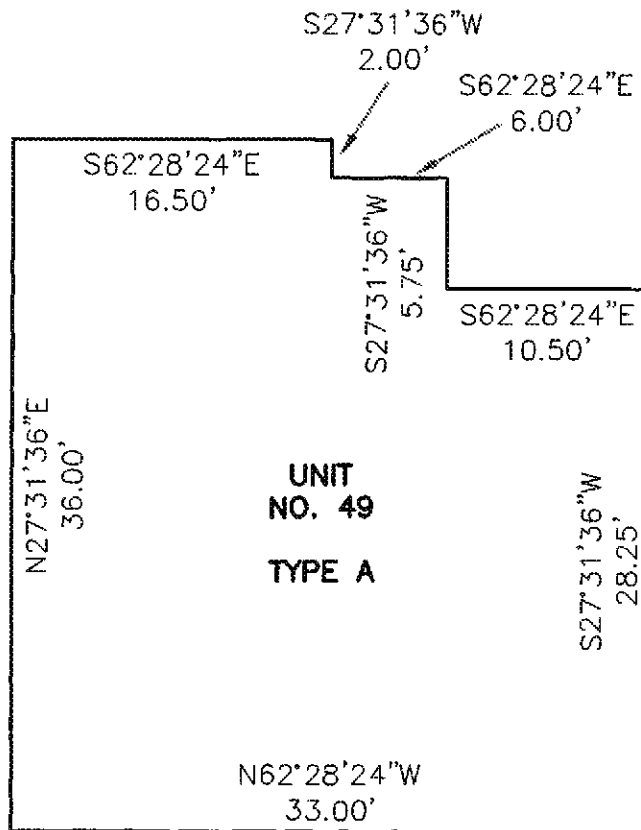


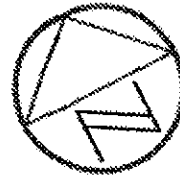
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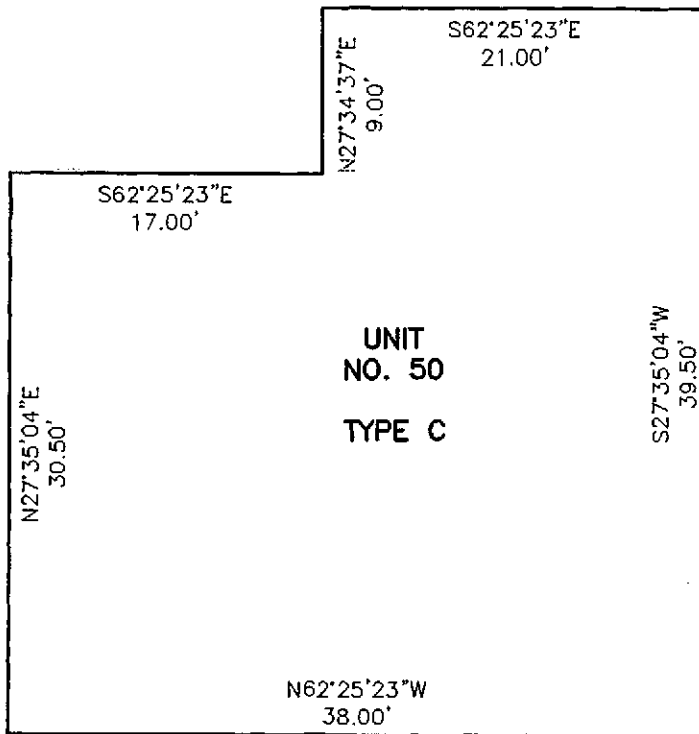


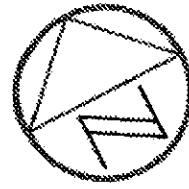
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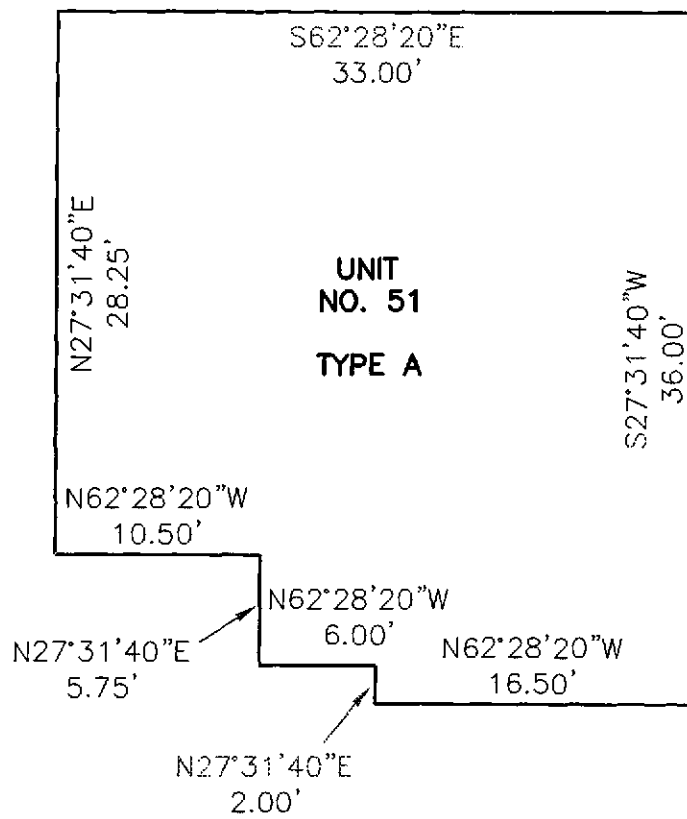


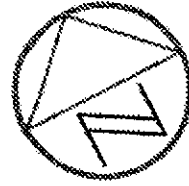
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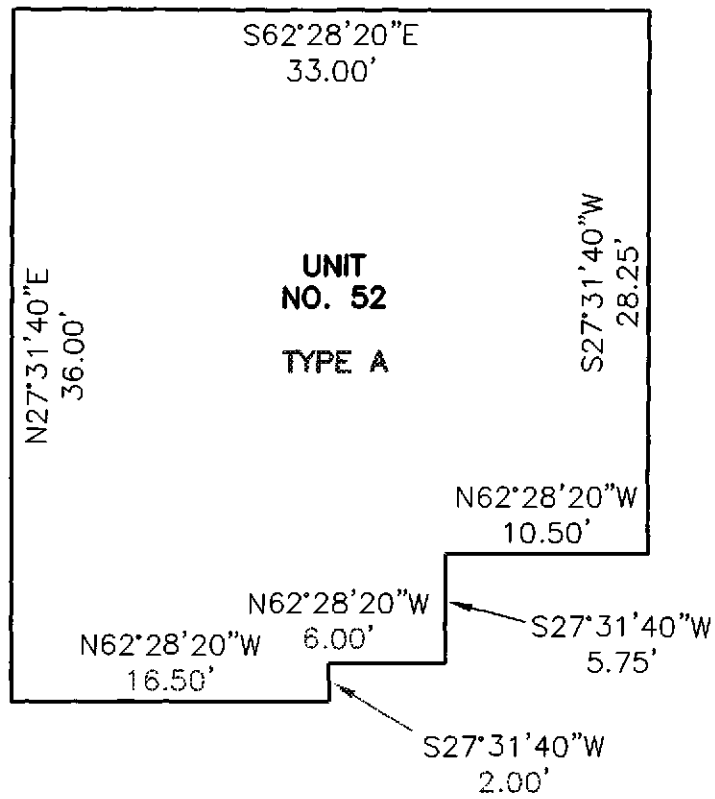


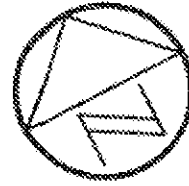
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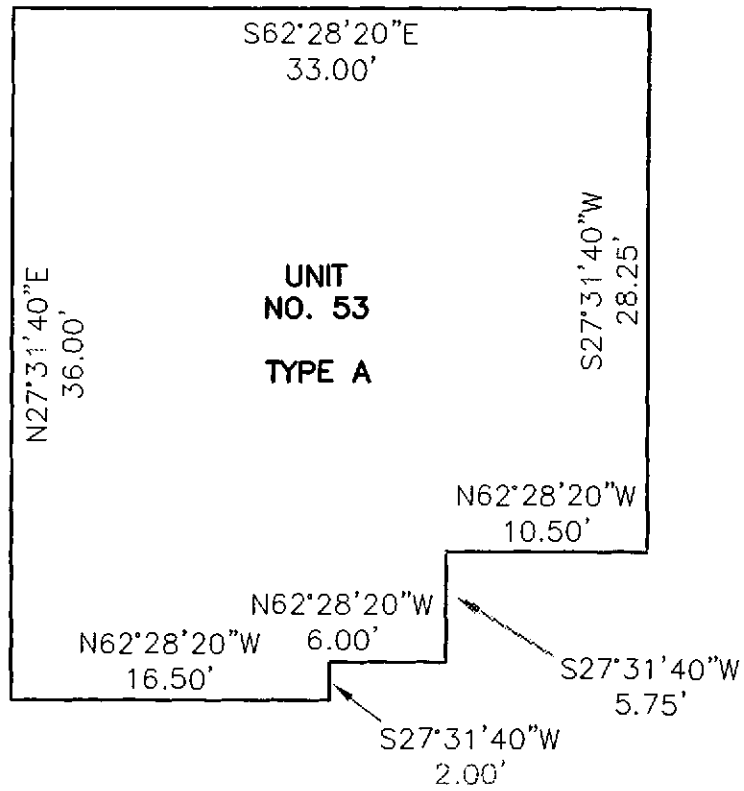


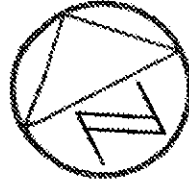
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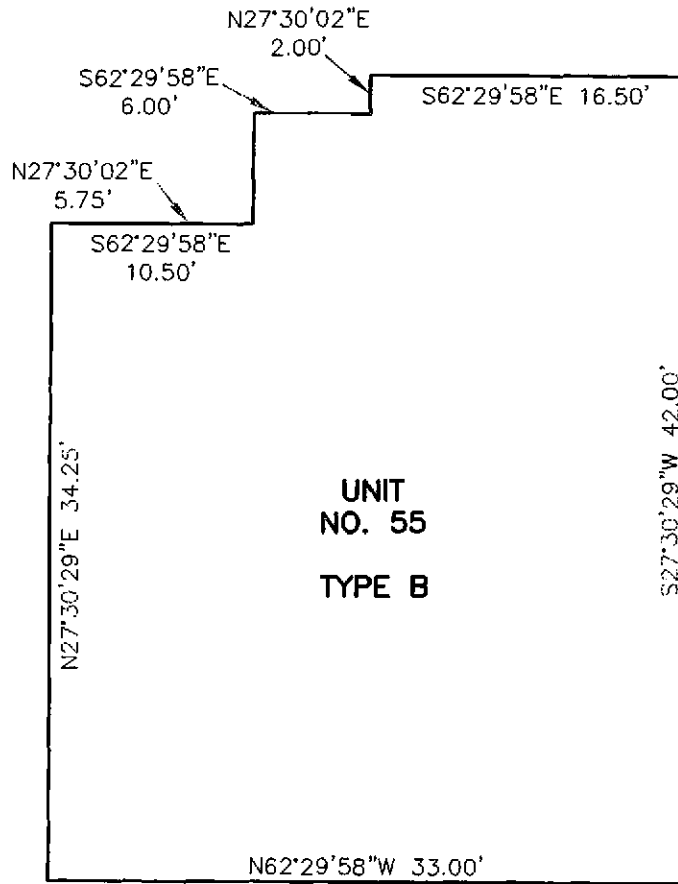


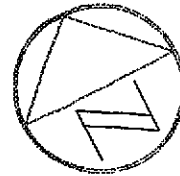
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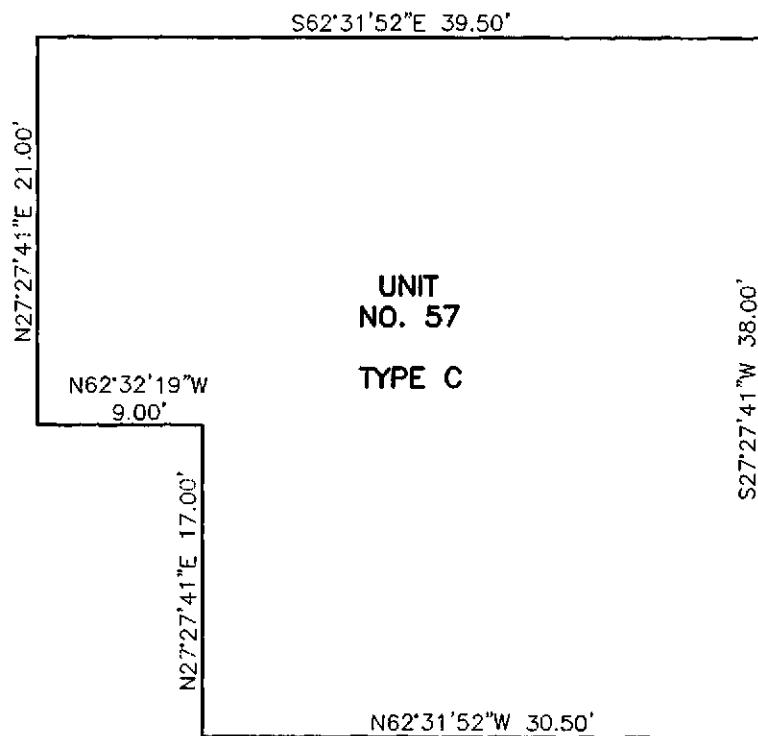


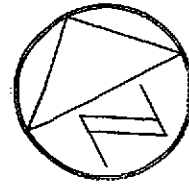
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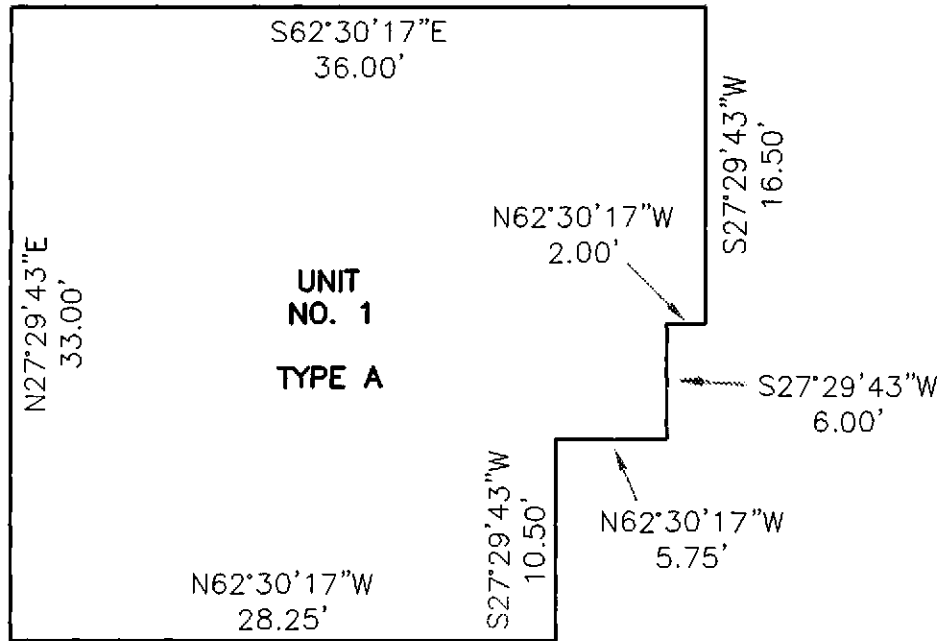


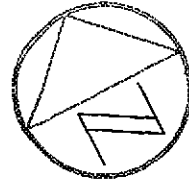
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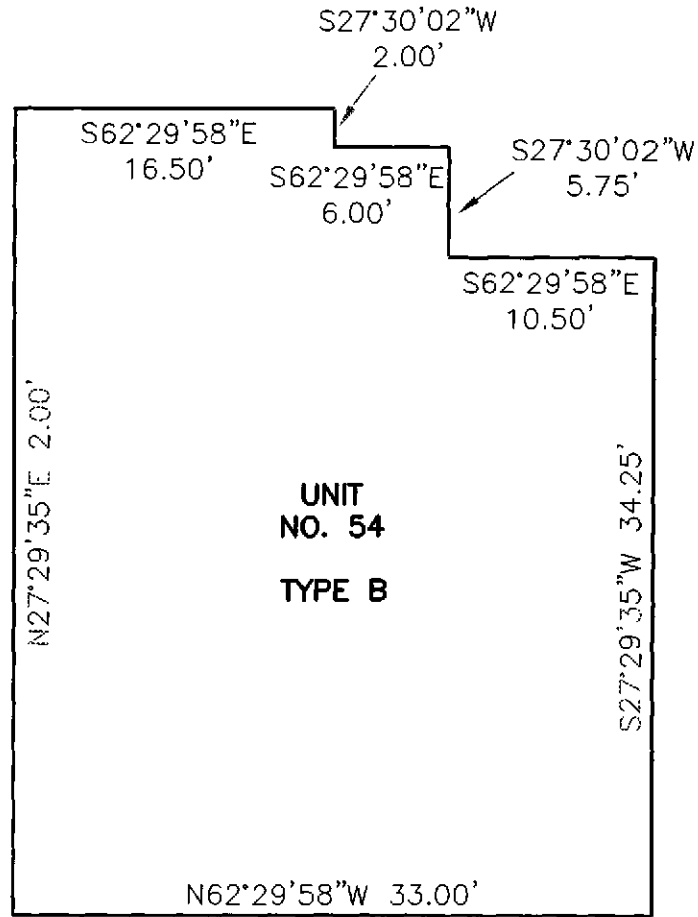


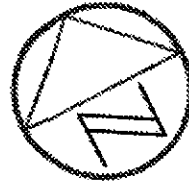
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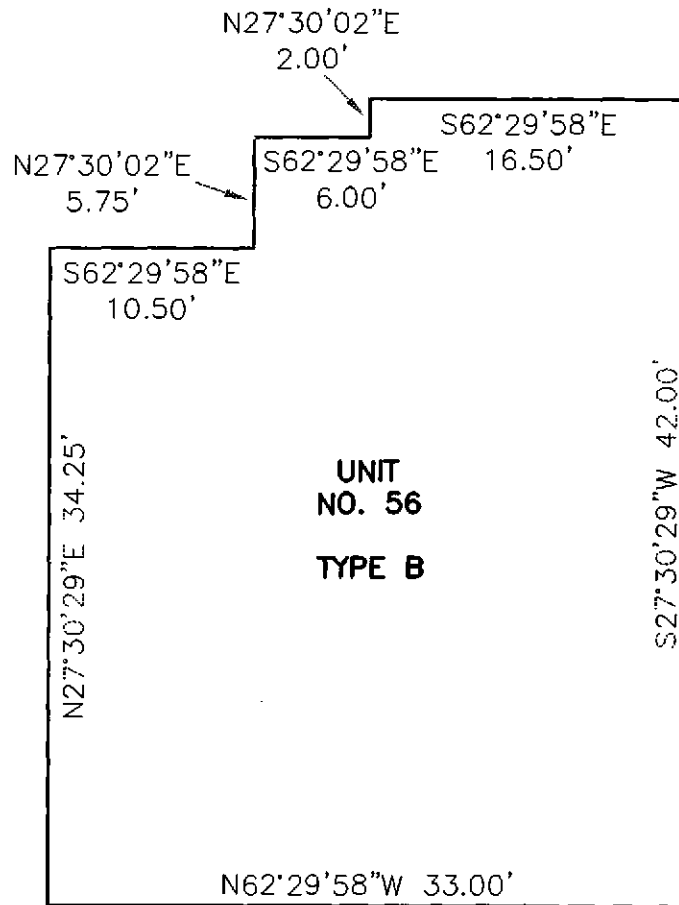


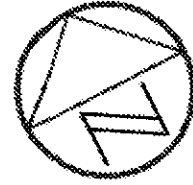
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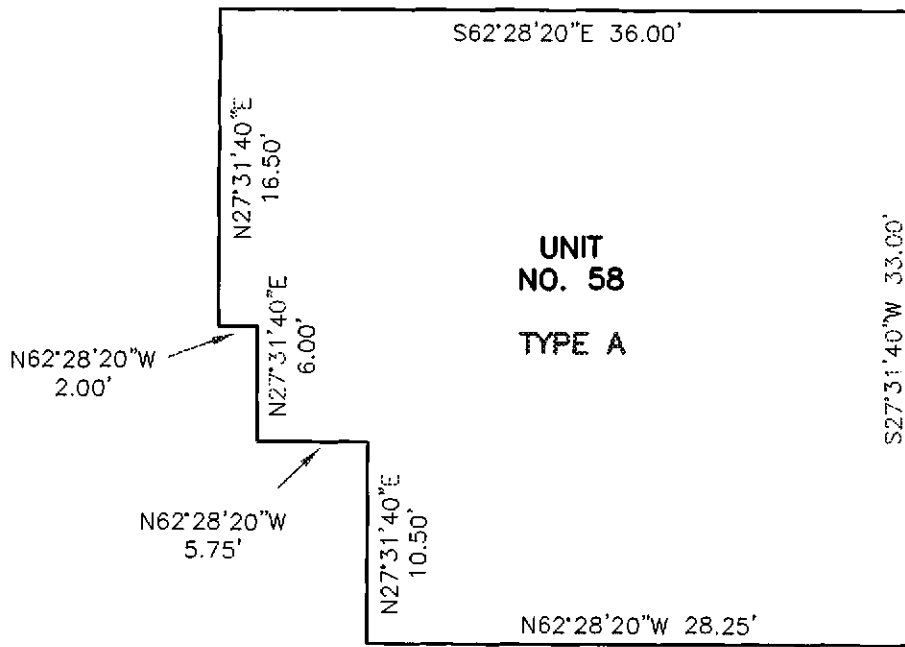


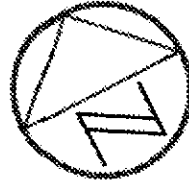
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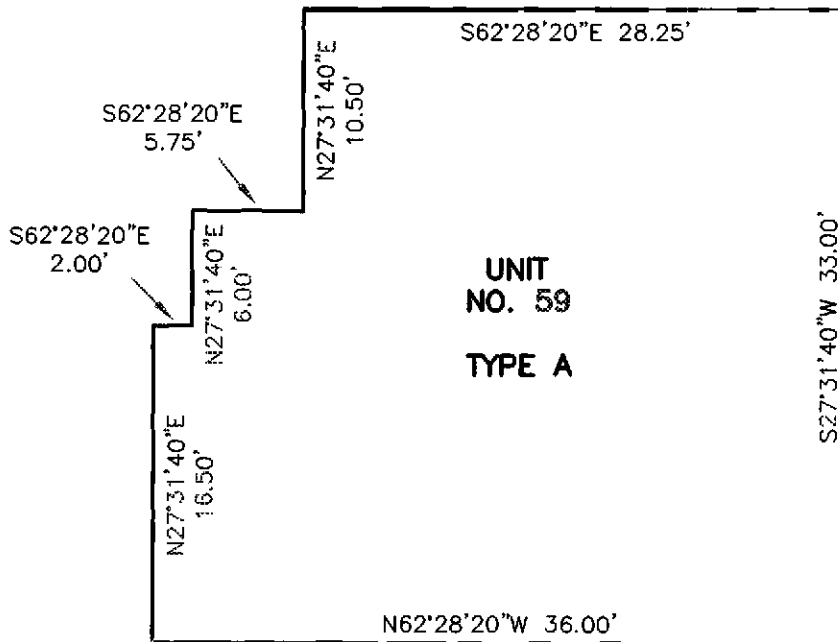


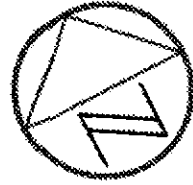
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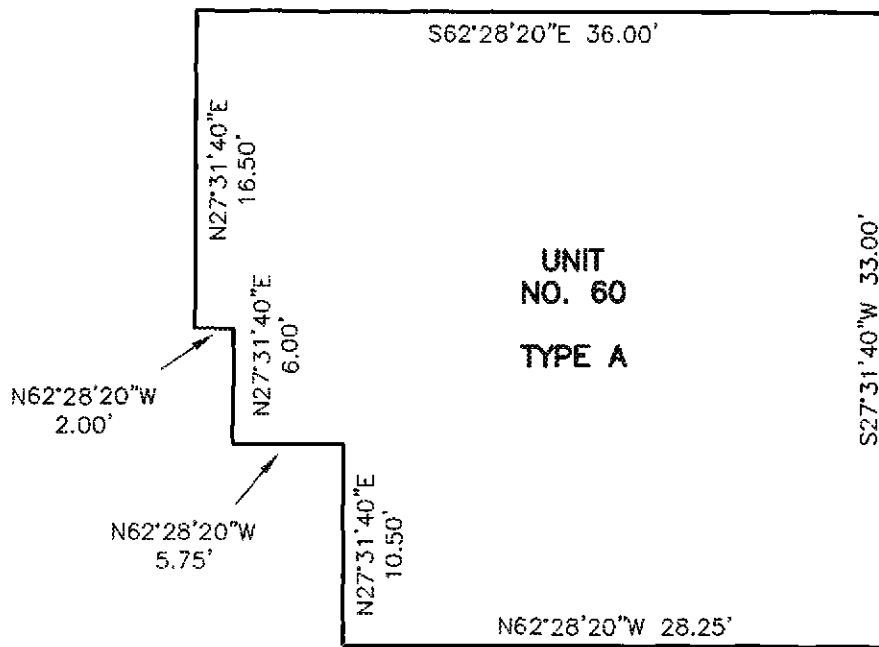


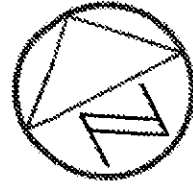
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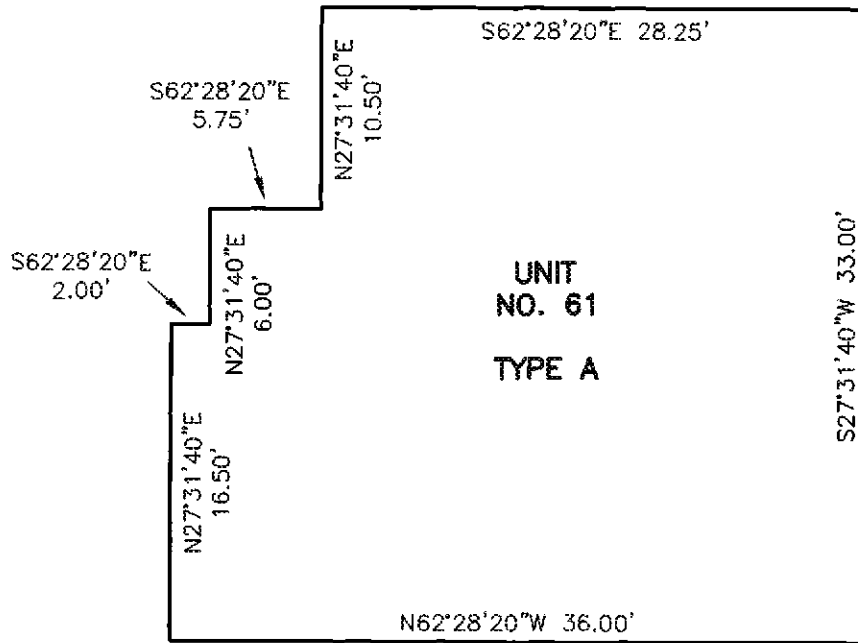


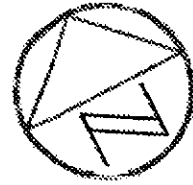
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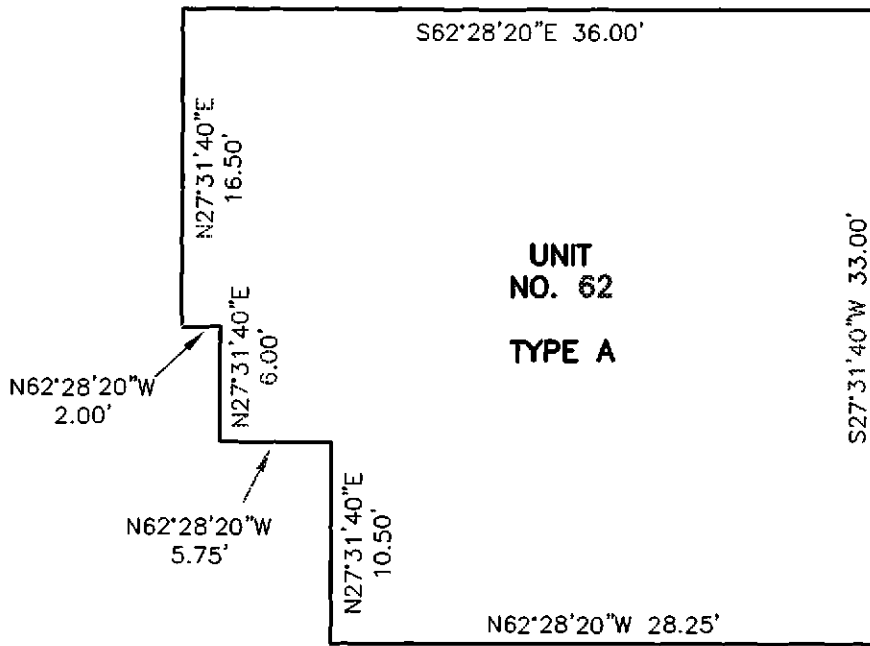


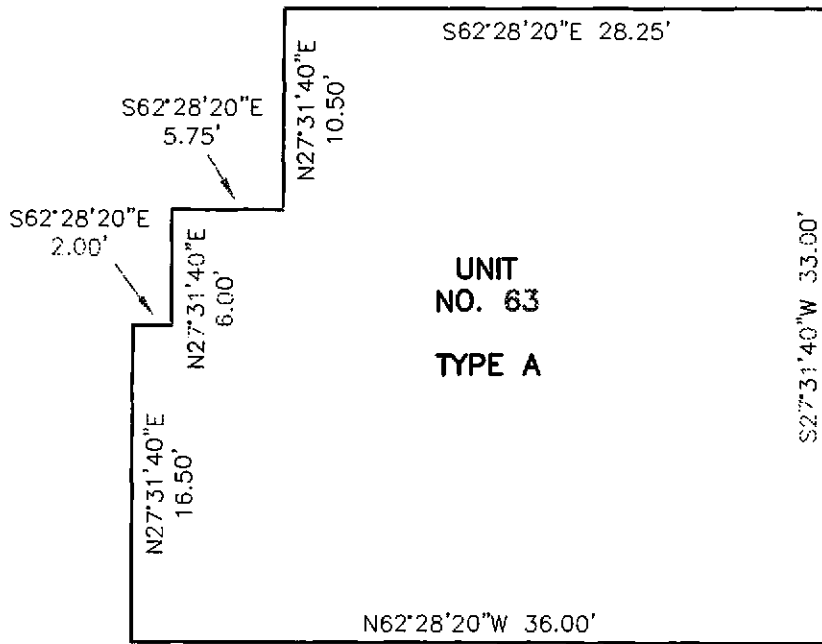
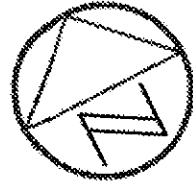
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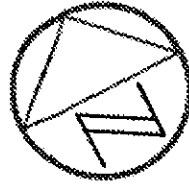




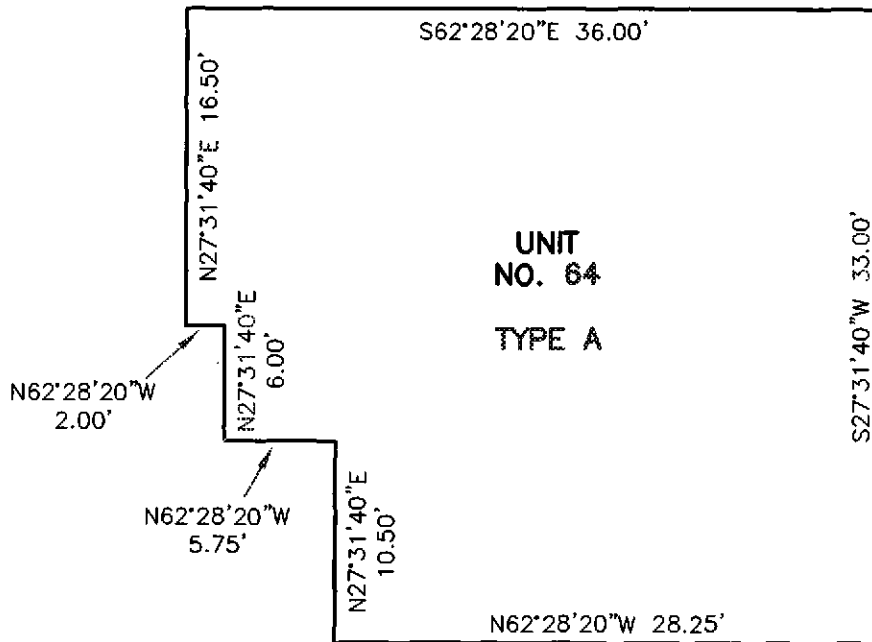
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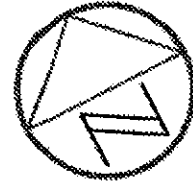




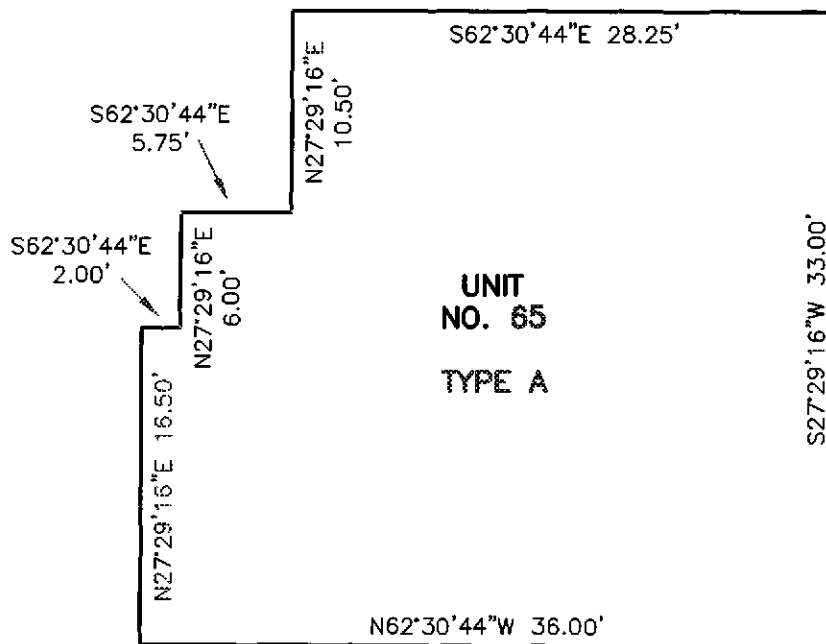


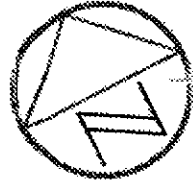
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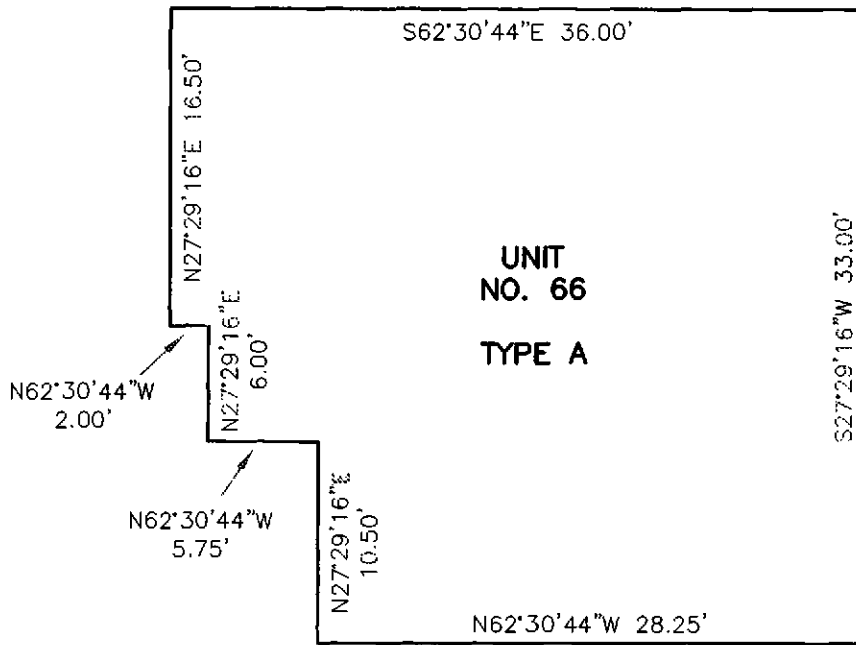


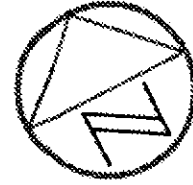
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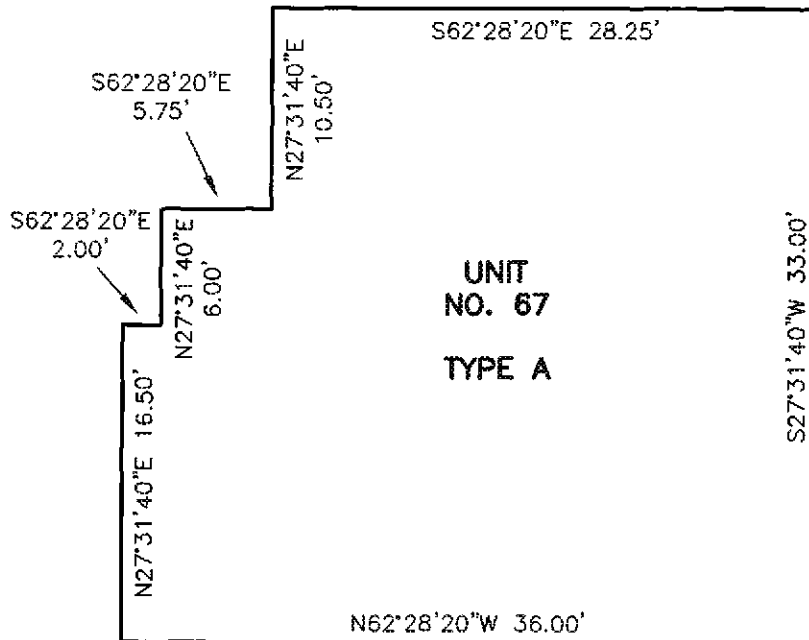


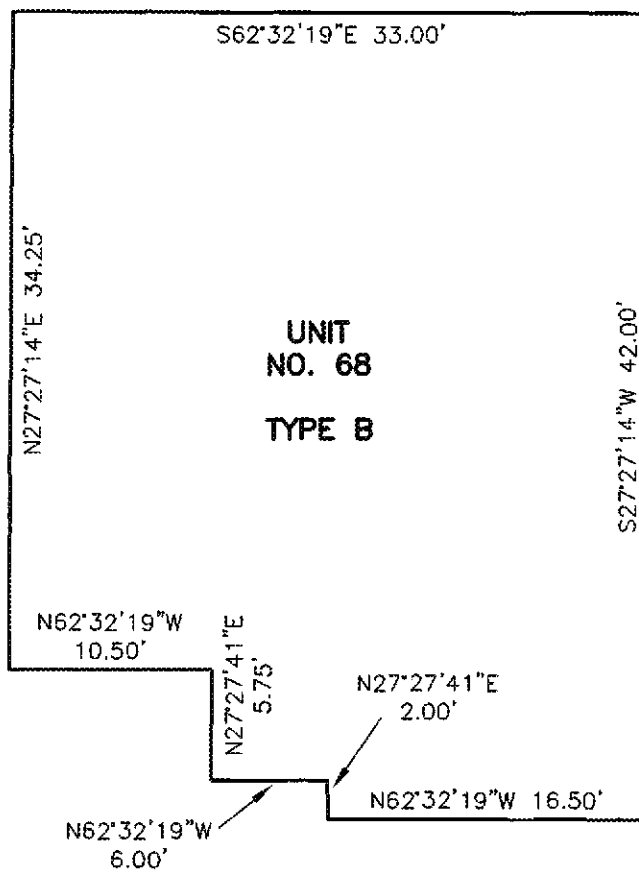
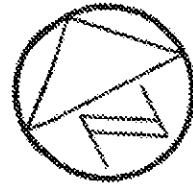
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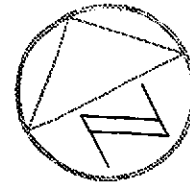




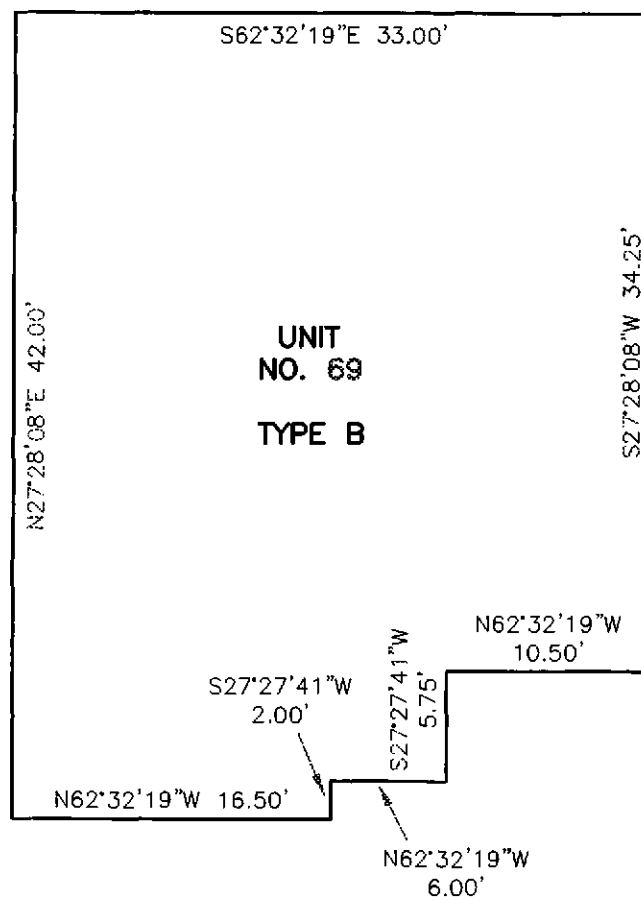
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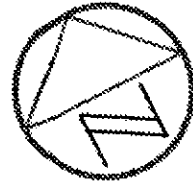




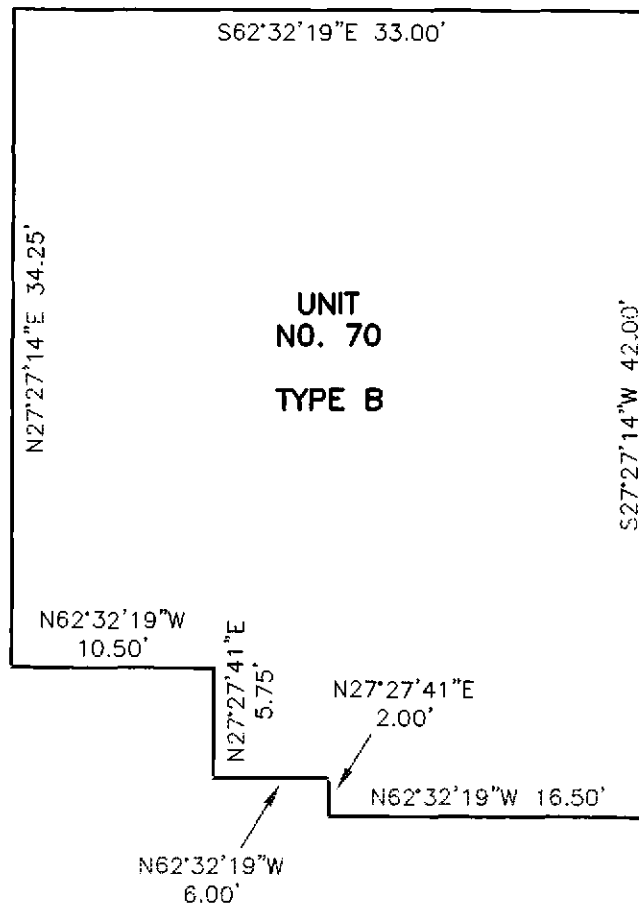


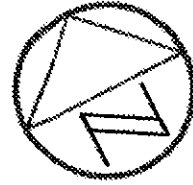
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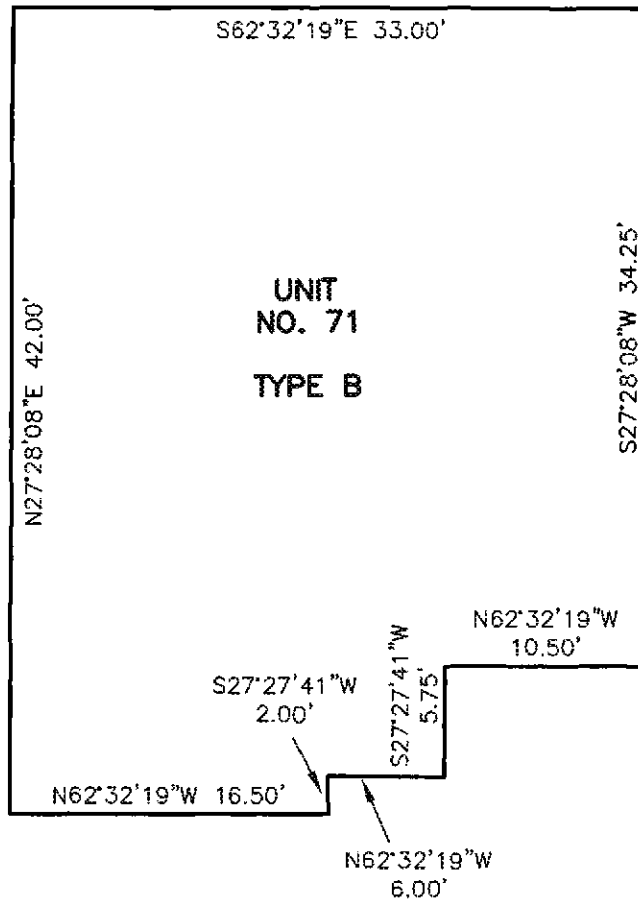


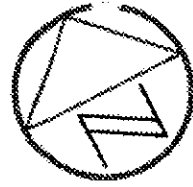
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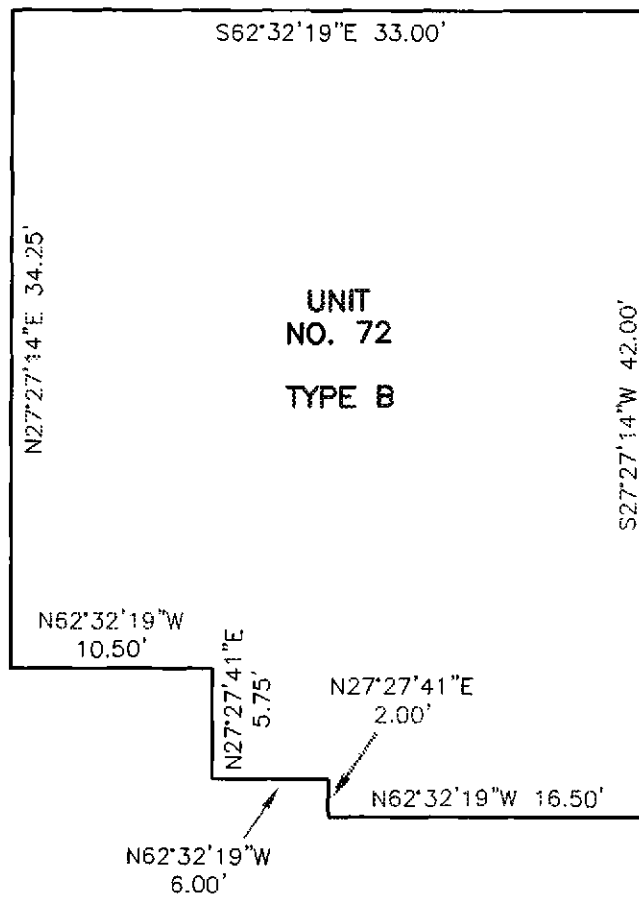


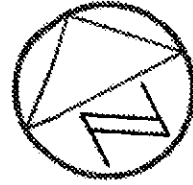
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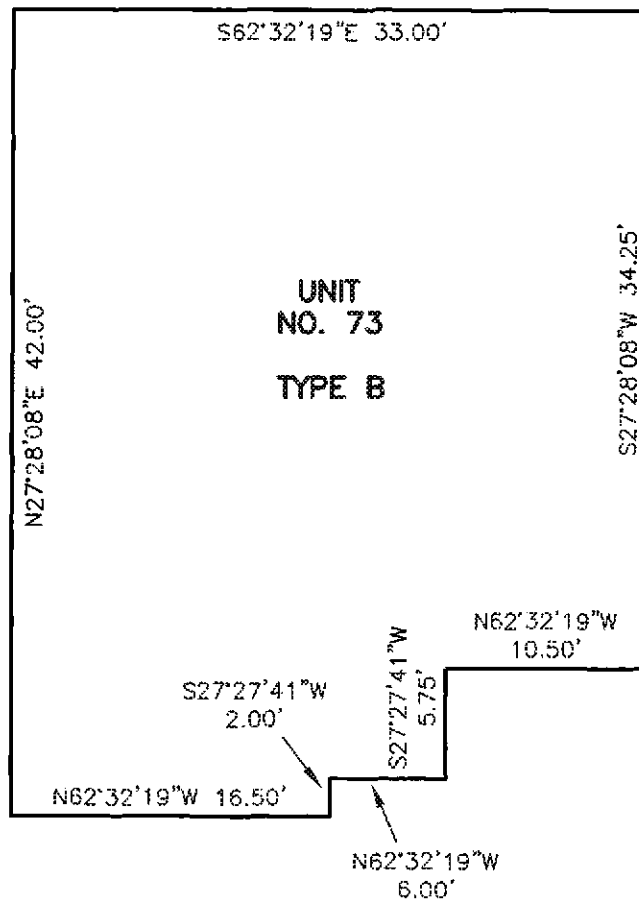


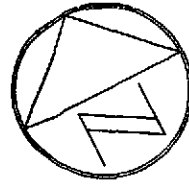
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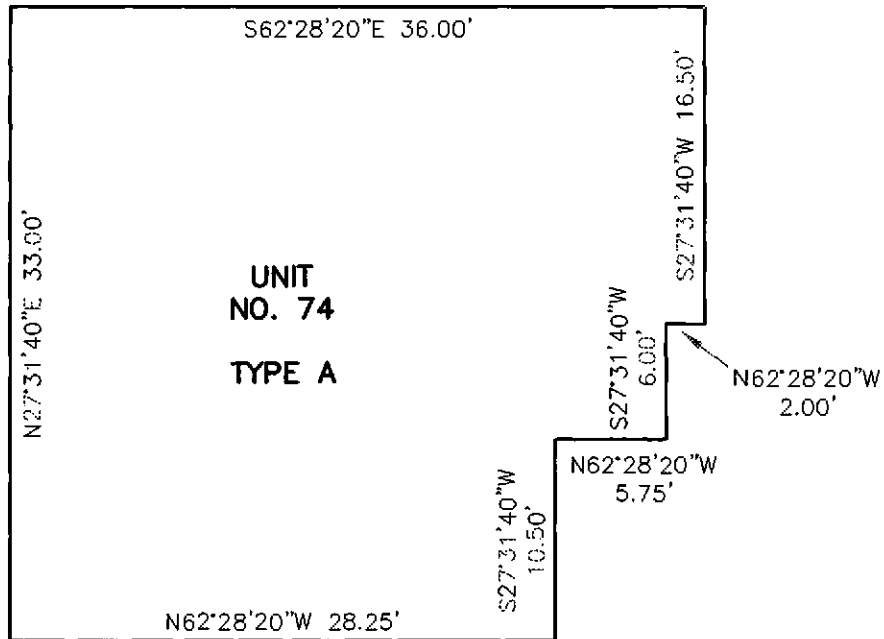


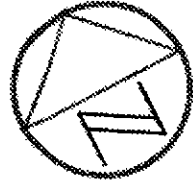
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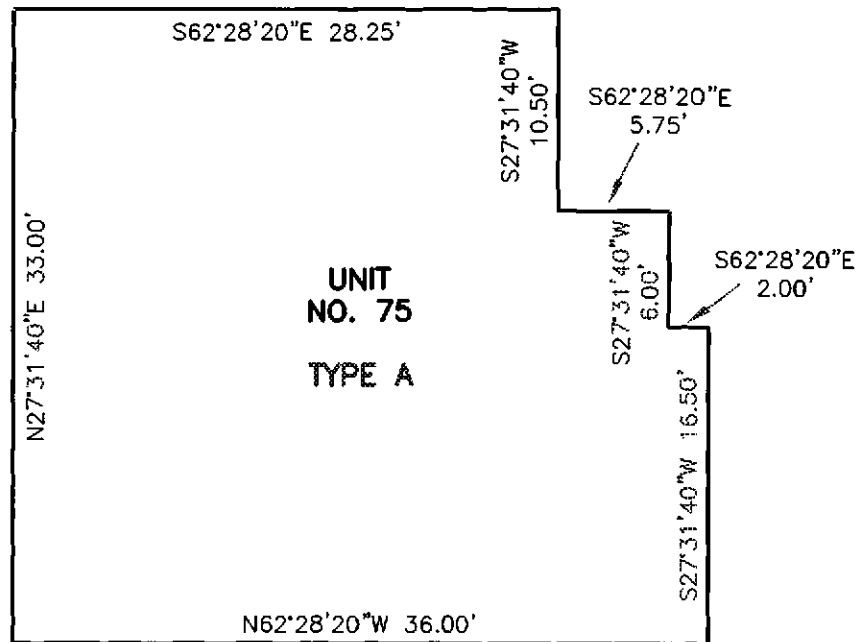


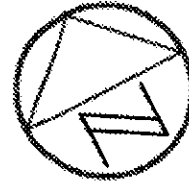
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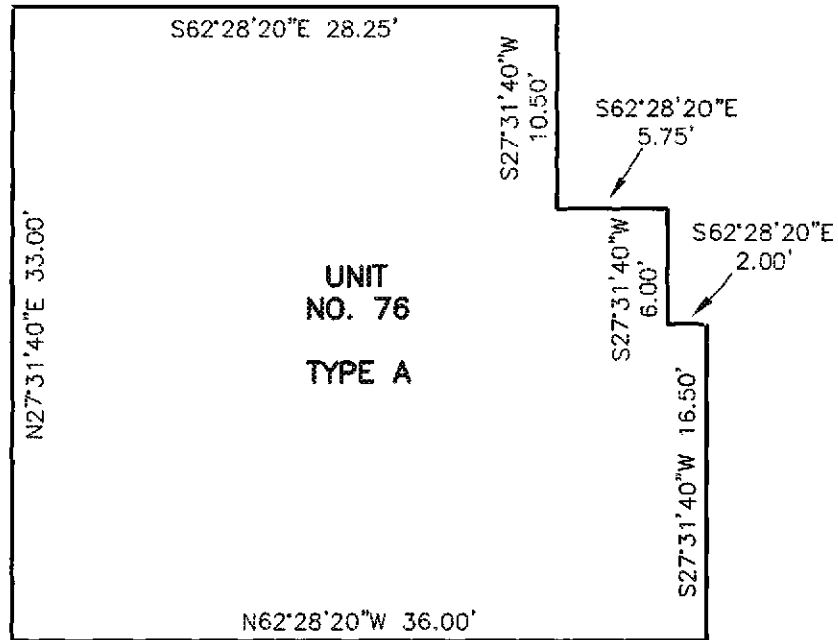


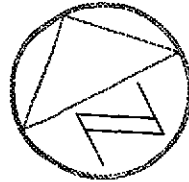
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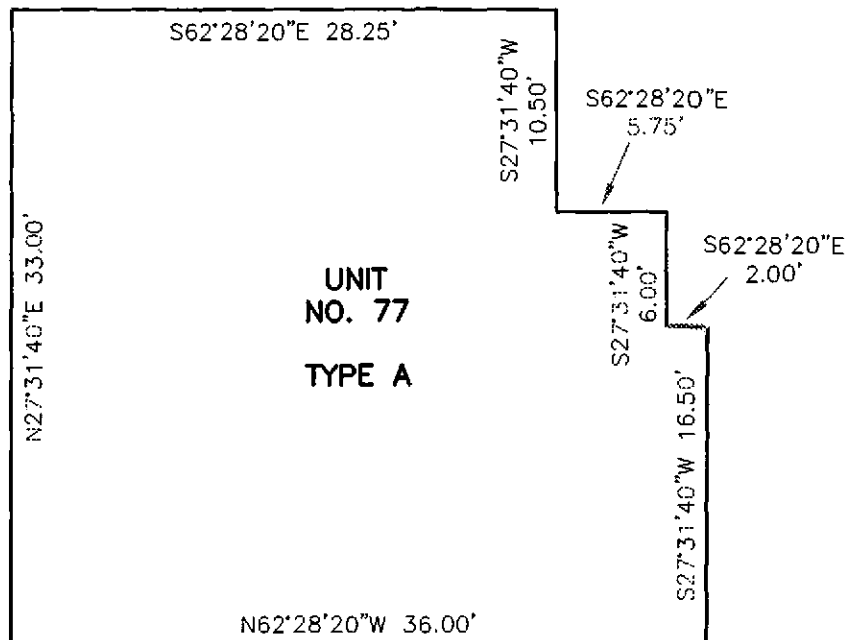


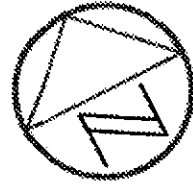
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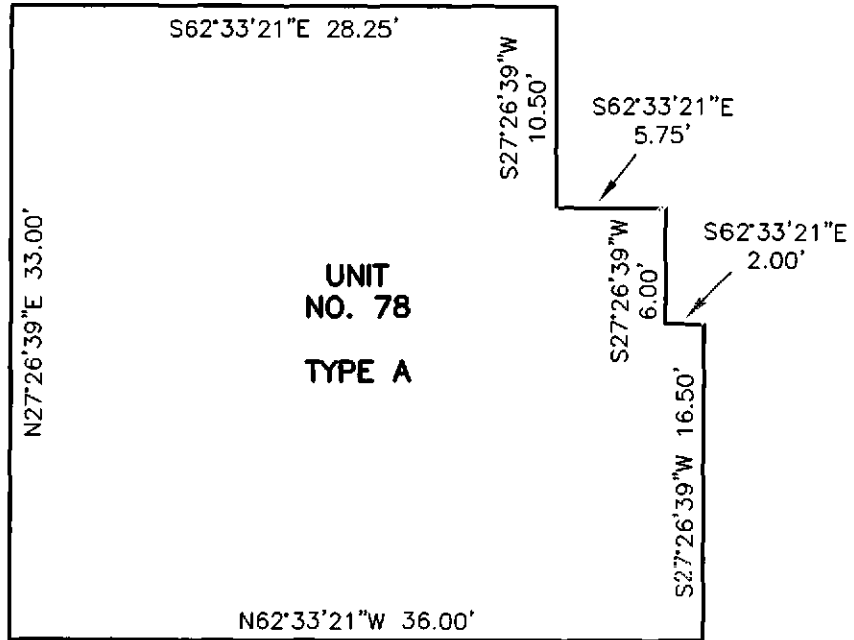


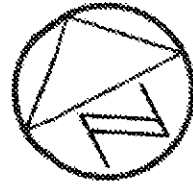
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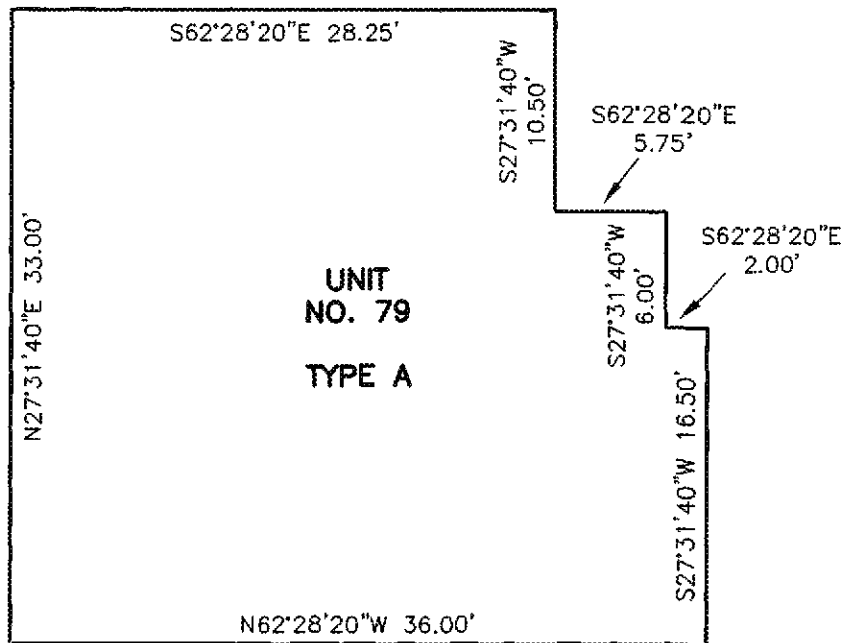


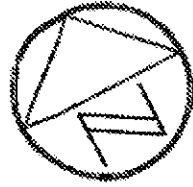
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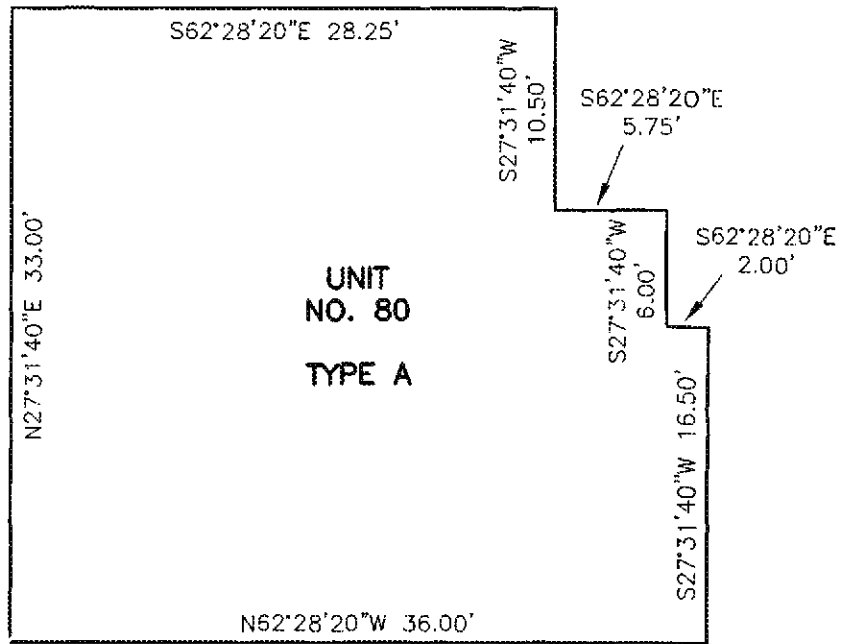


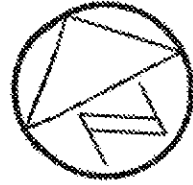
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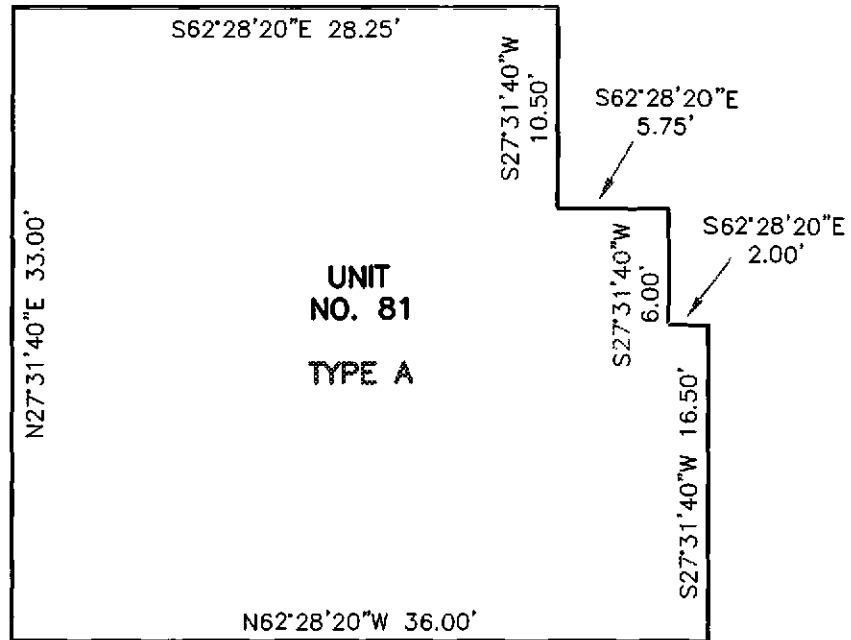


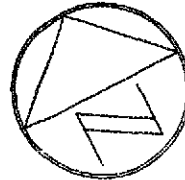
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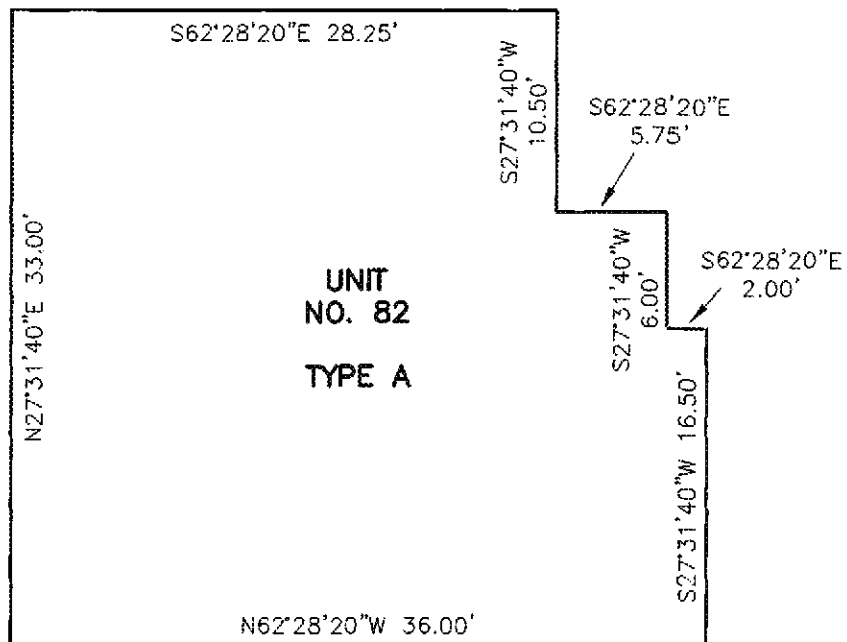


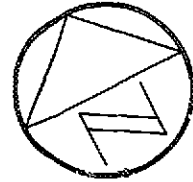
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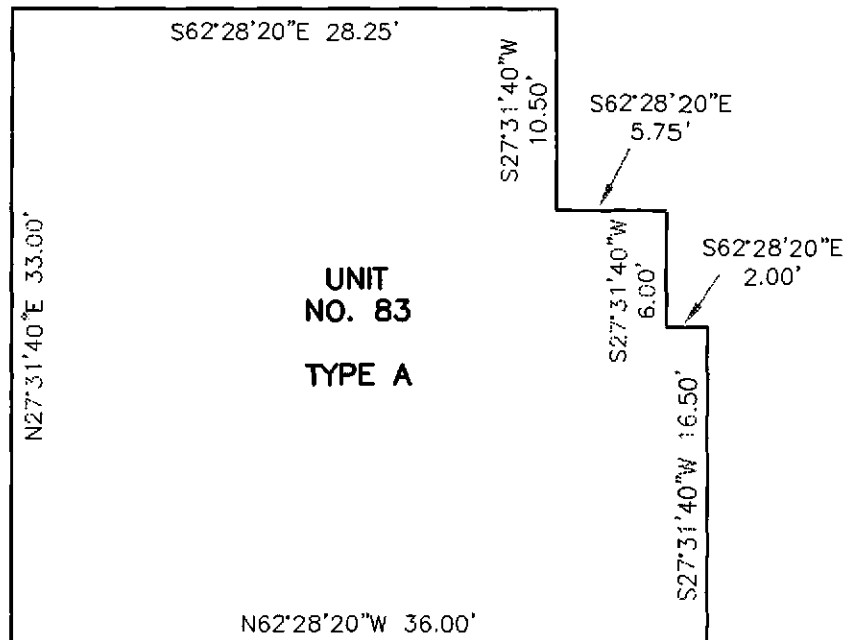


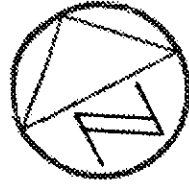
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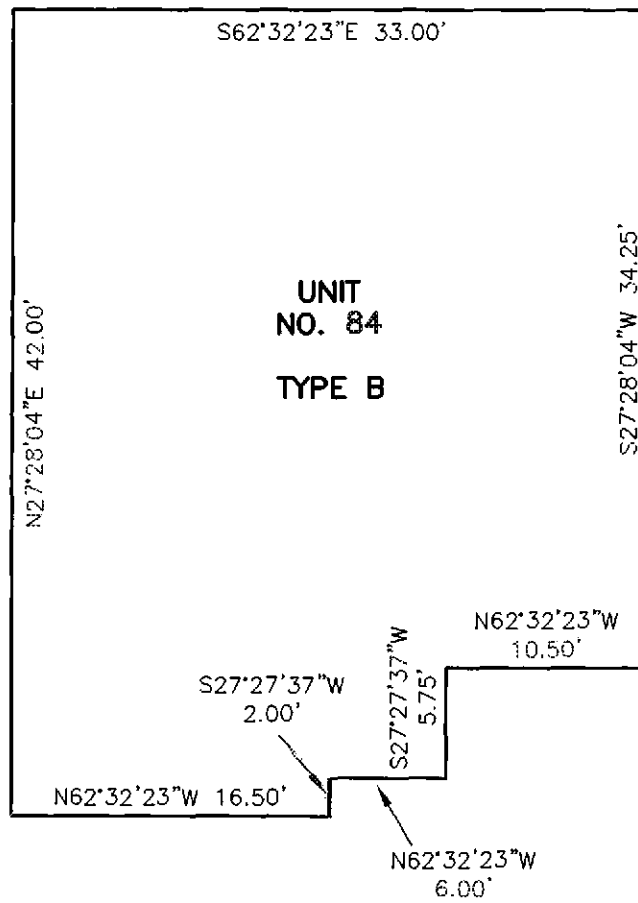


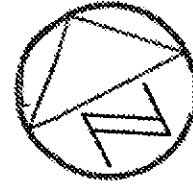
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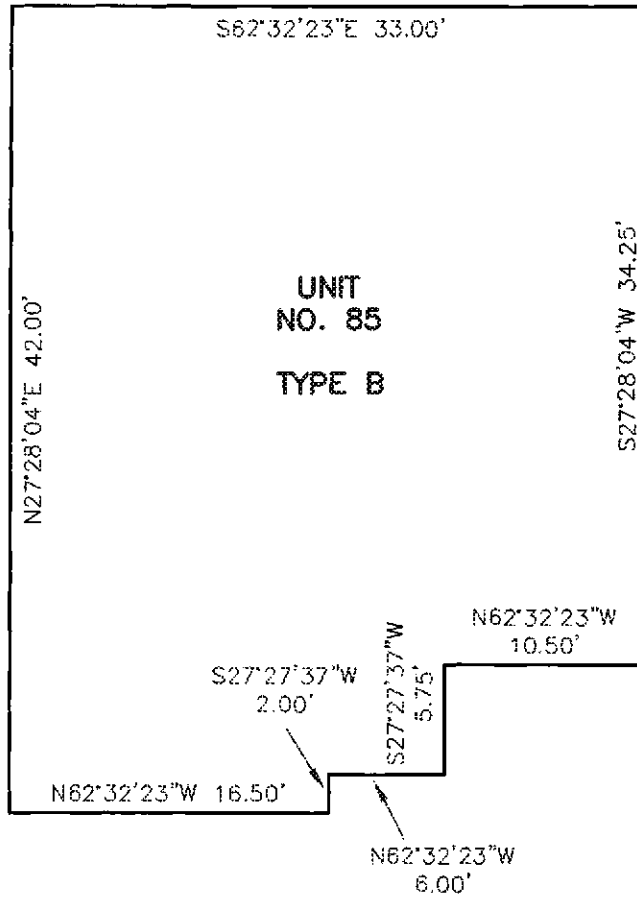


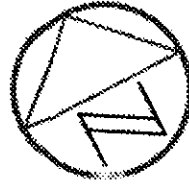
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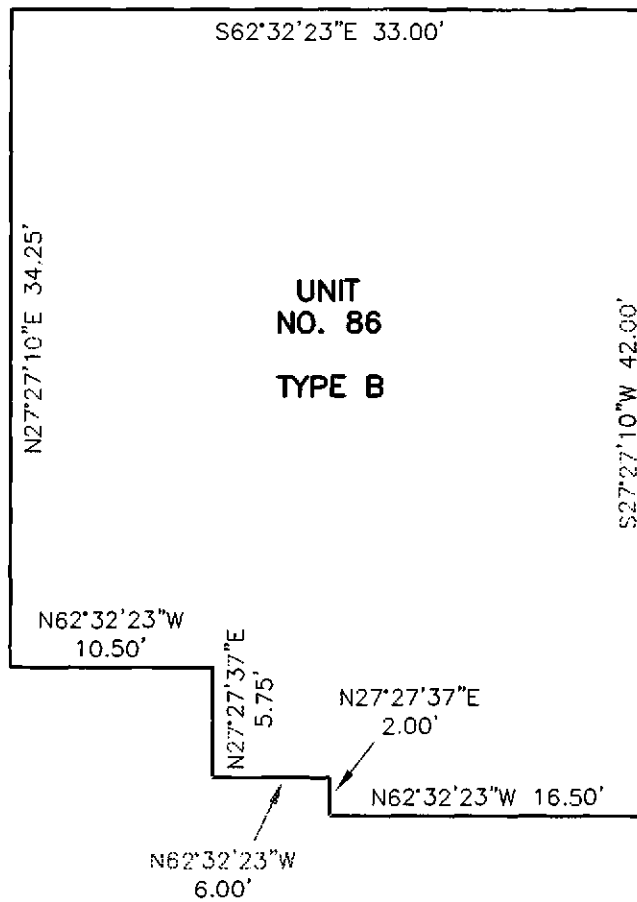


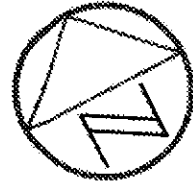
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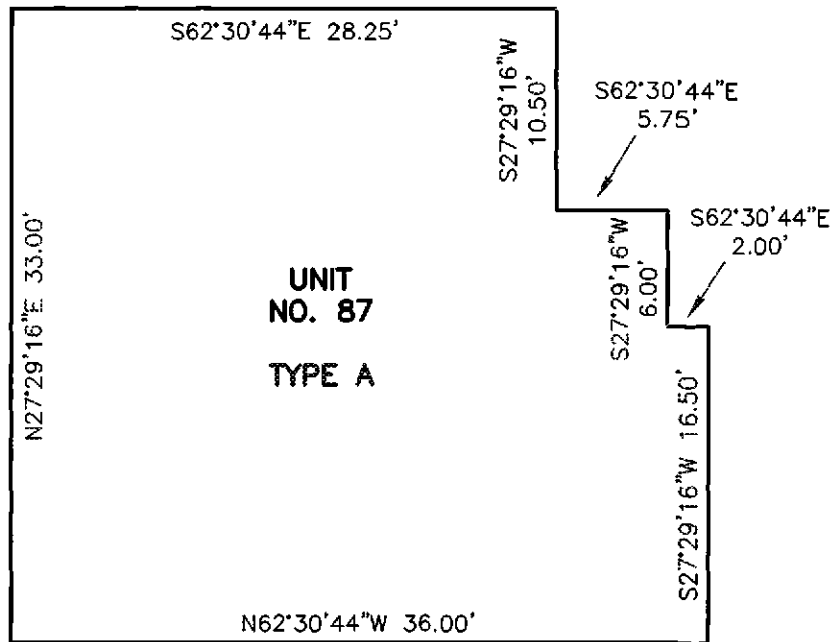


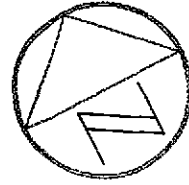
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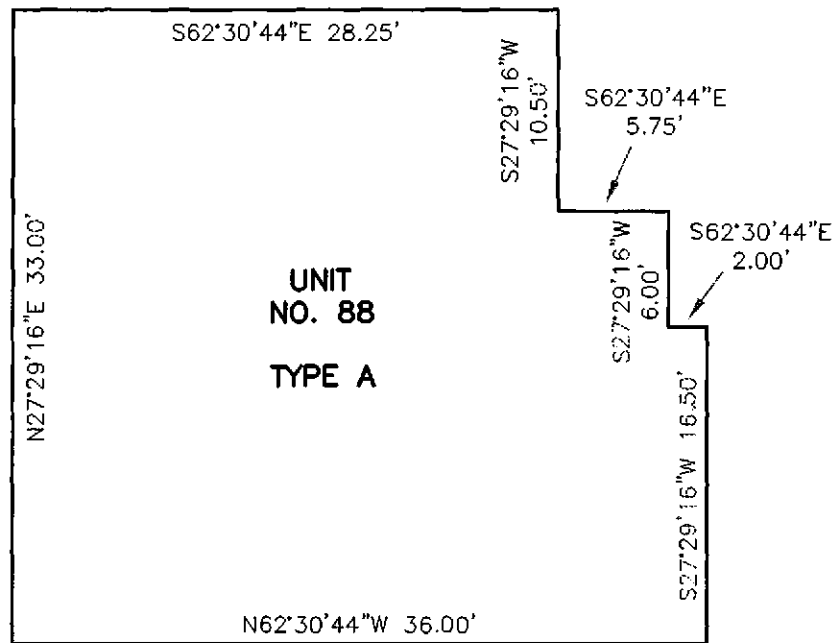


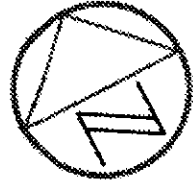
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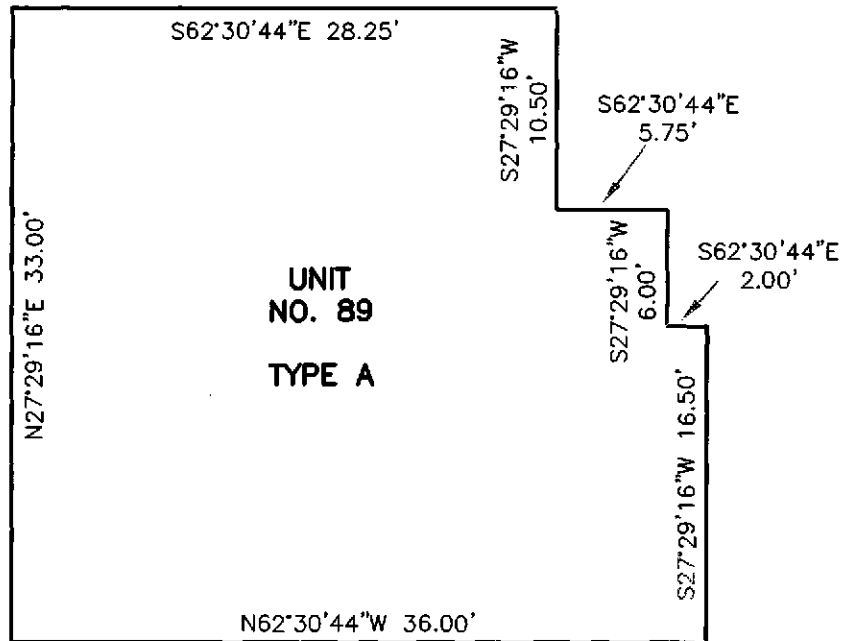


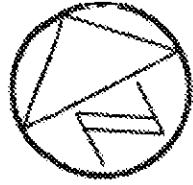
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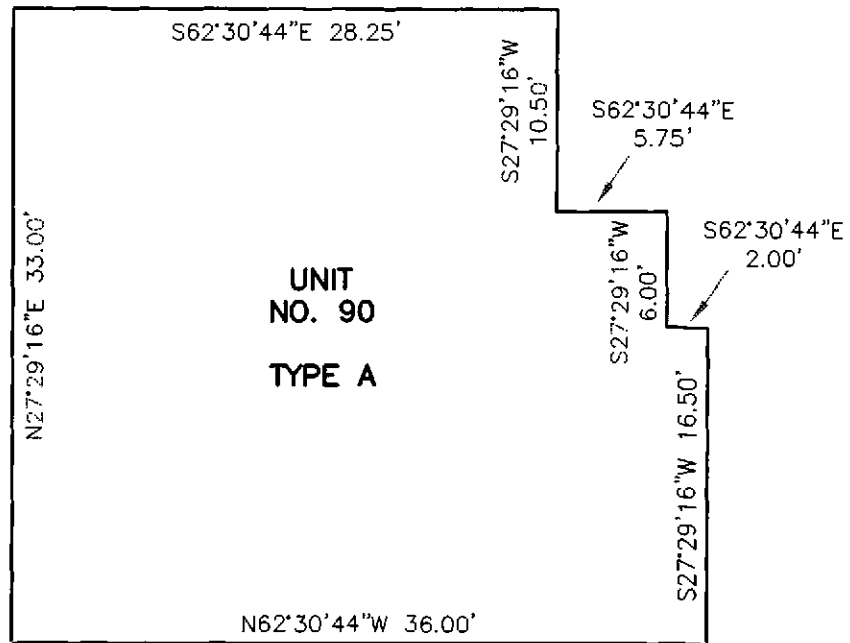


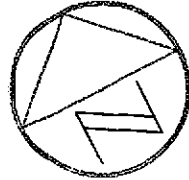
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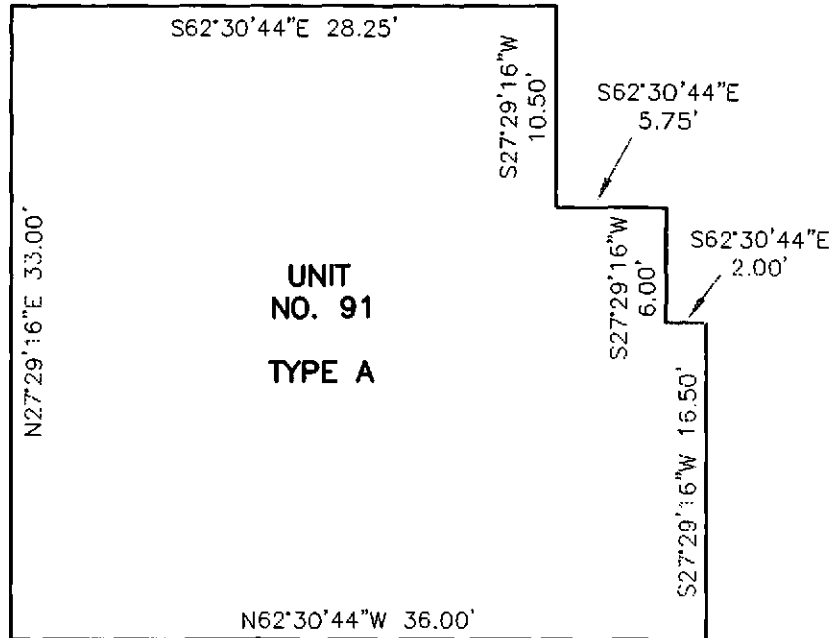


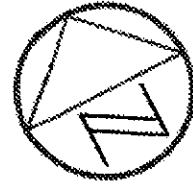
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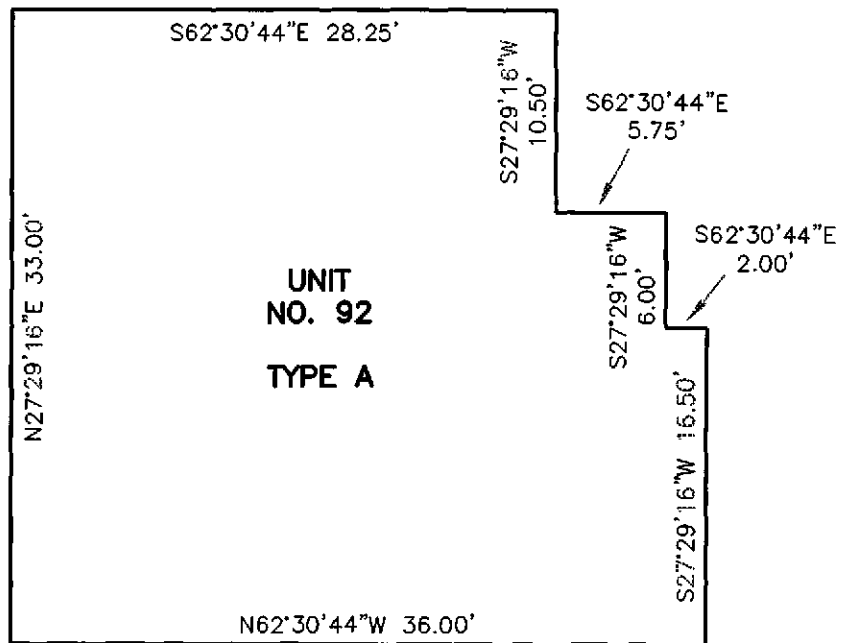


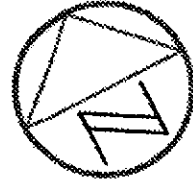
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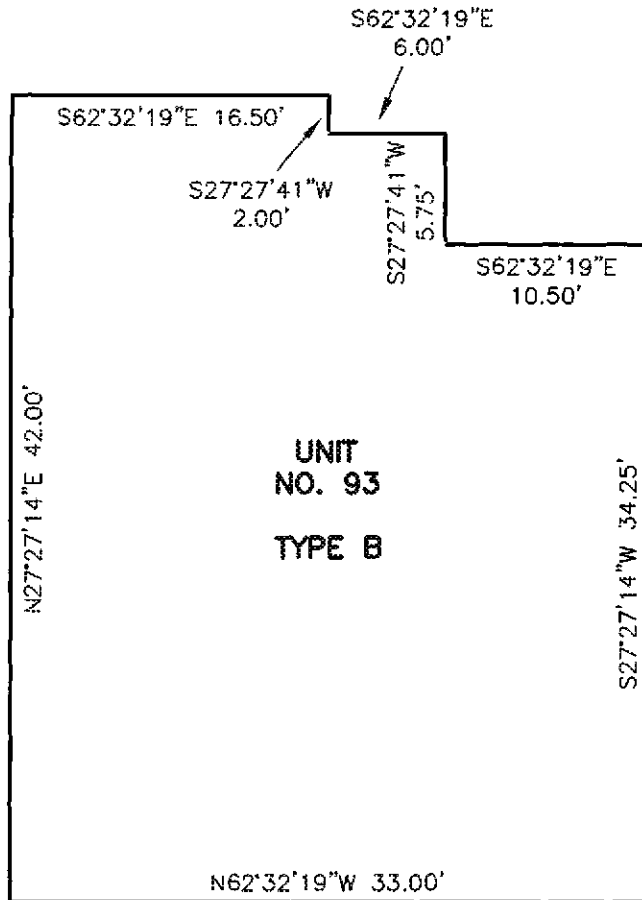


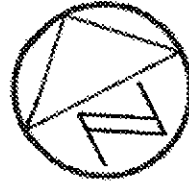
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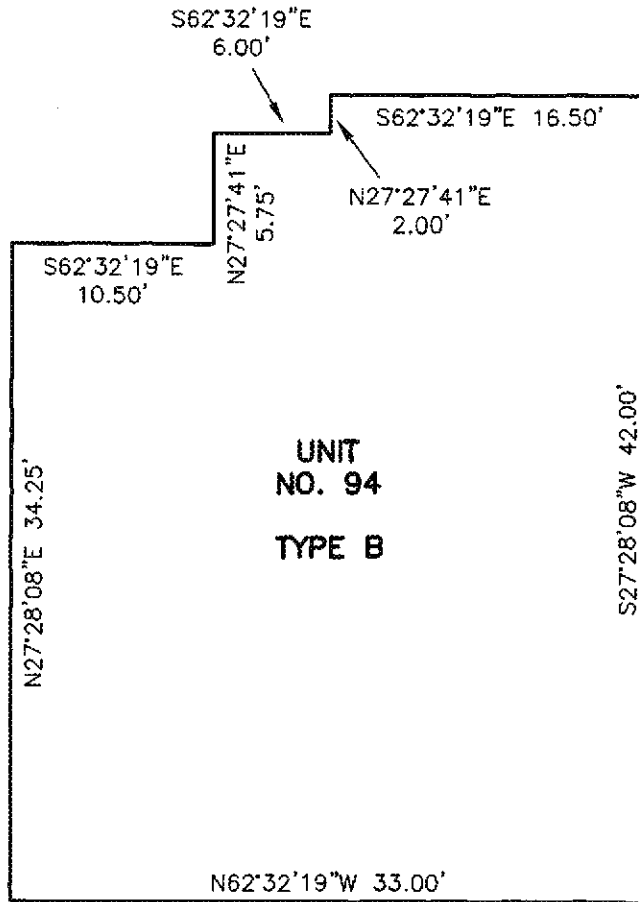


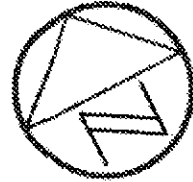
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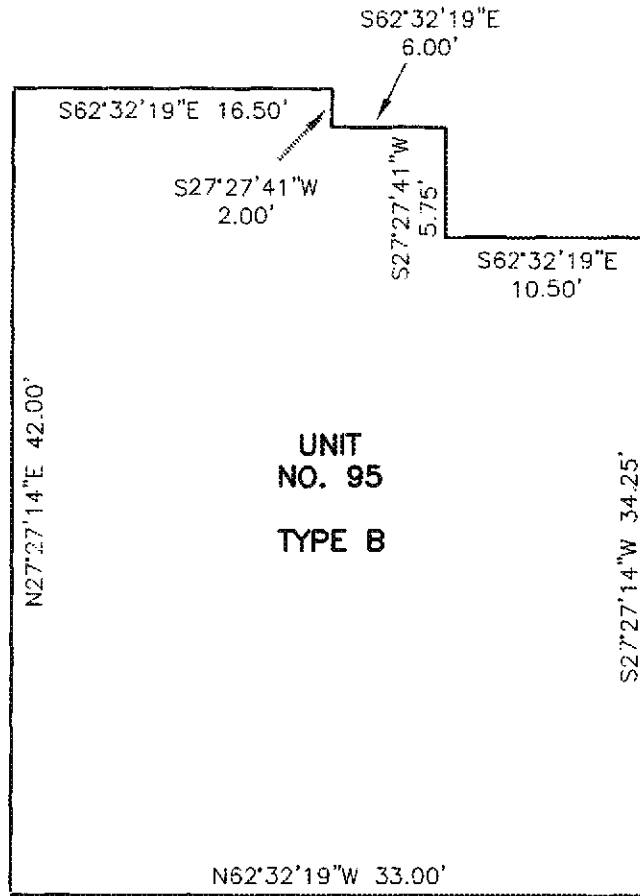


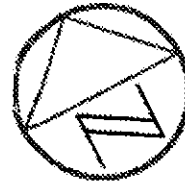
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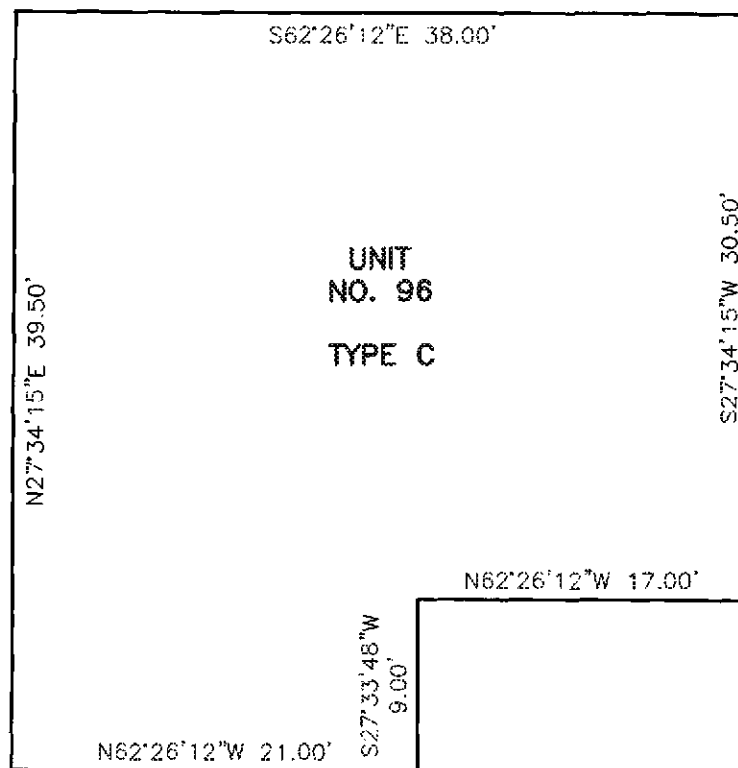


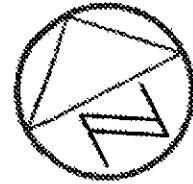
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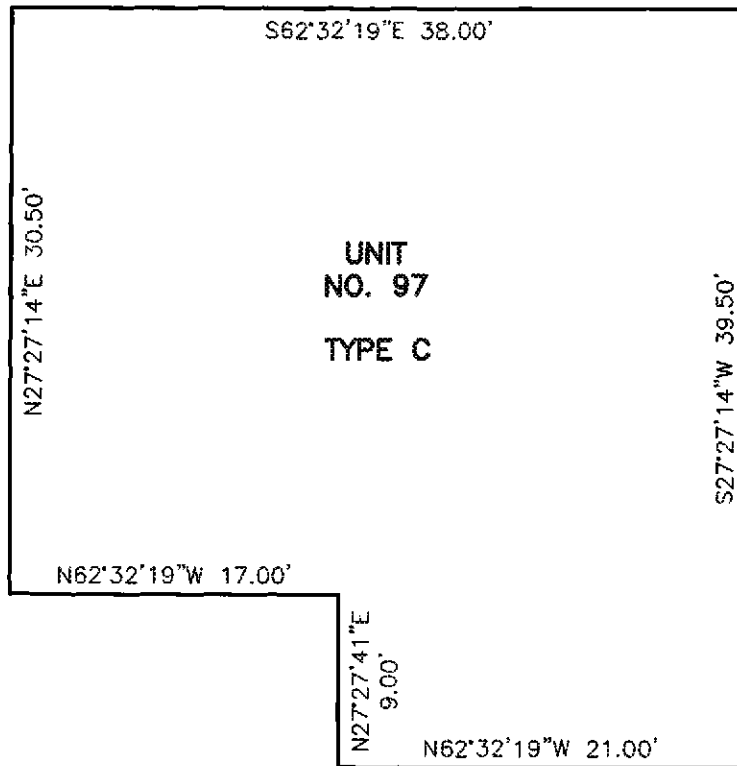


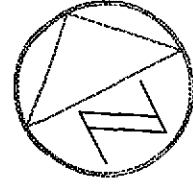
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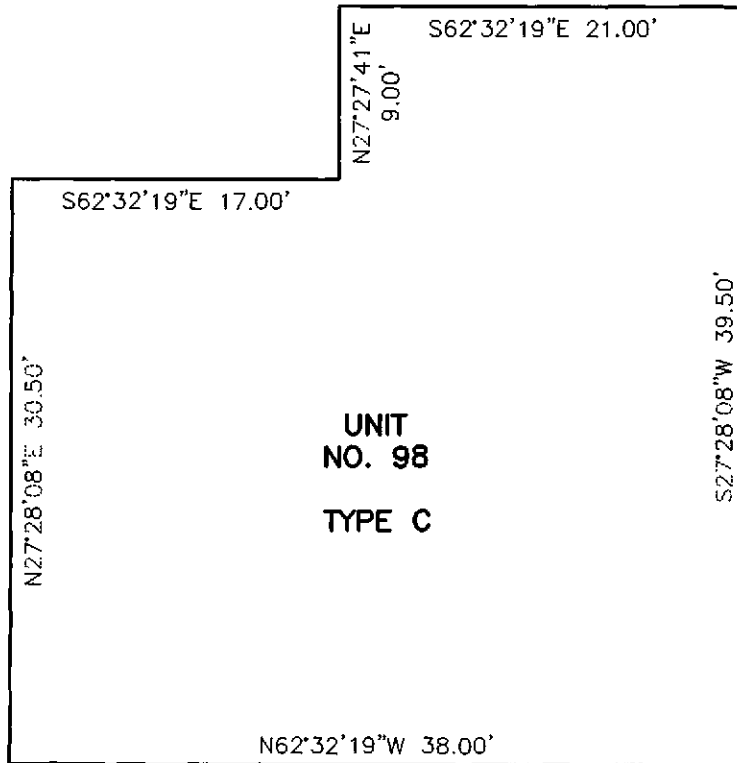


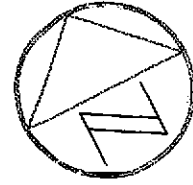
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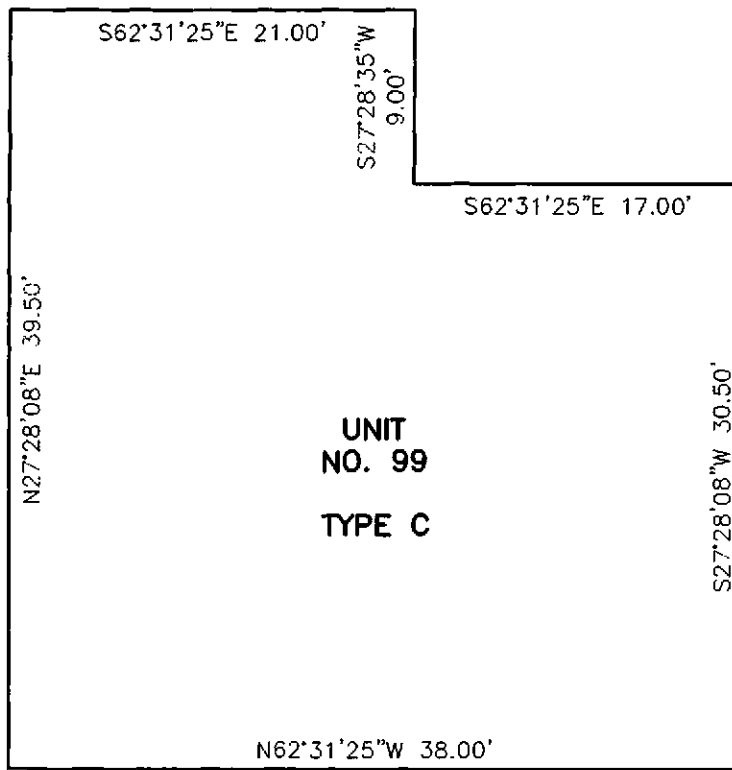


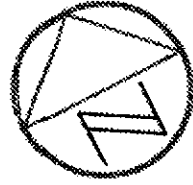
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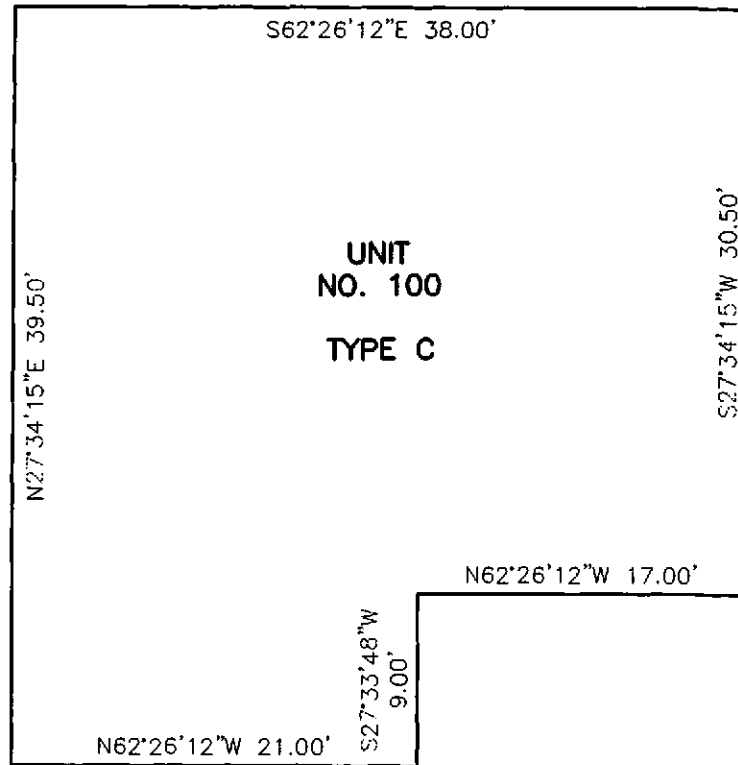


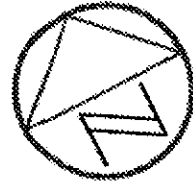
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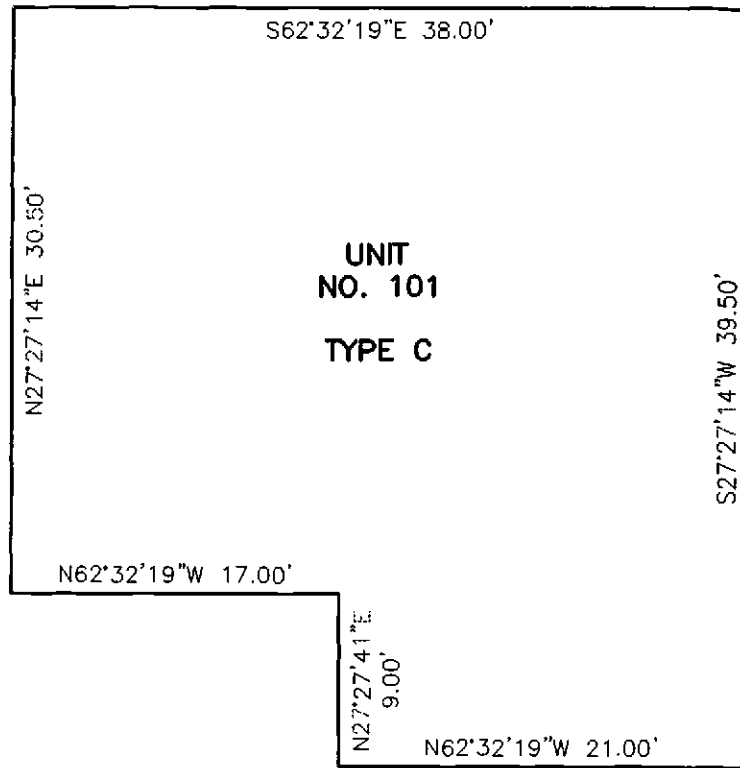


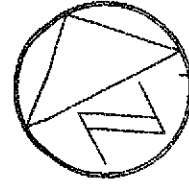
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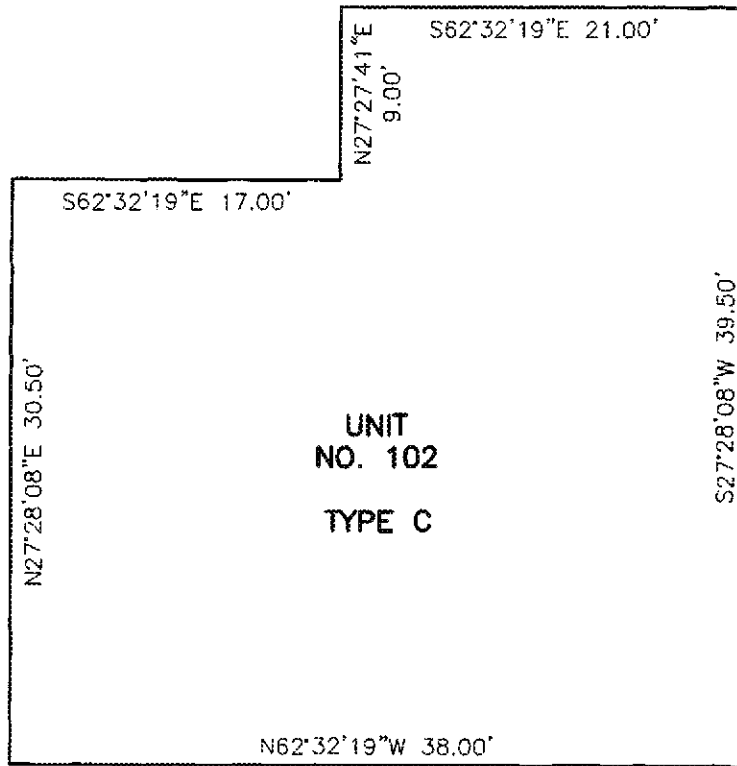


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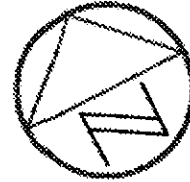




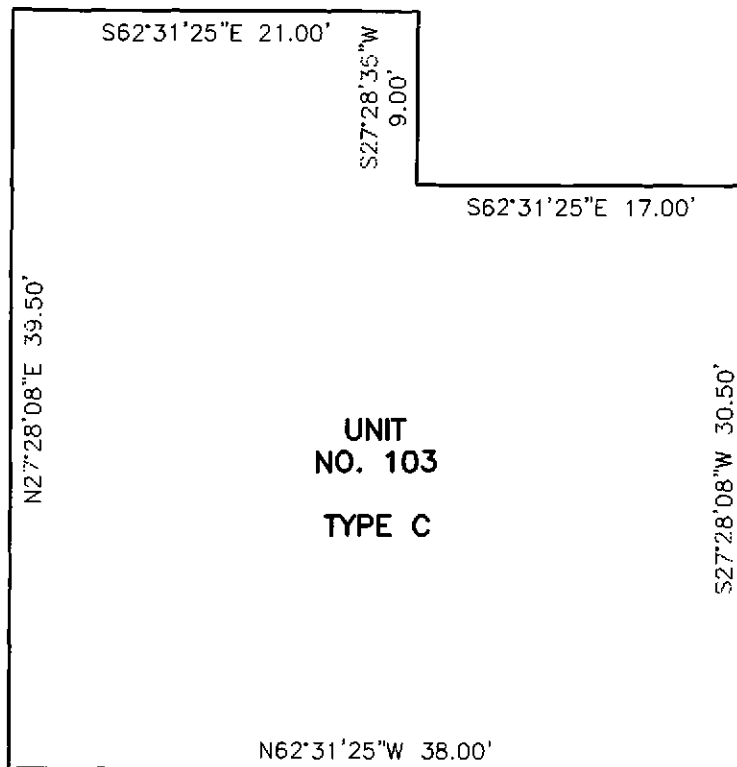
1" = 10'



UNIT
NO. 102
TYPE C



1" = 10'



ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for common expenses for each Unit is 1/103. Each Unit is allocated one (1) vote.

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 21 2014 04:08 PM

FEE: \$ 498.00 2014073632