

**EIGHTH AMENDED DECLARATION OF LAKERIDGE TOWNHOMES,
A CONDOMINIUM**

As a
NO LABEL RECORDING

This Eighth Amended Declaration is made this 13th day of July, 2017 by

LAKERIDGE LIVING, L.P., a Texas limited partnership (Declarant) pursuant to the Texas
Uniform Condominium Act, Chapter 82, Property Code of the State of Texas (the Act).

RECITALS

1. Declarant is the owner in fee simple of certain real estate situated in the City of College Station, County of Brazos, and State of Texas, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all buildings and improvements now or hereafter constructed or located thereon, and all rights, privileges, easements, and appurtenances belonging to or in any way pertaining to said real estate; and
2. Declarant filed a First Restated and Amended Declaration of Lakeridge Townhomes, A Condominium, dated July 8, 2010 in Volume 9722, Page 1 of the Official Records of Brazos County, Texas; an Amended Declaration of Lakeridge Townhomes, a Condominium, dated May 9, 2011 in Volume 10148, Page 173, Official Records of Brazos County, Texas; a Second Amended Declaration of Lakeridge Townhomes, a Condominium, dated May 4, 2012, in Volume 10659, Page 77, Official Records of Brazos County, Texas; a Third Amended Declaration of Lakeridge Townhomes, a Condominium, dated February 7, 2013, in Volume 11151, Page 259, Official Records, Brazos County, Texas; a Fourth Amended Declaration of Lakeridge Townhomes, a Condominium, dated July 18, 2014 in Volume 12154, Page 252, Official Records, Brazos County, Texas; a Fifth Amended Declaration of Lakeridge Townhomes, a Condominium, dated June 19, 2015, in Volume 12762, Page 258, Official Records, Brazos County, Texas; a Sixth Amended Declaration of Lakeridge Townhomes, a Condominium, dated May 13, 2016, in Volume 13345, Page 165, Official Records, Brazos County, Texas; a Seventh Amended Declaration of Lakeridge Townhomes, a Condominium, dated August 26, 2016, in Volume 13568, Page 132, Official Records, Brazos County, Texas; and a Nonmaterial Correction Instrument dated June 25, 2015, in Volume 12776, Page 99, Official Records (collectively called "the Declaration") . The Declaration designated Phase 1A, 1B, 2A, 2B, 3A,3B, 3C and 4A as property submitted to the Act, but reserved unsubmitted portions of Phase 4 as Additional Real Estate, as units which "**Need Not Be Built**".
3. Declarant reserved the development rights under the Act, and desires to exercise the development rights under Section 82.06(o) of the Act for the purpose of submitting a portion of the Additional Real Estate to the Act.

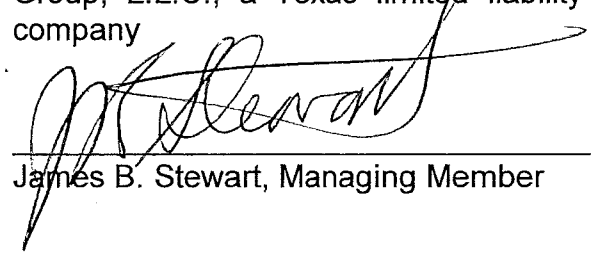
Now, therefore, Declarant, as the owner of the Additional Real Estate, hereby declares as follows:

1. The Declaration is hereby adopted with respect to a portion of the Additional Real Estate. Phase 4B now "**Must Be Built**" and the plat attached as Exhibit "A" is hereby amended to that extent, showing Phase 4B to be added, and the Units to be located therein (the Added Portion). Phase 4B is also described by metes and bounds in Exhibit "A". Any land still owned by Declarant which was included within the Property first designated as land within the area which "Must Be Built" or "Need Not Be Built", which has not yet been submitted is now submitted to the condominium regime.
2. The Added Portion of the Additional Real Estate is hereby submitted to the Act, and the Added Portion of the Additional Real Estate is hereby included within Lakeridge Townhomes. The Added Portion of the Additional Real Estate shown on Exhibit B shall be designated as Phase 4B.
3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into eight (8) phases (Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A, Phase 3B, Phase 3C, Phase 4A and Phase 4B), with such phases hereby divided into **275** units, and does hereby designate all such Units for separate ownership, subject to the provisions of Section 2.4 of the Declaration.
4. The Units are hereby designated by the numbers shown on the attached Exhibit "C", and allocations to each Unit of a percentage of undivided interest in the Common Elements and of a percentage of the Common Expenses are as stated on Exhibit "C". The allocation of undivided interest in the Common Elements and of the Common Expenses has been determined by a ratio formulated upon the relation that each Unit bears to the total number of Units. The votes are equally allocated to all Units with each Unit Owner having one vote for each Unit owned.
5. Except as provided herein, the Declaration is not amended. As provided herein, the Added Portion of the Additional Real Estate is now fully subject to all of the terms and provisions of the Declaration. The units and unit allocations of units created by the Declaration are amended as provided in Exhibit "C".

Signed to be effective on the date stated above.

LAKERIDGE LIVING, L.P., a Texas limited partnership, acted for herein by its General Partner, Starfish Development Group, L.L.C., a Texas limited liability company

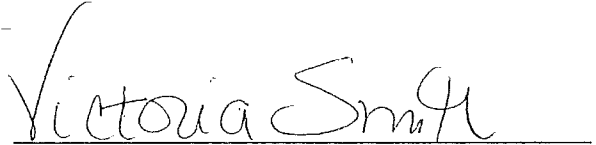
BY:

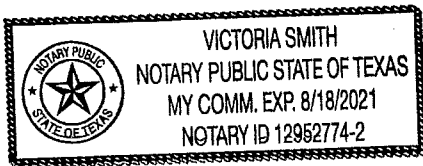

James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 13 day of July, 2017 by JAMES B. STEWART, Managing Member of Starfish Development Group, L.L.C., General Partner of LAKERIDGE LIVING, L.P., a Texas limited partnership, on behalf of said partnership, in the capacity therein stated.


Notary Public, State of Texas



RECORDING PAID FOR BY: HLEP 100107
AFTER RECORDING RETURN TO:

CULLY LIPSEY
1021 University Drive East
College Station, Texas 77840

PREPARED IN THE LAW OFFICE OF:
HOELSCHER, LIPSEY, ELMORE, & POOLE, P.C.
1021 University Drive East
College Station, Texas 77840

WCL\DECL\LAKERIDGE LIVING\EIGHTH AMEND PHASE 4B (kt)



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " "
METES AND BOUNDS DESCRIPTION – PHASE 4B

BEING 1.3448 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE CRAWFORD BURNET SURVEY, ABSTRACT NO. 7, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1R A, BLOCK 1, LAKERIDGE SUBDIVISION LOT 1R A & LOT 2, BLOCK 1, A SUBDIVISION OF RECORD IN VOLUME 11092, PAGE 100 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PHASE 4B-1

COMMENCING at a 1/2 inch iron rod with cap marked "LANDESIGN" found at the northwest intersection of Harvey Mitchell Parkway (FM 2818) (R.O.W width varies) and Jones-Butler Road (95' R.O.W.) and being the southeast corner of said Lot 1R A;

THENCE along the existing north right-of-way line of said Harvey Mitchell Parkway and the south line of said Lot 1R A the following two (2) courses:

1. South 88°18'02" West a distance of 266.24 feet to a broken concrete monument found;
2. South 83°48'02" West a distance of 25.94 feet to a calculated point;

THENCE North 01°59'05" West crossing through said Lot 1R A a distance of 66.18 feet to a calculated point for the Point of Beginning;

THENCE continuing to cross through said Lot 1R A the following eleven (11) the following courses:

1. North 22°31'04" West a distance of 166.31 feet to a calculated point;
2. North 27°00'36" West a distance of 67.16 feet to a calculated point;
3. North 27°00'36" West a distance of 66.94 feet to a calculated point;
4. North 60°57'40" East a distance of 62.24 feet to a calculated point;
5. North 62°42'51" East a distance of 60.10 feet to a calculated point;

6. South 27°17'09" East a distance of 122.70 feet to a calculated point;
7. South 22°03'45" East a distance of 231.28 feet to a calculated point;
8. South 67°56'15" West a distance of 15.00 feet to a calculated point;
9. North 85°58'24" West a distance of 33.60 feet to a calculated point;
10. South 88°18'02" West a distance of 55.44 feet to a calculated point;
11. South 83°48'02" West a distance of 23.67 feet to the POINT OF BEGINNING;

This parcel contains 0.9149 of one acre of land, more or less, out of the CRAWFORD BURNET SURVEY, Abstract No. 7, Brazos County, Texas.

PHASE 4B-2

COMMENCING at a 1/2 inch iron rod with cap marked "LANDESIGN" found at the northwest intersection of Harvey Mitchell Parkway (FM 2818) (R.O.W width varies) and Jones-Butler Road (95' R.O.W.) and being the southeast corner of said Lot 1R A;

THENCE along the existing west right-of-way line of said Jones-Butler Road and the east line of said Lot 1R A the following two (2) courses:

1. North 22°03'44" West a distance of 289.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
2. Along a curve to the left having a radius of 1679.66 feet, a delta angle of 09°05'35", a length of 266.56 feet and a chord which bears North 26°36'31" West a distance of 266.28 feet to a calculated point for the POINT OF BEGINNING;

THENCE crossing through said Lot 1R A the following five (5) courses:

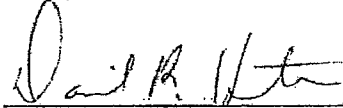
1. South 60°57'40" West a distance of 273.45 feet to a calculated point;
2. South 60°57'40" West a distance of 41.17 feet to a calculated point;
3. North 33°36'17" West a distance of 51.75 feet to a calculated point;
4. North 48°51'59" East a distance of 43.32 feet to a calculated point;
5. North 61°18'20" East a distance of 273.17 feet to a calculated point in the existing west right-of-way line of said Jones-Butler Road and the east line of said Lot 1R A;

THENCE along a curve to the right with the existing west right-of-way line of said Jones-Butler Road and the east line of said Lot 1R A having a radius of 1679.66 feet, a delta angle of 02°01'00", a length of 59.12 feet and a chord which bears South 32°09'49" East a distance of 59.11 feet to the POINT OF BEGINNING

This parcel contains 0.4299 of one acre of land, more or less, out of the CRAWFORD BURNET SURVEY, Abstract No. 7, Brazos County, Texas.

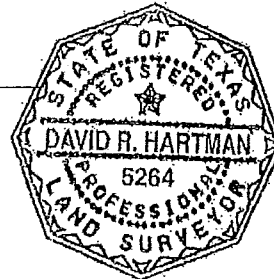
PART 1	0.9149 of one acre
PART 2	0.4299 of one acre
Total	1.3448 of one acre

Description prepared from an on-the-ground survey made during July, 2015. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).



7/17/15
Date

David R. Hartman
Registered Professional Land Surveyor
State of Texas No. 5264



Project Number: 135-09-1
L:\17 AC FM 2818\FNOTES\Lakeridge Ph 4B.doc

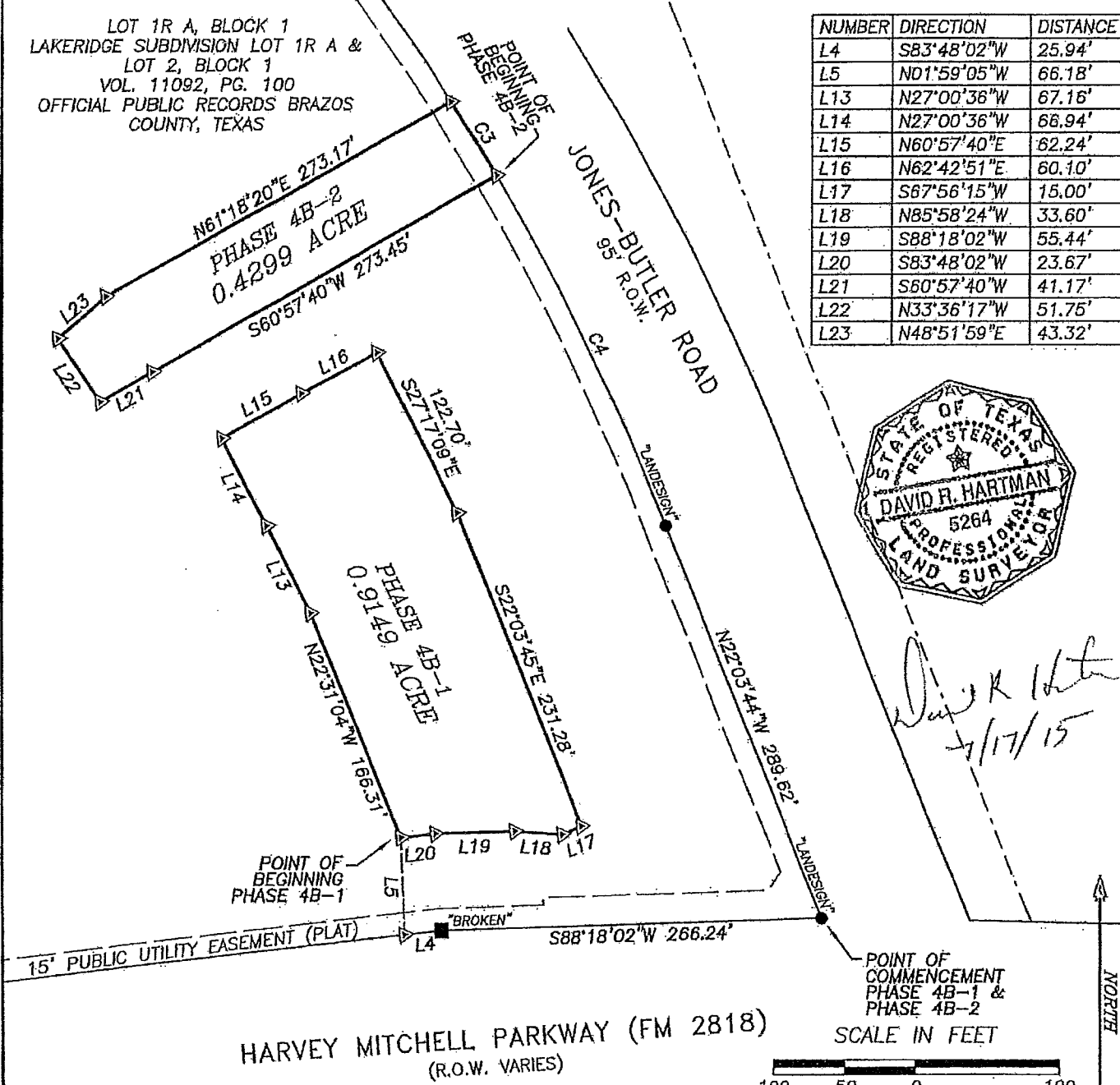
Exhibit "A"

Page 4 of 4 Pages

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C3	1679.66	02°01'00"	59.12	S32°09'49"E	59.11
C4	1679.66	09°05'35"	266.56	N26°36'31"W	266.28

LOT 1R A, BLOCK 1
LAKERIDGE SUBDIVISION LOT 1R A &
LOT 2, BLOCK 1
VOL. 11092, PG. 100
OFFICIAL PUBLIC RECORDS BRAZOS
COUNTY, TEXAS

NUMBER	DIRECTION	DISTANCE
L4	S83°48'02"W	25.94'
L5	ND1°59'05"W	66.18'
L13	N27°00'36"W	67.16'
L14	N27°00'36"W	66.94'
L15	N60°57'40"E	62.24'
L16	N62°42'51"E	60.10'
L17	S67°56'15"W	15.00'
L18	N85°58'24"W	33.60'
L19	S88°18'02"W	55.44'
L20	S83°48'02"W	23.67'
L21	S60°57'40"W	41.17'
L22	N33°36'17"W	51.75'
L23	N48°51'59"E	43.32'



David R. Hartman
4/17/15

LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ▲ CALCULATED POINT
- CONCRETE MONUMENT FOUND

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83)

JOB NUMBER: 135-09-1	DATE: 07/16/2015
PROJECT NAME: 17 AC FM 2818.	
DRAWING NAME: 03102 PHASE 4A.DWG	
DRAWING FILE PATH: L:\17 AC FM 2818\DWGS	
FIELDNOTE FILE PATH: L:\17 AC FM 2818\FNOTES	
RPLS: JB	TECH: HAS
PARTYCHIEF: PC	CHK BY: JB
SHEET 4 of 4	
FIELDBOOKS: 251/33	SCALE: 1" = 100'



LANDESIGN SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

EXHIBIT "C"
TO
EIGHT AMENDED DECLARATION OF
LAKERIDGE TOWNHOMES, A CONDOMINIUM

PERCENT INTEREST CHART

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
1	101	.3636
1	102	.3636
1	103	.3636
1	104	.3636
1	105	.3636
1	106	.3636
2	201	.3636
2	202	.3636
2	203	.3636
2	204	.3636
2	205	.3636
2	206	.3636
2	207	.3636
3	301	.3636
3	302	.3636
3	303	.3636
3	304	.3636
3	305	.3636
3	306	.3636
3	307	.3636
4	401	.3636
4	402	.3636
4	403	.3636
4	404	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
4	405	.3636
4	406	.3636
4	407	.3636
5	501	.3636
5	502	.3636
5	503	.3636
5	504	.3636
5	505	.3636
5	506	.3636
5	507	.3636
6	601	.3636
6	602	.3636
6	603	.3636
6	604	.3636
6	605	.3636
6	606	.3636
6	607	.3636
6	608	.3636
7	701	.3636
7	702	.3636
7	703	.3636
7	704	.3636
7	705	.3636
7	706	.3636
7	707	.3636
7	708	.3636
7	709	.3636
8	801	.3636
8	802	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
8	803	.3636
8	804	.3636
8	805	.3636
8	806	.3636
8	807	.3636
9	901	.3636
9	902	.3636
9	903	.3636
9	904	.3636
9	905	.3636
9	906	.3636
9	907	.3636
9	908	.3636
10	1001	.3636
10	1002	.3636
10	1003	.3636
10	1004	.3636
10	1005	.3636
10	1006	.3636
10	1007	.3636
11	1101	.3636
11	1102	.3636
11	1103	.3636
11	1104	.3636
11	1105	.3636
11	1106	.3636
11	1107	.3636
12	1201	.3636
12	1202	.3636
12	1203	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
12	1204	.3636
12	1205	.3636
12	1206	.3636
12	1207	.3636
12	1208	.3636
13	1301	.3636
13	1302	.3636
13	1303	.3636
13	1304	.3636
13	1305	.3636
13	1306	.3636
13	1307	.3636
13	1308	.3636
13	1309	.3636
13	1310	.3636
13	1311	.3636
13	1312	.3636
14	1401	.3636
14	1402	.3636
14	1403	.3636
14	1404	.3636
14	1405	.3636
14	1406	.3636
14	1407	.3636
14	1408	.3636
14	1409	.3636
14	1410	.3636
15	1501	.3636
15	1502	.3636
15	1503	.3636
15	1504	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
15	1505	.3636
15	1506	.3636
15	1507	.3636
15	1508	.3636
15	1509	.3636
15	1510	.3636
15	1511	.3636
15	1512	.3636
16	1601	.3636
16	1602	.3636
16	1603	.3636
16	1604	.3636
16	1605	.3636
16	1606	.3636
16	1607	.3636
17	1701	.3636
17	1702	.3636
17	1703	.3636
17	1704	.3636
17	1705	.3636
17	1706	.3636
17	1707	.3636
17	1708	.3636
18	1801	.3636
18	1802	.3636
18	1803	.3636
18	1804	.3636
18	1805	.3636
18	1806	.3636
18	1807	.3636
18	1808	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
18	1809	.3636
18	1810	.3636
18	1811	.3636
18	1812	.3636
19	1901	.3636
19	1902	.3636
19	1903	.3636
19	1904	.3636
19	1905	.3636
19	1906	.3636
19	1907	.3636
19	1908	.3636
20	2001	.3636
20	2002	.3636
20	2003	.3636
20	2004	.3636
20	2005	.3636
20	2006	.3636
20	2007	.3636
20	2008	.3636
20	2009	.3636
21	2101	.3636
21	2102	.3636
21	2103	.3636
21	2104	.3636
21	2105	.3636
21	2106	.3636
21	2107	.3636
21	2108	.3636
21	2109	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
21	2110	.3636
21	2111	.3636
22	2201	.3636
22	2202	.3636
22	2203	.3636
22	2204	.3636
22	2205	.3636
22	2206	.3636
22	2207	.3636
22	2208	.3636
22	2209	.3636
22	2210	.3636
22	2211	.3636
23	2301	.3636
23	2302	.3636
23	2303	.3636
23	2304	.3636
23	2305	.3636
23	2306	.3636
24	2401	.3636
24	2402	.3636
24	2403	.3636
24	2404	.3636
24	2405	.3636
25	2501	.3636
25	2502	.3636
25	2503	.3636
25	2504	.3636
25	2505	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
25	2506	.3636
25	2507	.3636
25	2508	.3636
25	2509	.3636
26	2601	.3636
26	2602	.3636
26	2603	.3636
26	2604	.3636
26	2605	.3636
26	2606	.3636
26	2607	.3636
26	2608	.3636
27	2701	.3636
27	2702	.3636
27	2703	.3636
27	2704	.3636
27	2705	.3636
27	2706	.3636
27	2707	.3636
27	2708	.3636
27	2709	.3636
28	2801	.3636
28	2802	.3636
28	2803	.3636
28	2804	.3636
28	2805	.3636
28	2806	.3636
28	2807	.3636
28	2808	.3636
28	2809	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
28	2810	.3636
28	2811	.3636
28	2812	.3636
29	2901	.3636
29	2902	.3636
29	2903	.3636
29	2904	.3636
29	2905	.3636
29	2906	.3636
29	2907	.3636
29	2908	.3636
29	2909	.3636
29	2910	.3636
30	3001	.3636
30	3002	.3636
30	3003	.3636
30	3004	.3636
30	3005	.3636
30	3006	.3636
30	3007	.3636
30	3008	.3636
30	3009	.3636
30	3010	.3636
30	3011	.3636
30	3012	.3636
30	3013	.3636
30	3014	.3636
31	3101	.3636
31	3102	.3636
31	3103	.3636
31	3104	.3636

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
31	3105	.3636
31	3106	.3636
31	3107	.3636
31	3108	.3636
31	3109	.3636
31	3110	.3636
31	3110	.3636
31	3111	.3636
31	3112	.3636
31	3113	.3636
31	3114	.3636