

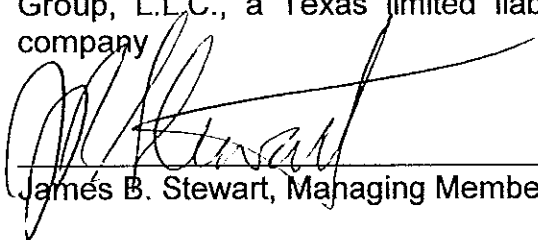


2. The Added Portion of the Additional Real Estate is hereby submitted to the Act, and the Added Portion of the Additional Real Estate is hereby included within Lakeridge Townhomes. The Added Portion of the Additional Real Estate shall be designated as Phase 3A.
3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into five phases (Phase 1A, Phase 1B, Phase 2A, Phase 2B and Phase 3A), with such phases hereby divided into 142 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

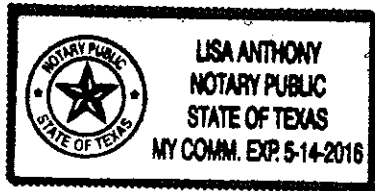
BY:

  
James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BEAROS

This instrument was acknowledged before me on the 18<sup>th</sup> day of July, 2014 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  
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\FOURTH AMEND PHASE 3A (kt)

# EXHIBIT "A"



## 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 "A" METES AND BOUNDS DESCRIPTION

BEING 1.695 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 rebar with cap marked "LANDESIGN" found for the northwest corner of said Lot 1R A and in the south 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 east right of way line of Holleman Drive (60' R.O.W.) for the southwest corner of said Lot 2, Block A, Holleman Village Addition bears South 84°34'31" West a distance of 21.00 feet;

THENCE with the north line of said Lot 1R A and the south line of said Lot 2 the following two (2) courses:

1. North 84°34'31" East a distance of 306.06 feet to a 3/4" iron rod found;
2. North 41°28'12" East a distance of 320.63 feet to a calculated point;

THENCE crossing through said Lot 1R A the following eleven (11) courses:


1. South 47°46'59" East a distance of 147.33 feet to a calculated point;
2. South 50°14'16" West a distance of 23.79 feet to a calculated point;
3. South 42°09'57" West a distance of 24.14 feet to a calculated point;
4. North 87°32'19" West a distance of 11.97 feet to a calculated point;
5. South 02°27'41" West a distance of 25.00 feet to a calculated point;
6. North 48°31'48" West a distance of 35.92 feet to a calculated point;
7. South 41°28'12" West a distance of 135.31 feet to a calculated point;

8. North 48°31'48" West a distance of 51.92 feet to a calculated point;
9. South 41°28'12" West a distance of 85.10 feet to a calculated point;
10. South 04°51'58" East a distance of 90.57 feet to a calculated point;
11. South 86°49'16" West a distance of 63.18 feet to a 1/2" iron rod found with cap marked "KERR 4502" at the northeast corner of Lot 2, Block A, Lakeridge Subdivision Lot 1R A & Lot 2, Block 1;

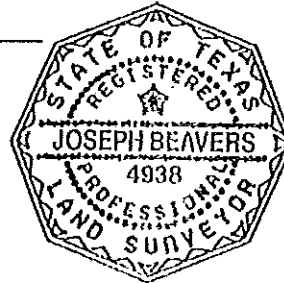
THENCE South 85°26'49" West with the south line of said Lot 1R A and the north line of said Lot 2 a distance of 306.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" found in the existing east right-of-way line of said Holleman Drive for the southwest corner of said Lot 1R A and the northwest corner of said Lot 2;

THENCE North 03°15'28" West with existing east right-of-way line of said Holleman Drive and the west line of said Lot 1R A a distance of 112.59 feet to **POINT OF BEGINNING**;

This parcel contains 1.695 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 January, 2007 and updated December, 2013. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).

 18 Dec 13  
\_\_\_\_\_  
Joseph Beavers Date  
Registered Professional Land Surveyor  
State of Texas No. 4938

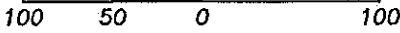
Project Number: 135-09-1  
L:\17 AC FM 2818\FNOTES\Lakeridge Ph 3A.doc



**LEGEND**

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- △ CALCULATED POINT

SCALE IN FEET



NORTH

CRAWFORD BURNET SURVEY  
ABSTRACT NO. 7

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

N41°28'12"E 928.28'  
7.5' PUBLIC UTILITY EASEMENT (PLAT)

POINT OF BEGINNING  
L9 1/2 "LANDESIGN" N84°34'31"E 306.06' 3/4  
1.695 ACRES

HOLLEMAN DRIVE  
(60' R.O.W.)

15' PUBLIC UTILITY EASEMENT (PLAT)  
N03°15'28"W 112.59'  
1/2 "LANDESIGN" UTILITY EASEMENT (PLAT)

1/2 "KERR 4502" S85°26'49"W 306.00' L8

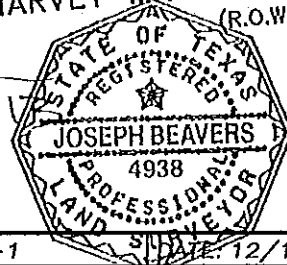
LOT 2  
BLOCK 1

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

15' PUBLIC UTILITY EASEMENT (PLAT)

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

18 DEC 13



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

NUMBER	DIRECTION	DISTANCE
L1	S50°14'16"W	23.79'
L2	S42°09'57"W	24.14'
L3	N87°32'19"W	11.97'
L4	S02°27'41"W	25.00'
L5	N48°31'48"W	35.92'
L6	N48°31'48"W	51.92'
L7	S41°28'12"W	85.10'
L8	S86°49'16"W	63.18'
L9	S84°34'31"W	21.00'

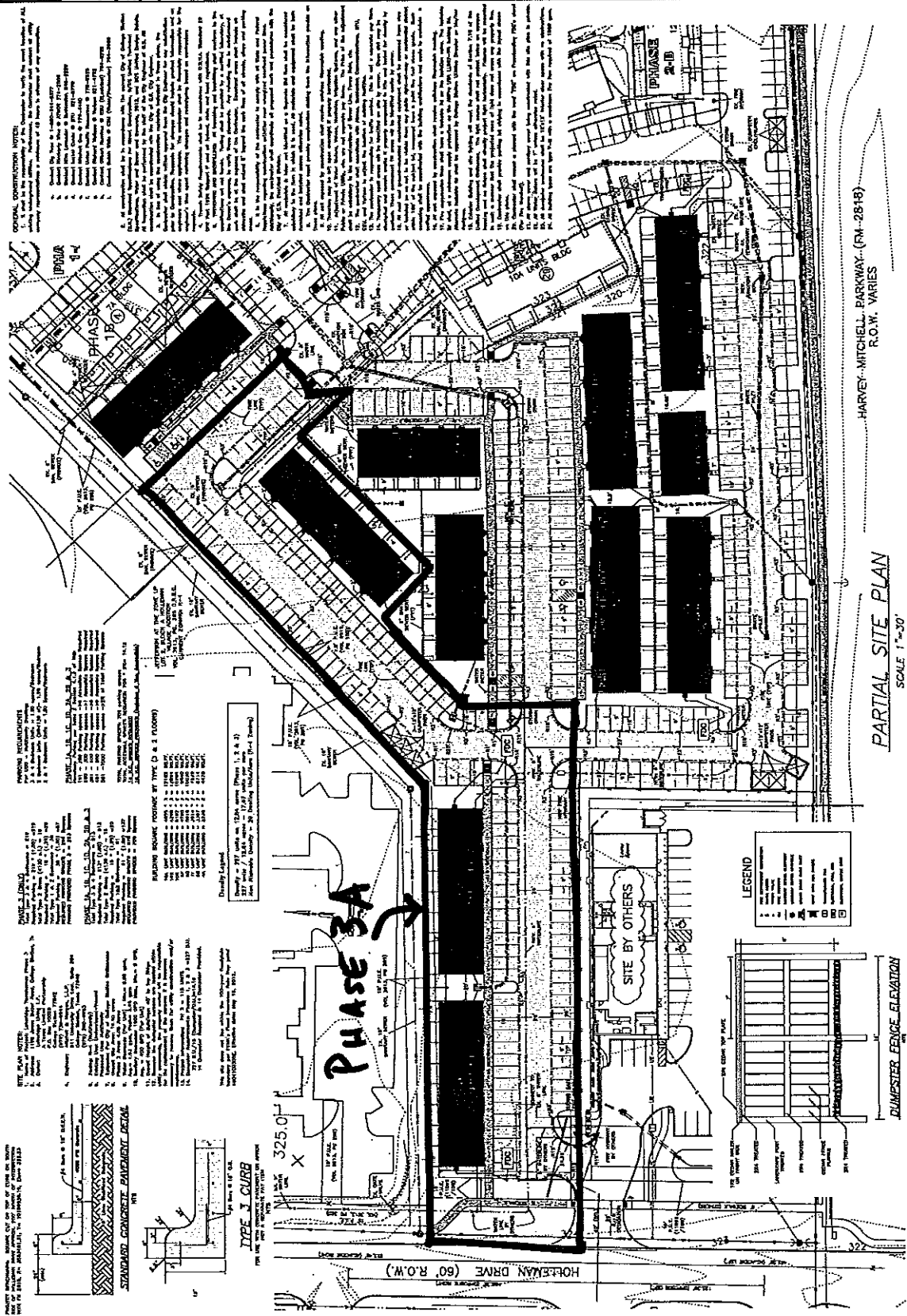
JOB NUMBER: 135-09-1			
PROJECT NAME: 17 AC FM 2818			
DRAWING NAME: 03102 PHASE 3A.DWG			
DRAWING FILE PATH: L:\17 AC FM 2818\DWGS			
FIELDNOTE FILE PATH: L:\17 AC FM 2818\FNOTES\Lakeridge Ph 3A			
RPLS: JB	TECH: HAS	PARTYCHIEF:	CHK BY: JB
SHEET 3 of 3		FIELDBOOKS:	SCALE: 1"= 100'



**LANDESIGN SERVICES, INC.**

512-238-7001  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

Exhibit A



**OPTIONAL CONSTRUCTION NOTES:**  
 1. All work shall be in accordance with the approved plans and specifications.  
 2. All materials shall be of the highest quality and shall be approved by the architect.  
 3. All work shall be completed within the specified time frame.  
 4. All work shall be done in accordance with all applicable codes and regulations.  
 5. All work shall be done in a professional and workmanlike manner.  
 6. All work shall be done in accordance with the approved plans and specifications.  
 7. All work shall be done in accordance with the approved plans and specifications.  
 8. All work shall be done in accordance with the approved plans and specifications.  
 9. All work shall be done in accordance with the approved plans and specifications.  
 10. All work shall be done in accordance with the approved plans and specifications.

**FINISHES:**  
 1. WALLS: 1/2\"/>

**CONCRETE:**  
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.  
 2. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.  
 3. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, TRUE SURFACE.  
 4. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.  
 5. ALL CONCRETE SHALL BE REPAIRED IMMEDIATELY IN THE EVENT OF DAMAGE.  
 6. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, TRUE SURFACE.  
 7. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.  
 8. ALL CONCRETE SHALL BE REPAIRED IMMEDIATELY IN THE EVENT OF DAMAGE.  
 9. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, TRUE SURFACE.  
 10. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

**IRONING:**  
 1. ALL IRONING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.  
 2. ALL IRONING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.  
 3. ALL IRONING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.  
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 9. ALL IRONING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.  
 10. ALL IRONING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

**TYPE 3 CURB:**  
 1. ALL TYPE 3 CURB SHALL BE 12\"/>

**EXHIBIT "B"**  
**TO**  
**FOURTH 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	0.7042
1	102	0.7042
1	103	0.7042
1	104	0.7042
1	105	0.7042
1	106	0.7042
2	201	0.7042
2	202	0.7042
2	203	0.7042
2	204	0.7042
2	205	0.7042
2	206	0.7042
2	207	0.7042
3	301	0.7042
3	302	0.7042
3	303	0.7042
3	304	0.7042
3	305	0.7042
3	306	0.7042
3	307	0.7042
4	401	0.7042
4	402	0.7042
4	403	0.7042
4	404	0.7042

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
4	405	0.7042
4	406	0.7042
4	407	0.7042
5	501	0.7042
5	502	0.7042
5	503	0.7042
5	504	0.7042
5	505	0.7042
5	506	0.7042
5	507	0.7042
6	601	0.7042
6	602	0.7042
6	603	0.7042
6	604	0.7042
6	605	0.7042
6	606	0.7042
6	607	0.7042
6	608	0.7042
7	701	0.7042
7	702	0.7042
7	703	0.7042
7	704	0.7042
7	705	0.7042
7	706	0.7042
7	707	0.7042
7	708	0.7042
7	709	0.7042
8	801	0.7042

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
8	802	0.7042
8	803	0.7042
8	804	0.7042
8	805	0.7042
8	806	0.7042
8	807	0.7042
9	901	0.7042
9	902	0.7042
9	903	0.7042
9	904	0.7042
9	905	0.7042
9	906	0.7042
9	907	0.7042
9	908	0.7042
10	1001	0.7042
10	1002	0.7042
10	1003	0.7042
10	1004	0.7042
10	1005	0.7042
10	1006	0.7042
10	1007	0.7042
18	1801	0.7042
18	1802	0.7042
18	1803	0.7042
18	1804	0.7042
18	1805	0.7042
18	1806	0.7042
18	1807	0.7042
18	1808	0.7042
18	1809	0.7042

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
18	1810	0.7042
18	1811	0.7042
18	1812	0.7042
19	1901	0.7042
19	1902	0.7042
19	1903	0.7042
19	1904	0.7042
19	1905	0.7042
19	1906	0.7042
19	1907	0.7042
19	1908	0.7042
20	2001	0.7042
20	2002	0.7042
20	2003	0.7042
20	2004	0.7042
20	2005	0.7042
20	2006	0.7042
20	2007	0.7042
20	2008	0.7042
20	2009	0.7042
21	2101	0.7042
21	2102	0.7042
21	2103	0.7042
21	2104	0.7042
21	2105	0.7042
21	2106	0.7042
21	2107	0.7042
21	2108	0.7042
21	2109	0.7042
21	2110	0.7042

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
21	2111	0.7042
22	2201	0.7042
22	2202	0.7042
22	2203	0.7042
22	2204	0.7042
22	2205	0.7042
22	2206	0.7042
22	2207	0.7042
22	2208	0.7042
22	2209	0.7042
22	2210	0.7042
22	2211	0.7042
26	2601	0.7042
26	2602	0.7042
26	2603	0.7042
26	2604	0.7042
26	2605	0.7042
26	2606	0.7042
26	2607	0.7042
26	2608	0.7042
29	2901	0.7042
29	2902	0.7042
29	2903	0.7042
29	2904	0.7042
29	2905	0.7042
29	2906	0.7042
29	2907	0.7042
29	2908	0.7042
29	2909	0.7042
29	2910	0.7042