

SIXTH AMENDED DECLARATION OF LAKERIDGE TOWNHOMES, A CONDOMINIUM

This Sixth Amended Declaration is made this 13th day of May, 2016 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; 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 and 3B as property submitted to the Act, but reserved unsubmitted portions of Phases 3 and 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.

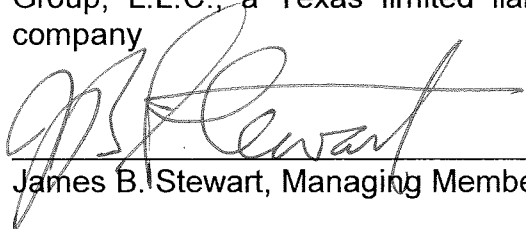
Now, therefore, Declarant, as the owner of the Additional Real Estate, hereby declares as follows:

1. The Declaration is hereby adopted with respect to a portion of the Additional Real Estate. Phase 3C and Phase 4A now "**Must Be Built**" and the plat attached as Exhibit "A" is hereby amended to that extent, showing Phase 3C and Phase 4A to be added, and the Units to be located therein (the Added Portion). Phase 3C and Phase 4A are also described by metes and bounds in Exhibit "A".
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 3C and the Added Portion of the Additional Real Estate shown on Exhibit C shall be designated as Phase 4A.
3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into seven (7) phases (Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A, Phase 3B, Phase 3C and Phase 4A), with such phases hereby divided into 238 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 "D", 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 "D". 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 "D".

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:

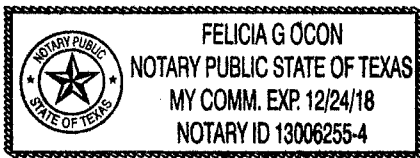


James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 13 day of May, 2016 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.



Felicia A Ocon
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\SIXTH AMEND PHASE 4A (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 3C

BEING 1.146 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 AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap marked "KERR 4502" found in the south line of said Lot 1R A, the southeast corner of Lot 2, and in the existing north right-of-way line of Harvey Mitchell Parkway (FM 2818) (R.O.W width varies);

THENCE North 03°15'29" West along the south line of said Lot 1R A and the east line of said Lot 2 a distance of 178.44 feet to an iron rod found with cap marked "KER 4502" for the northeast corner of said Lot 2;

THENCE crossing through said Lot 1R A the following seven (7) courses:

1. North 86°44'31" East a distance of 63.18 feet to a calculated point;
2. South 04°51'58" East a distance of 66.59 feet to a calculated point;
3. North 84°33'35" East a distance of 163.01 feet to a calculated point;
4. North 83°14'02" East a distance of 214.97 feet to a calculated point;
5. Along a curve to the right having a radius of 401.50 feet, a delta angle of 05°54'28", a length of 41.40 feet and a chord which bears South 13°48'11" East a distance of 41.38 feet to a calculated point;
6. South 83°14'02" West a distance of 62.40 feet to a calculated point;
7. South 09°58'56" East a distance of 69.11 feet to t calculated point in the south line of said Lot 1R A and the existing north right-of-way line of said Harvey Mitchell Parkway;

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

South 83°14'02" West a distance of 242.01 feet to a concrete monument found;

South 85°31'02" West a distance of 154.37 feet to the POINT OF BEGINNING;

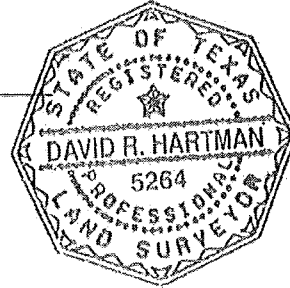
This parcel contains 1.146 acres of land, more or less, out of the CRAWFORD BURNET SURVEY, Abstract No. 7, Brazos County, Texas. Description prepared from an on-the-ground survey made during July, 2015. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).

David R. Hartman

7/17/15

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

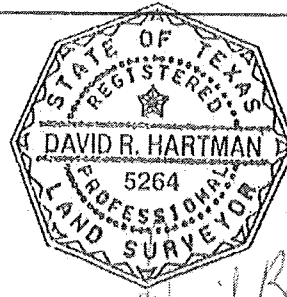
Date



Project Number: 135-09-1
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Exhibit "A"
Page 2 of 6 Pages

Exhibit "A"
Page 3 of 6 Pages

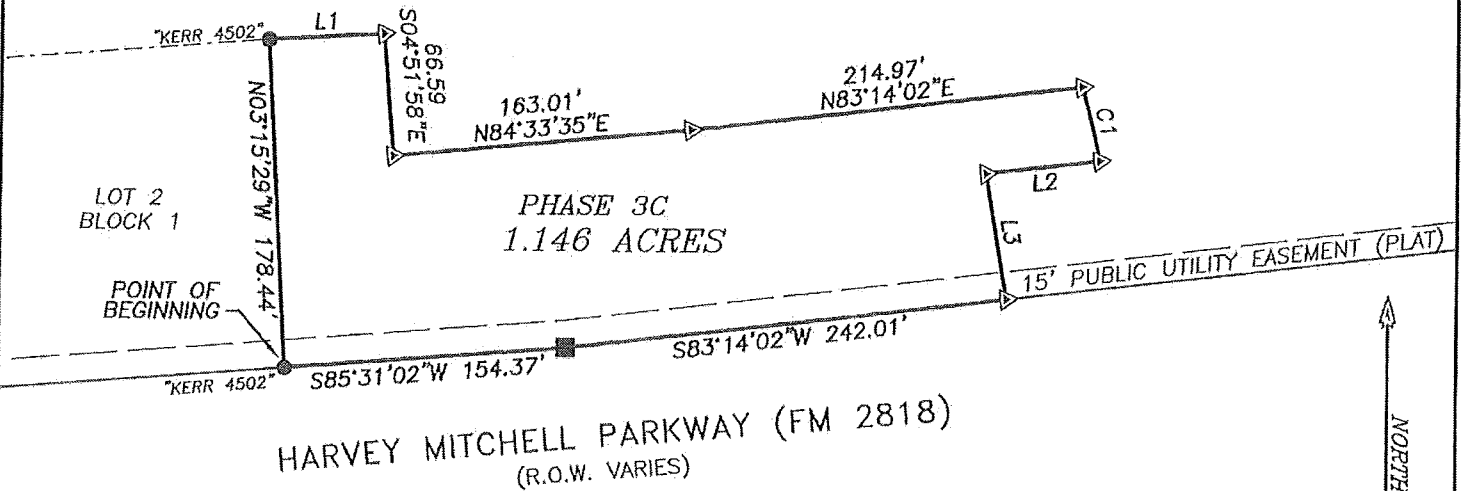


David R. Hartman
7/17/15

CRAWFORD BURNET SURVEY
ABSTRACT NO. 7

LOT 2, BLOCK A
HOLLEMAN VILLAGE ADDITION
VOL. 3613, PG. 285
DEED RECORDS BRAZOS COUNTY
TEXAS

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

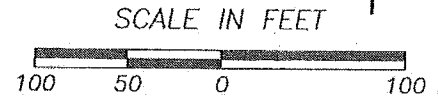


NUMBER	DIRECTION	DISTANCE
L1	N86°44'31"E	63.18'
L2	S83°14'02"W	62.40'
L3	S09°58'56"E	69.11'

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	401.50	05°54'28"	41.40	S13°48'11"E	41.38

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

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



JOB NUMBER: 135-09-1		DATE: 07/16/2015	
PROJECT NAME: 17 AC FM 2818			
DRAWING NAME: 03102 PHASE 3C.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: DH
SHEET 3 of 3		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



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 4A

BEING 1.883 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 AS FOLLOWS:

BEGINNING 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 crossing through said Lot 1R A the following 10 courses:

1. North 01°59'05" West a distance of 66.18 feet to a calculated point;
2. North 83°48'02" East a distance of 23.67 feet to a calculated point;
3. North 88°18'02" East a distance of 55.44 feet to a calculated point;
4. South 85°58'24" East a distance of 33.60 feet to a calculated point;
5. North 67°56'15" East a distance of 15.00 feet to a calculated point;
6. North 22°03'45" West a distance of 231.28 feet to a calculated point;
7. North 27°17'09" West a distance of 122.70 feet to a calculated point;
8. South 62°42'51" West a distance of 60.10 feet to a calculated point;
9. North 29°02'20" West a distance of 63.00 feet to a calculated point

10. North 60°57'40" East a distance of 190.90 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 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. Along a curve to the right 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 South 26°36'31" East a distance of 266.28 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
2. South 22°03'44" East a distance of 289.62 feet to POINT OF BEGINNING;

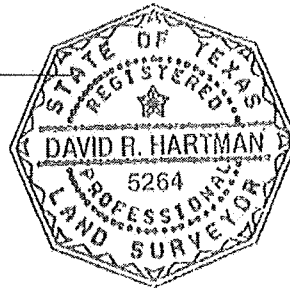
This parcel contains 1.883 acres of land, more or less, out of the CRAWFORD BURNET SURVEY, Abstract No. 7, Brazos County, Texas. Description prepared from an on-the-ground survey made during July, 2015. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).

David R. Hartman

7/17/15

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

Date



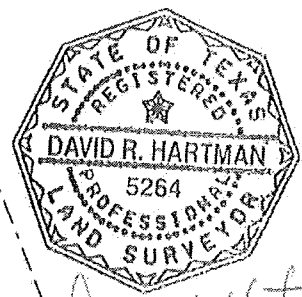
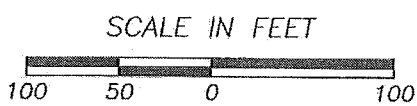
Project Number: 135-09-1
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Exhibit "A"
Page 5 of 6 Pages

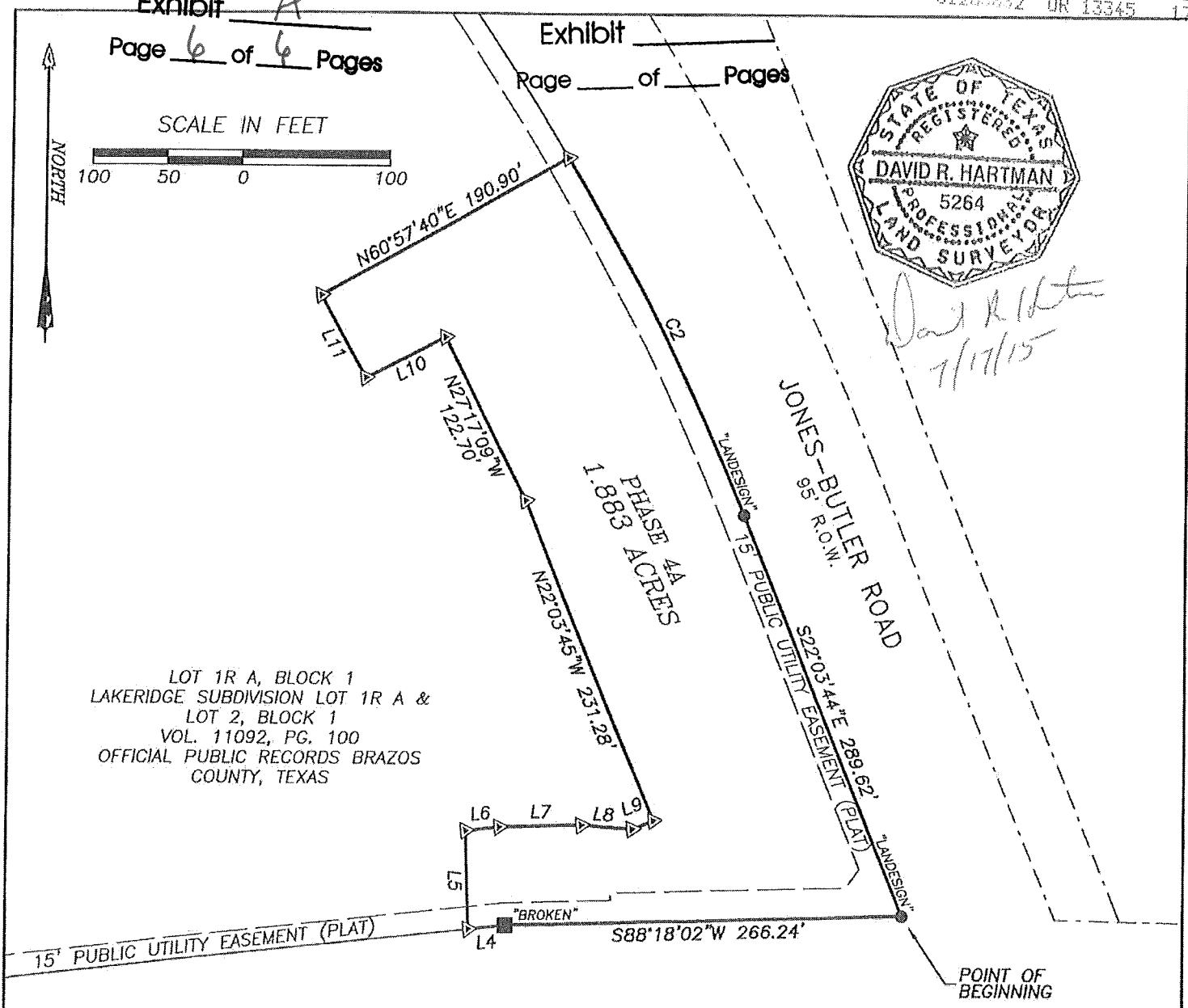
Exhibit "A"

Page 6 of 6 Pages

Exhibit Page of Pages



David R. Hartman
7/17/15



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	N01°59'05"W	66.18'
L6	N83°48'02"E	23.67'
L7	N88°18'02"E	55.44'
L8	S85°58'24"E	33.60'
L9	N67°56'15"E	15.00'
L10	S62°42'51"W	60.10'
L11	N29°02'20"W	63.00'

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C2	1679.66	09°05'35"	266.56	S26°36'31"E	266.28

LEGEND

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

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

JOB NUMBER: 135-09-1		DATE: 07/16/2015	
PROJECT NAME: 17 AC FM 2818			
DRAWING NAME: 03102 PHAE 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: DH
SHEET 3 of 3		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

PARTIAL SITE PLAN
SCALE 1"=30'

4A

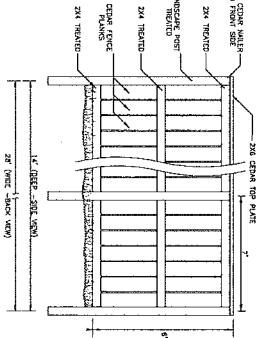
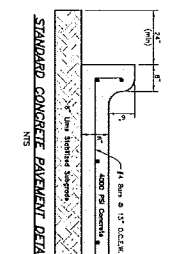
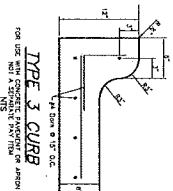


PHASE 1 (CON'D)

BUILDING	TYPE	STORY	AREA (SQ. FT.)	NO. OF UNITS
11	12	3	4,214	12
12	12	3	4,214	12
13	12	3	4,214	12
14	12	3	4,214	12
15	12	3	4,214	12
16	12	3	4,214	12
17	12	3	4,214	12
18	12	3	4,214	12
19	12	3	4,214	12
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100	12	3	4,214	12

PHASE 2 (CON'D)

BUILDING	TYPE	STORY	AREA (SQ. FT.)	NO. OF UNITS
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14	12	3	4,214	12
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97	12	3	4,214	12
98	12	3	4,214	12
99	12	3	4,214	12
100	12	3	4,214	12



LEGEND

1	EXISTING CONSTRUCTION
2	PROPOSED CONSTRUCTION
3	PROPOSED CONSTRUCTION
4	PROPOSED CONSTRUCTION
5	PROPOSED CONSTRUCTION
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7	PROPOSED CONSTRUCTION
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9	PROPOSED CONSTRUCTION
10	PROPOSED CONSTRUCTION
11	PROPOSED CONSTRUCTION
12	PROPOSED CONSTRUCTION
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98	PROPOSED CONSTRUCTION
99	PROPOSED CONSTRUCTION
100	PROPOSED CONSTRUCTION

SITE PLAN NOTES:

1. All dimensions are in feet and inches.
2. All elevations are in feet above mean sea level.
3. All bearings are in degrees, minutes and seconds.
4. All areas are in square feet.
5. All volumes are in cubic feet.
6. All weights are in

EXHIBIT "D"
TO
SIXTH 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	.4202
1	102	.4202
1	103	.4202
1	104	.4202
1	105	.4202
1	106	.4202
2	201	.4202
2	202	.4202
2	203	.4202
2	204	.4202
2	205	.4202
2	206	.4202
2	207	.4202
3	301	.4202
3	302	.4202
3	303	.4202
3	304	.4202
3	305	.4202
3	306	.4202
3	307	.4202
4	401	.4202
4	402	.4202
4	403	.4202
4	404	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
4	405	.4202
4	406	.4202
4	407	.4202
5	501	.4202
5	502	.4202
5	503	.4202
5	504	.4202
5	505	.4202
5	506	.4202
5	507	.4202
6	601	.4202
6	602	.4202
6	603	.4202
6	604	.4202
6	605	.4202
6	606	.4202
6	607	.4202
6	608	.4202
7	701	.4202
7	702	.4202
7	703	.4202
7	704	.4202
7	705	.4202
7	706	.4202
7	707	.4202
7	708	.4202
7	709	.4202
8	801	.4202
8	802	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
8	803	.4202
8	804	.4202
8	805	.4202
8	806	.4202
8	807	.4202
9	901	.4202
9	902	.4202
9	903	.4202
9	904	.4202
9	905	.4202
9	906	.4202
9	907	.4202
9	908	.4202
10	1001	.4202
10	1002	.4202
10	1003	.4202
10	1004	.4202
10	1005	.4202
10	1006	.4202
10	1007	.4202
15	1501	.4202
15	1502	.4202
15	1503	.4202
15	1504	.4202
15	1505	.4202
15	1506	.4202
15	1507	.4202
15	1508	.4202
15	1509	.4202
15	1510	.4202
15	1511	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
15	1512	.4202
16	1601	.4202
16	1602	.4202
16	1603	.4202
16	1604	.4202
16	1605	.4202
16	1606	.4202
16	1607	.4202
17	1701	.4202
17	1702	.4202
17	1703	.4202
17	1704	.4202
17	1705	.4202
17	1706	.4202
17	1707	.4202
17	1708	.4202
18	1801	.4202
18	1802	.4202
18	1803	.4202
18	1804	.4202
18	1805	.4202
18	1806	.4202
18	1807	.4202
18	1808	.4202
18	1809	.4202
18	1810	.4202
18	1811	.4202
18	1812	.4202
19	1901	.4202
19	1902	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
19	1903	.4202
19	1904	.4202
19	1905	.4202
19	1906	.4202
19	1907	.4202
19	1908	.4202
20	2001	.4202
20	2002	.4202
20	2003	.4202
20	2004	.4202
20	2005	.4202
20	2006	.4202
20	2007	.4202
20	2008	.4202
20	2009	.4202
21	2101	.4202
21	2102	.4202
21	2103	.4202
21	2104	.4202
21	2105	.4202
21	2106	.4202
21	2107	.4202
21	2108	.4202
21	2109	.4202
21	2110	.4202
21	2111	.4202
22	2201	.4202
22	2202	.4202
22	2203	.4202
22	2204	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
22	2205	.4202
22	2206	.4202
22	2207	.4202
22	2208	.4202
22	2209	.4202
22	2210	.4202
22	2211	.4202
23	2301	.4202
23	2302	.4202
23	2303	.4202
23	2304	.4202
23	2305	.4202
23	2306	.4202
24	2401	.4202
24	2402	.4202
24	2403	.4202
24	2404	.4202
24	2405	.4202
25	2501	.4202
25	2502	.4202
25	2503	.4202
25	2504	.4202
25	2505	.4202
25	2506	.4202
25	2507	.4202
25	2508	.4202
25	2509	.4202
26	2601	.4202
26	2602	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
26	2603	.4202
26	2604	.4202
26	2605	.4202
26	2606	.4202
26	2607	.4202
26	2608	.4202
27	2701	.4202
27	2702	.4202
27	2703	.4202
27	2704	.4202
27	2705	.4202
27	2706	.4202
27	2707	.4202
27	2708	.4202
27	2709	.4202
28	2801	.4202
28	2802	.4202
28	2803	.4202
28	2804	.4202
28	2805	.4202
28	2806	.4202
28	2807	.4202
28	2808	.4202
28	2809	.4202
28	2810	.4202
28	2811	.4202
28	2812	.4202
29	2901	.4202
29	2902	.4202
29	2903	.4202
29	2904	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
29	2905	.4202
29	2906	.4202
29	2907	.4202
29	2908	.4202
29	2909	.4202
29	2910	.4202
30	3001	.4202
30	3002	.4202
30	3003	.4202
30	3004	.4202
30	3005	.4202
30	3006	.4202
30	3007	.4202
30	3008	.4202
30	3009	.4202
30	3010	.4202
30	3011	.4202
30	3012	.4202
30	3013	.4202
30	3014	.4202
31	3101	.4202
31	3102	.4202
31	3103	.4202
31	3104	.4202
31	3105	.4202
31	3106	.4202
31	3107	.4202
31	3108	.4202
31	3109	.4202
31	3110	.4202
31	3110	.4202
31	3111	.4202

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
31	3112	.4202
31	3113	.4202
31	3114	.4202

Filed for Record in:
BRAZOS COUNTY

On: May 13, 2016 at 03:18P

As a
Recordings

Document Number: 01263832

Amount 102.00

Receipt Number - 574544

By:
Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

May 13, 2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY