

SECOND AMENDED DECLARATION OF LAKERIDGE TOWNHOMES, A CONDOMINIUM

This Second Amended Declaration is made this 4 day of MAY, 2012 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, other than Phases 1A and 1B, out of which some of the Units have been sold; and
2. Declarant filed a Declaration of Lakeridge Townhomes, A Condominium dated July 8, 2010 in Volume 9722, page 6 of the Official Records of Brazos County, Texas and an Amended Declaration of Lakeridge Townhomes, a Condominium dated May 9, 2011 in Volume 10148, Page 173, Official Records of Brazos County, Texas (collectively called "the Declaration"). The Declaration designated Phase 1A and 1B, as property submitted to the Act, but reserved Phases 2, 3, and 4 as Additional Real Estate, with the notation on the plat as "**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:

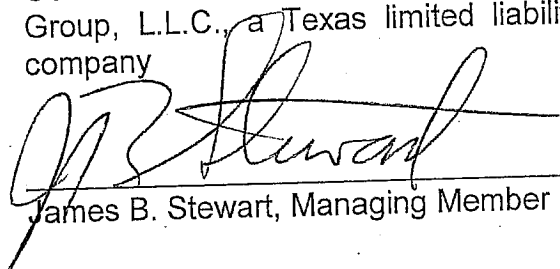
1. The Declaration is hereby adopted with respect to a portion of the Additional Real Estate. Phase 2A now "**Must Be Built**" and the plat attached as Exhibit "A" is hereby amended to that extent, showing Phase 2A to be added, and the Units to be located therein (the Added Portion). Phases 3 and 4 shall remain as phases which "**Need Not Be Built**". Phases 1A, 1B and 2A 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 2A.
3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into three phases (Phase 1A, Phase 1B, and Phase 2A), with such phases hereby divided into 73 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

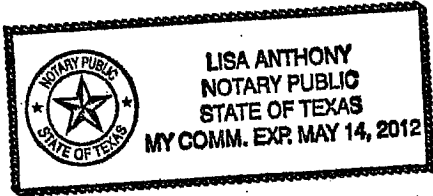
BY:


James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 4th day of May, 2012 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.



Lisa Anthony

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\SECOND AMEND.PHASE 2A (1a)

EXHIBIT "A"

Doc Bk Vol Ps
01119187 DR 10659 80



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 2A

BEING 1.613 ACRES (70,260 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" found in the southeast corner of said Lot 1R and the northwest intersection of Jones-Butler Road (90 foot R.O.W.) and Harvey Mitchell Parkway (F.M. 2818) (R.O.W. Varies);

THENCE with the existing north right-of-way line of Harvey Mitchell Parkway and the south line of said Lot 1R the following three (3) courses:

1. South 88°18'02" West a distance of 37.33 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" found;
2. South 88°18'02" West a distance of 228.91 feet to a concrete monument found;
3. South 83°48'02" West a distance of 25.94 feet to the POINT OF BEGINNING;

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

1. South 83°48'02" West a distance of 200.36 feet to a concrete monument found;
2. South 83°14'02" West a distance of 9.20 feet to a calculated point;

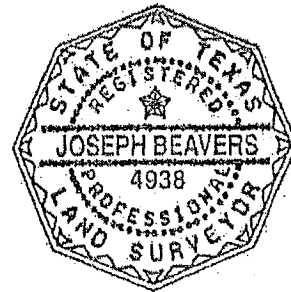
THENCE crossing through said Lot 1R the following fifteen (15) courses:

1. North 04°06'10" East a distance of 70.20 feet to a calculated point;
2. North 83°46'56" East a distance of 16.91 feet to a calculated point;
3. North 22°42'06" West a distance of 132.34 feet to a calculated point;
4. North 29°04'36" West a distance of 152.40 feet to a calculated point;
5. North 46°54'13" West a distance of 12.85 feet to a calculated point;

- 6. North 57°21'57" East a distance of 55.27 feet to calculated point;
- 7. South 32°38'16" East a distance of 22.38 feet to a calculated point;
- 8. North 57°56'09" East a distance of 64.97 feet to a calculated point;
- 9. North 33°36'17" West a distance of 7.00 feet to a calculated point;
- 10. North 60°57'40" East a distance of 41.17 feet to a calculated point;
- 11. South 27°33'39" East a distance of 63.02 feet to a calculated point;
- 12. North 60°57'40" East a distance of 21.93 feet to a calculated point;
- 13. South 27°00'36" East a distance of 134.09 feet to a calculated point;
- 14. South 22°31'04" East a distance of 166.31 feet to a calculated point;
- 15. South 01°59'05" East a distance of 66.18 feet to the POINT OF BEGINNING;

This parcel contains 1.613 acres (70,260 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 25 AUG 11
Date
Joseph Beavers
Registered Professional Land Surveyor
State of Texas No. 4938.

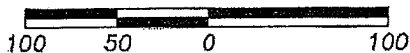


Project Number: 135-09-1
L:\17 AC FM 2818\FNOTES\Lakeridge Ph 2A.doc

Filed for Record in:
BRAZOS COUNTY
On: May 04, 2012 at 03:42P
As a
Recording
Document Number: 01119187
Amount 48.00
Receipt Number - 437266
By: Ashlie Peters
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 04, 2012
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

SKETCH

SCALE IN FEET



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

LEGEND

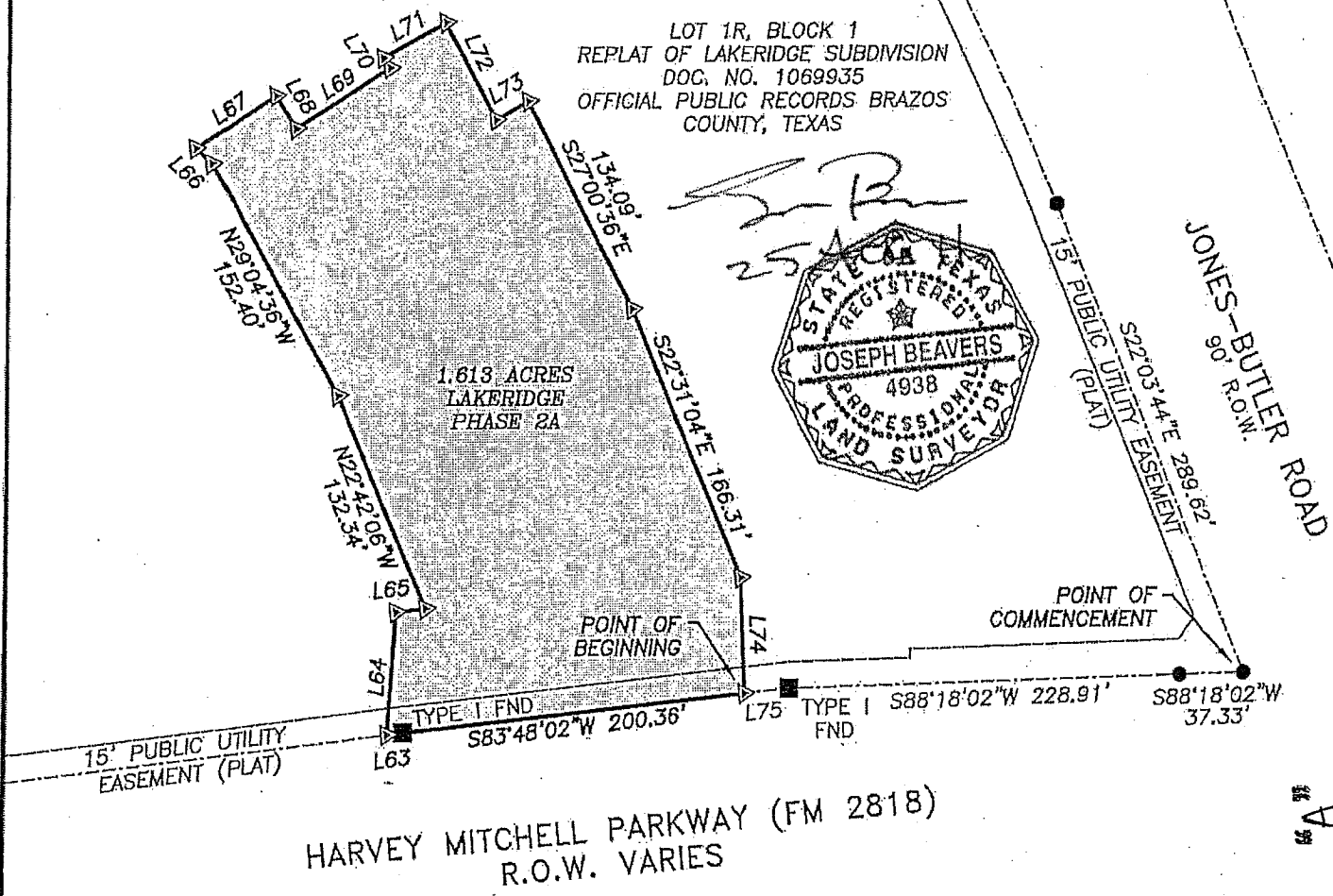
- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ▲ CALCULATED POINT
- CONCRETE MONUMENT FOUND (TYPE I)

NUMBER	DIRECTION	DISTANCE
L63	S83°14'02"W	9.20'
L64	N04°06'10"E	70.20'
L65	N83°46'56"E	16.91'
L66	N46°54'13"W	12.85'
L67	N57°21'57"E	55.27'
L68	S32°38'16"E	22.38'
L69	N57°56'09"E	64.97'
L70	N33°36'17"W	7.00'
L71	N60°57'40"E	41.17'
L72	S27°33'39"E	63.02'
L73	N60°57'40"E	21.93'
L74	S01°59'05"E	66.18'
L75	S83°48'02"W	25.94'

CRAWFORD BURNET SURVEY
ABSTRACT NO. 7

LOT 1R, BLOCK 1
REPLAT OF LAKERIDGE SUBDIVISION
DOC. NO. 1069935
OFFICIAL PUBLIC RECORDS BRAZOS
COUNTY, TEXAS

1.613 ACRES
LAKERIDGE
PHASE 2A



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: 03102ESMT2A.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.

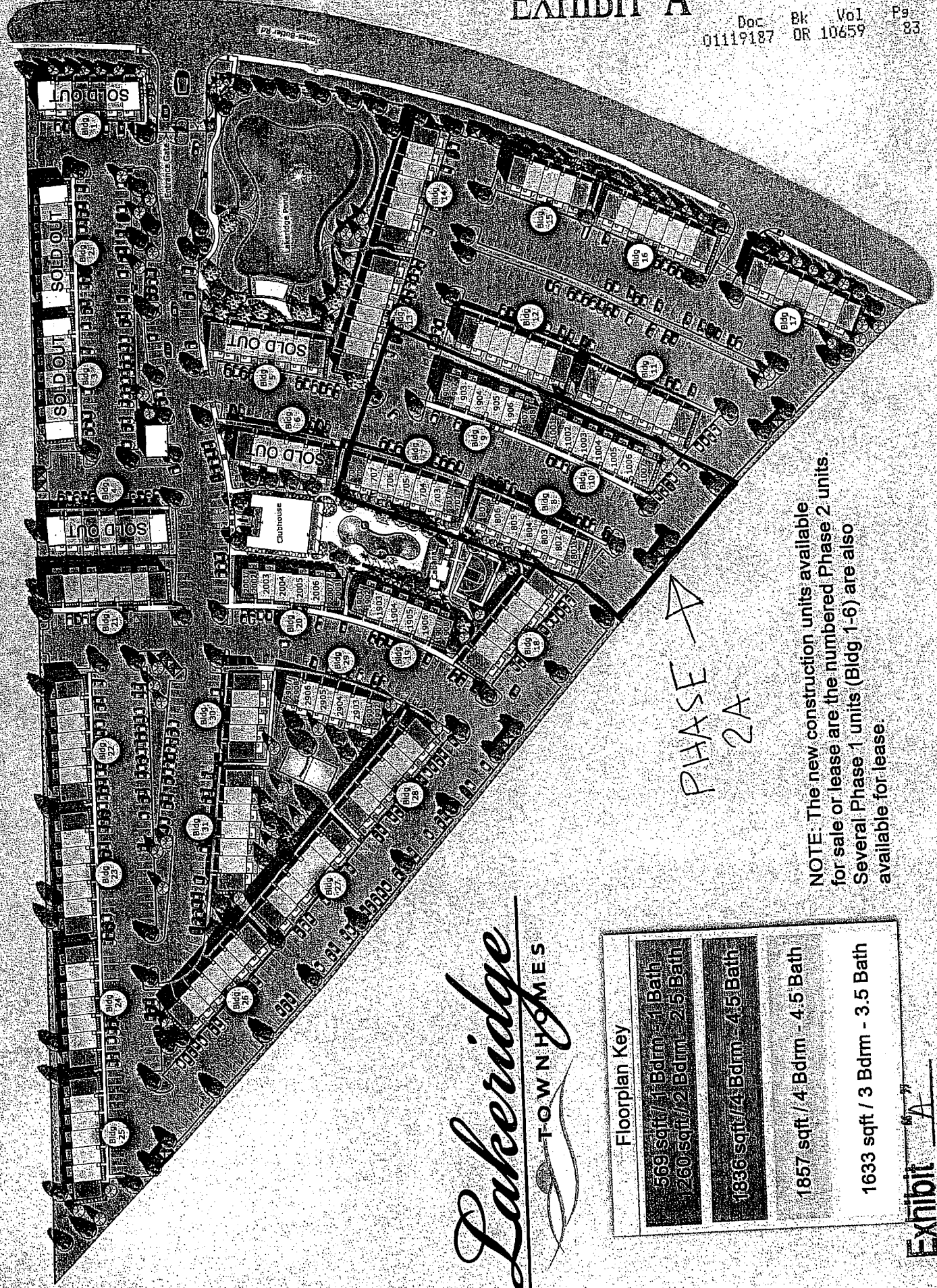
512-238-7901
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

Exhibit "A"

Page 3 of 5 Pages

EXHIBIT "A"

Doc 01119187 Bk OR 10659 Vol 83 Pg 83



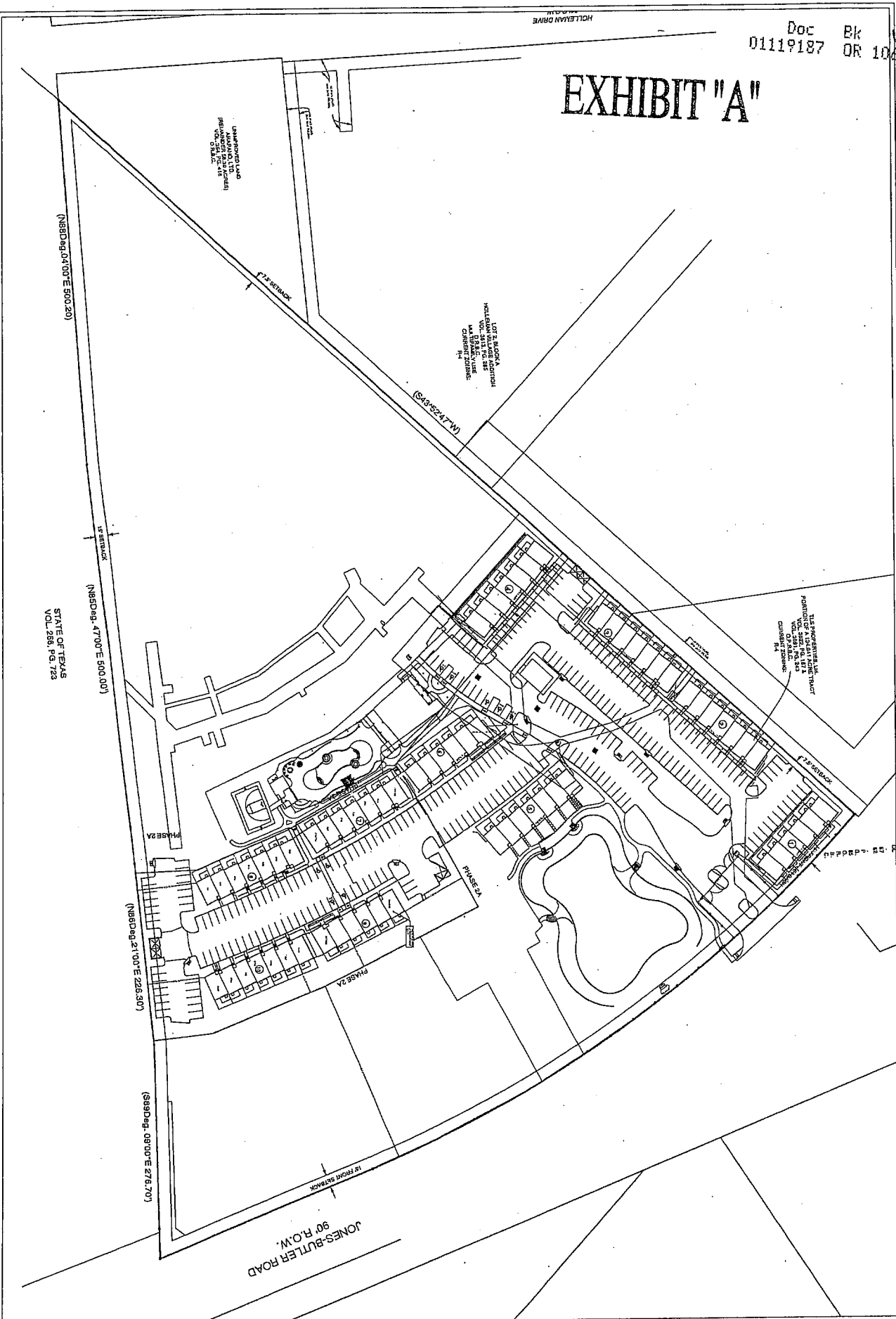
PHASE 2A

NOTE: The new construction units available for sale or lease are the numbered Phase 2 units. Several Phase 1 units (Bldg 1-6) are also available for lease.

Lakewood TOWNHOMES

Floorplan Key	
569 sqft / 1 Bdrm - 1 Bath	
260 sqft / 2 Bdrm - 2.5 Bath	
1836 sqft / 4 Bdrm - 4.5 Bath	
1857 sqft / 4 Bdrm - 4.5 Bath	
1633 sqft / 3 Bdrm - 3.5 Bath	

EXHIBIT "A"



UNASSIGNED LAND
AMERICAN LTD. PARTNERSHIP
RECORDS IN THE 416
DISTRICT ZONING

LOT 2, BLOCK 4
HOLLISMAN VALLEY SEC. 10
VOL. 218, PAGE 10
DISTRICT ZONING

THE PROPERTY IS THE
PORTION OF LOT 10, 11 & 12
VOL. 218, PAGE 10
DISTRICT ZONING

(N88D0q, 04100° E 500.20)

(N85D0q, 4700° E 500.00)

STATE OF TEXAS
VOL. 288, PG. 723

(N86D0q, 21100° E 228.30)

(S89D0q, 09700° E 276.70)

JONES-BUTLER ROAD
90' R.O.W.

18 FOOT SERVICE

DRAWINGS PROVIDED BY: Starfish Development Group 1158 Jones Butler Rd College Station, TX 77840	PROJECT DESCRIPTION: PHASE 2A BUILDINGS AND BOUNDARIES	SHEET TITLE: PHASE 2A SITE PLAN	NO.	DESCRIPTION	BY	DATE

A-1

SHEET:

SCALE:
1" = 50'

DATE:
4/23/2012

EXHIBIT "B"
TO
SECOND AMENDED DECLARATION OF
LAKERIDGE TOWNHOMES, A CONDOMINIUM

PERCENT INTEREST CHART

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
7	701	3.2258
7	702	3.2258
7	703	3.2258
7	704	3.2258
7	705	3.2258
7	706	3.2258
7	707	3.2258
7	708	3.2258
7	709	3.2258
8	801	3.2258
8	802	3.2258
8	803	3.2258
8	804	3.2258
8	805	3.2258
8	806	3.2258
8	807	3.2258
9	901	3.2258
9	902	3.2258
9	903	3.2258
9	904	3.2258
9	905	3.2258
9	906	3.2258
9	907	3.2258
9	908	3.2258
10	1001	3.2258
10	1002	3.2258
10	1003	3.2258
10	1004	3.2258
10	1005	3.2258
10	1006	3.2258
10	1007	3.2258

Exhibit "B"
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