

COPY

Filed for Record in:
BRAZOS COUNTY

On: Feb 08, 2013 at 03:55P

As a
**THIRD AMENDED DECLARATION OF LAKERIDGE TOWNHOMES,
A CONDOMINIUM**

Document Number: 01145625

This Third Amended Declaration is made this 7 day of Feb 2013, Amount 64.00

Receipt Number - 461161

By [Signature]
2013 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; and a Second Amended Declaration of Lakeridge Townhomes, a Condominium dated May 4, 2012, in Volume 10659, Page 77, Official Records of Brazos County, Texas (collectively called "the Declaration"). The Declaration designated Phase 1A, 1B and 2A, as property submitted to the Act, but reserved unsubmitted portions of Phase 2 (to be called 2B), and 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:

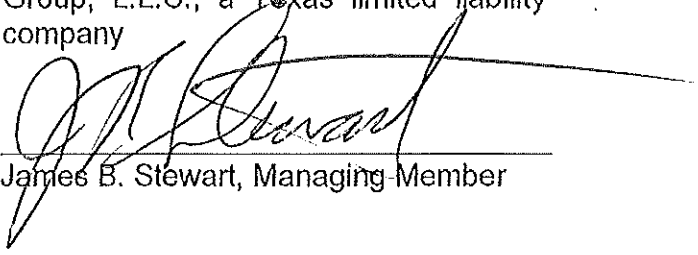
1. The Declaration is hereby adopted with respect to a portion of the Additional Real Estate. Phase 2B now "Must Be Built" and the plat attached as Exhibit "A" is hereby amended to that extent, showing Phase 2B to be added, and the Units to be located therein (the Added Portion). Phases 3 and 4 shall remain as phases which "Need Not Be Built". Phases 1A, 1B, 2A and 2B 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 shall be designated as Phase 2B.
3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into four phases (Phase 1A, Phase 1B, Phase 2A and Phase 2B), with such phases hereby divided into 112 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 "B", 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 "B". 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 "B".

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

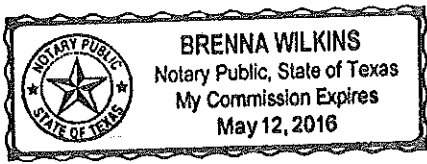
BY:


James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 7 day of February, 2013 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.



Brenna Wilkins
Notary Public, State of Texas

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

CULLY LIPSEY

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

WCL\DECL\LAKERIDGE LIVING\THIRD AMEND PHASE 2B (vsj)

EXHIBIT "A"



Landesign Services, Inc.

555 Round Rock West Drive
Bldg. D, Suite 170
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax

EXHIBIT "A" METES AND BOUNDS OF PHASE 2B

BEING 1.769 ACRES (76,600 SQ. FT.) 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, BLOCK 1, REPLAT OF LAKERIDGE SUBDIVISION A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 1069935 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rebar with cap marked "LANDESIGN" set in the northwest line of said Lot 1R and the southeast line of Lot 2, Block A, Holleman Village Addition, a subdivision in Brazos County, Texas recorded in Volume, 3613, Page 285 of the Deed Records of Brazos County, Texas from which a 1/2 inch iron rebar found in the southwest right of way line of Jones-Butler Road (90 foot R.O.W.) for the most easterly corner of said Lot 2, Block A, Holleman Village Addition and the most westerly corner of a called 0.38 acre tract of land conveyed to the City of College Station, Texas in Warranty Deed recorded in Volume 5064, Page 67 of the Official Public Records of Brazos County, Texas bears North 41°28'12" East a distance of 5.00 feet;

THENCE South 41°28'12" West with the northwest line of said Lot 1R and the southeast line of said Lot 2 a distance of 546.89 feet to a calculated point from which a 1/2 inch iron rebar with cap marked "LANDESIGN" found in the north right of way line of Harvey Mitchell Parkway (FM 2818)(R.O.W width varies) at its intersection with the northwest line of said Lot 1R, being the southeast corner of a remainder of a called 58.30 acre tract of land conveyed to ARAPAHO, LTD. in Warranty Deed recorded in Volume 354, Page 416 of the Deed Records of Brazos County, Texas, bears South 41°28'12" West a distance of 806.80 feet;

THENCE South 47°37'55" East crossing through said Lot 1R a distance of 156.64 feet to the POINT OF BEGINNING;

THENCE continuing to cross Lot 1R the following eight (8) courses:

1. South 47°38'11" East a distance of 67.06 feet to a calculated point;
2. South 15°23'34" East a distance of 8.71 feet to a calculated point;
3. South 40°27'07" East a distance of 133.53 feet to a calculated point;
4. South 24°38'19" East a distance of 145.62 feet to a calculated point;
5. North 83°14'02" East a distance of 89.31 feet to a calculated point;
6. South 22°42'06" East a distance of 61.56 feet to a calculated point;

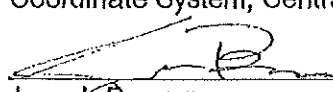
7. South 83°46'56" West a distance of 16.91 feet to a calculated point;
8. South 04°06'10" West a distance of 70.20 feet to a calculated point in the existing north right-of-way line of Harvey Mitchell Parkway (F.M. 2818) (R.O.W. Varies) and the south line of said Lot 1R, from which a concrete monument found bears North 83°14'02" East a distance of 9.20 feet;

THENCE South 83°14'02" West with the existing north right-of-way line of Harvey Mitchell Parkway and the south line of said Lot 1R a distance of 248.78 feet to a calculated point from which a concrete monument found bears South 83°14'02" West a distance of 242.01 feet;

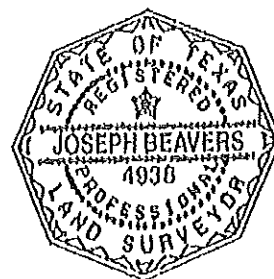
THENCE crossing through said Lot 1R the following thirteen (13) courses:

1. North 09°58'56" West a distance of 69.11 feet to a calculated point;
2. North 83°14'02" East a distance of 62.40 feet to a calculated point;
3. Along a non-tangent curve to the left, having a radius of 401.50 feet, a delta angle of 09°44'04", a length of 68.21 feet and a chord which bears North 15°42'59" West a distance of 68.13 feet to a calculated point;
4. South 68°46'58" West a distance of 51.41 feet to a calculated point;
5. North 31°33'41" West a distance of 129.21 feet to a calculated point;
6. North 49°54'39" East a distance of 48.40 feet to a calculated point;
7. Along a non-tangent curve to the left, having a radius of 225.45 feet, a delta angle of 19°49'17", a length of 225.45 feet and a chord which bears North 49°45'18" West a distance of 77.61 feet to a calculated point;
8. North 39°09'59" West a distance of 31.10 feet to a calculated point;
9. North 87°32'19" West a distance of 11.32 feet to a calculated point;
10. North 02°27'41" East a distance of 25.00 feet to a calculated point;
11. South 87°32'19" East a distance of 11.97 feet to a calculated point;
12. North 42°09'57" East a distance of 24.14 feet to a calculated point;
13. North 50°14'16" East a distance of 84.80 feet to the POINT OF BEGINNING;

This parcel contains 1.759 acres (76,600 sq. ft.) 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 January, 2007. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).


 Joseph Beavers
 Registered Professional Land Surveyor
 State of Texas No. 4938

25 Aug 11
 Date



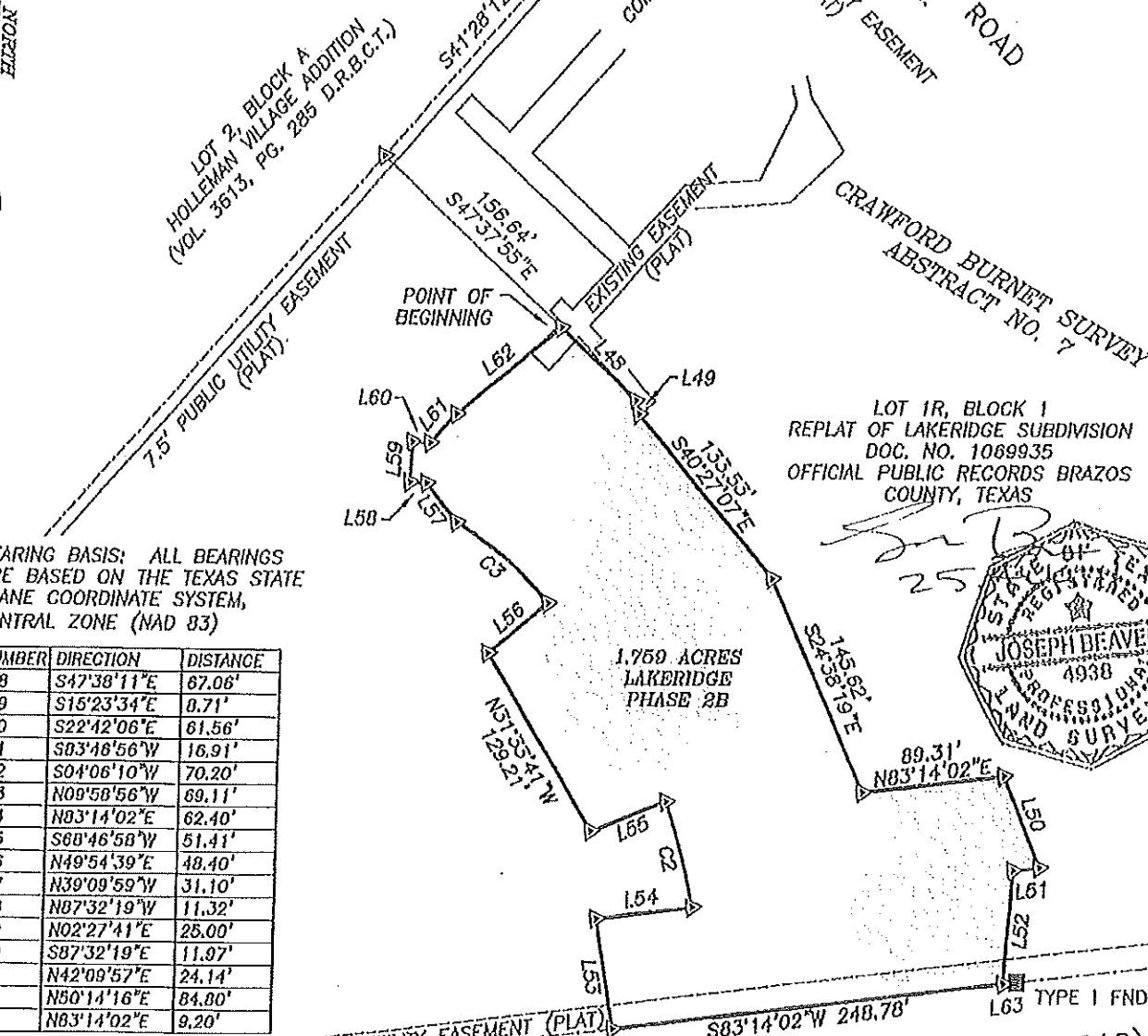
Project Number: 135-09-1
 L:\17 AC FM 2818\FNOTES\Lakeridge Ph 2B.doc

SKETCH

LEGEND

- ⊙ 1/2" IRON REBAR FOUND (unless noted otherwise)
- △ CALCULATED POINT
- CONCRETE MONUMENT FOUND (TYPE I)

SCALE IN FEET

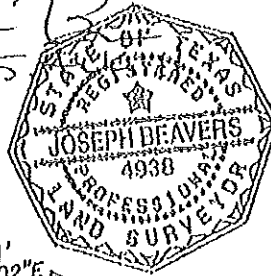


BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83)

NUMBER	DIRECTION	DISTANCE
L48	S47°38'11"E	67.06'
L49	S15°23'34"E	0.71'
L50	S22°42'06"E	61.56'
L51	S03°48'56"W	16.91'
L52	S04°06'10"W	70.20'
L53	N09°58'56"W	69.11'
L54	N03°14'02"E	62.40'
L55	S68°46'58"W	51.41'
L56	N49°54'39"E	48.40'
L57	N39°09'59"W	31.10'
L58	N07°32'19"W	11.32'
L59	N02°27'41"E	25.00'
L60	S87°32'19"E	11.97'
L61	N42°09'57"E	24.14'
L62	N50°14'16"E	84.80'
L63	N03°14'02"E	9.20'

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C2	09°44'04"	401.50	68.21	N15°42'59"W	68.13
C3	19°49'17"	225.45	77.99	N49°45'18"W	77.61

LOT 1R, BLOCK 1
REPLAT OF LAKERIDGE SUBDIVISION
DOC. NO. 1068935
OFFICIAL PUBLIC RECORDS BRAZOS
COUNTY, TEXAS



HARVEY MITCHELL PARKWAY (FM 2818)
R.O.W. VARIES

JOB NUMBER: 135-09-1 DATE: 08/22//2011

PROJECT NAME: 17 AC FM 2818

DRAWING NAME: 03102ESMT2B.DWG

DRAWING FILE PATH:
L:\17 AC FM 2818\DWGS

FIELDNOTE FILE PATH:
L:\17 AC FM 2818\FNOTES

RPLS: JB TECH: HAS PARTYCHIEF: CHK BY: JB

SHEET 3 of 3 FIELDBOOKS: SCALE: 1" = 100'

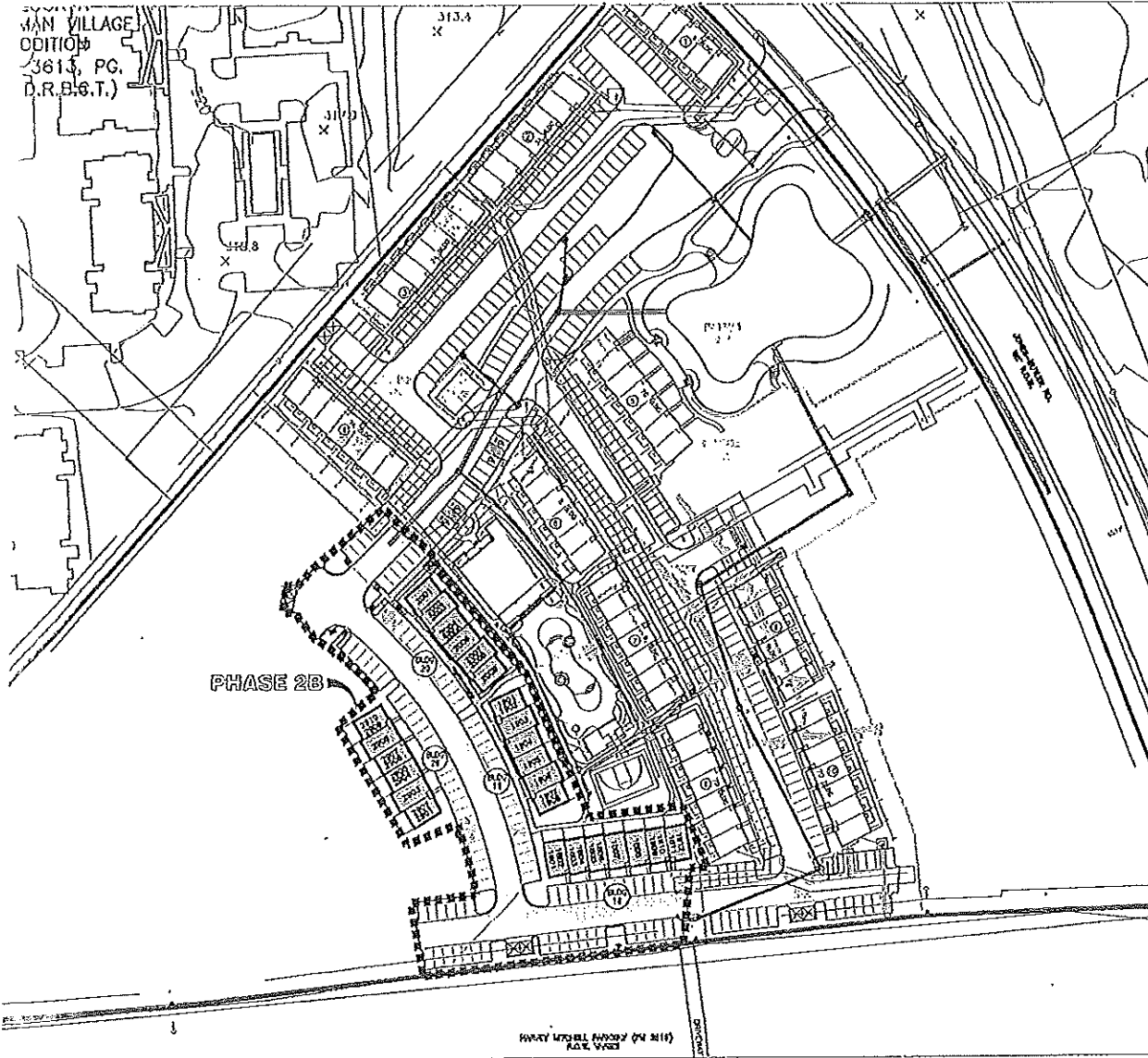


LANDESIGN SERVICES, INC.

512-298-7001
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

Exhibit "A"
Page 3 of 4 Pages

MAN VILLAGE
 ADDITION
 3613, PG.
 D.R.B.(6.T.)



For Information Review Only
 These documents are not
 to be used for bidding,
 or permit purposes,
 Prepared by:
 J.M.C.
 Job No. 20040

FEBRUARY, 2013
 CADDERS BY J.M.C.
 2013.02.16, V.04



T.379.260.6983
 F.379.260.3584
 TX 78417-1443
 111 UNIVERSITY DR. E. DALLAS
 SUITE 204
 COLLEGE STATION, TX 77840

PLANS & BOOK PRODUCTS IN
 CIVIL, ARCHITECTURAL, LANDSCAPE
 ARCHITECTURE, SURVEYING & FORESTRY
 111 UNIVERSITY DRIVE, DALLAS, TEXAS 75243

PHASE 2B BUILDINGS
 AND BOUNDARIES
 LAKERIDGE TOWNHOMES

A-1

EXHIBIT "B"
TO
THIRD 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	0.8928
1	102	0.8928
1	103	0.8928
1	104	0.8928
1	105	0.8928
1	106	0.8928
2	201	0.8928
2	202	0.8928
2	203	0.8928
2	204	0.8928
2	205	0.8928
2	206	0.8928
2	207	0.8928
3	301	0.8928
3	302	0.8928
3	303	0.8928
3	304	0.8928
3	305	0.8928
3	306	0.8928
3	307	0.8928

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
4	401	0.8928
4	402	0.8928
4	403	0.8928
4	404	0.8928
4	405	0.8928
4	406	0.8928
4	407	0.8928
5	501	0.8928
5	502	0.8928
5	503	0.8928
5	504	0.8928
5	505	0.8928
5	506	0.8928
5	507	0.8928
6	601	0.8928
6	602	0.8928
6	603	0.8928
6	604	0.8928
6	605	0.8928
6	606	0.8928
6	607	0.8928
6	608	0.8928

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
7	701	0.8928
7	702	0.8928
7	703	0.8928
7	704	0.8928
7	705	0.8928
7	706	0.8928
7	707	0.8928
7	708	0.8928
7	709	0.8928
8	801	0.8928
8	802	0.8928
8	803	0.8928
8	804	0.8928
8	805	0.8928
8	806	0.8928
8	807	0.8928
9	901	0.8928
9	902	0.8928
9	903	0.8928
9	904	0.8928
9	905	0.8928
9	906	0.8928
9	907	0.8928
9	908	0.8928

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
10	1001	0.8928
10	1002	0.8928
10	1003	0.8928
10	1004	0.8928
10	1005	0.8928
10	1006	0.8928
10	1007	0.8928
18	1801	0.8928
18	1802	0.8928
18	1803	0.8928
18	1804	0.8928
18	1805	0.8928
18	1806	0.8928
18	1807	0.8928
18	1808	0.8928
18	1809	0.8928
18	1810	0.8928
18	1811	0.8928
18	1812	0.8928
19	1901	0.8928
19	1902	0.8928
19	1903	0.8928
19	1904	0.8928
19	1905	0.8928

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
19	1906	0.8928
19	1907	0.8928
19	1908	0.8928
20	2001	0.8928
20	2002	0.8928
20	2003	0.8928
20	2004	0.8928
20	2005	0.8928
20	2006	0.8928
20	2007	0.8928
20	2008	0.8928
20	2009	0.8928
29	2901	0.8928
29	2902	0.8928
29	2903	0.8928
29	2904	0.8928
29	2905	0.8928
29	2906	0.8928
29	2907	0.8928
29	2908	0.8928
29	2909	0.8928
29	2910	0.8928