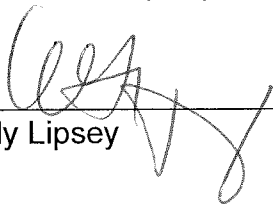


NONMATERIAL CORRECTION INSTRUMENT

DECLARANT: CULLY LIPSEY
DECLARANT'S ADDRESS: 1021 University Drive East
College Station, Texas 77840
DATE OF EXECUTION: June 25, 2015

My name is CULLY LIPSEY. I am an attorney licensed by the State of Texas. I prepared the Fifth Amended Declaration of Lakeridge Townhomes, a Condominium, which is recorded in Volume 12762, Page 258, Official Records, Brazos County, Texas ("the Original Instrument"). The first page of Exhibit "B" attached to the Original Instrument was the incorrect page, and the exhibit attached hereto as Exhibit "B" is the correct page of Exhibit "B", which should have been attached to the Original Instrument when it was filed of record. This was a clerical error and was inadvertent. This affidavit is intended to replace Page One (1) of Exhibit "B" in the Original Instrument. This instrument is made under the provisions of Section 5.028 of the Texas Property Code.

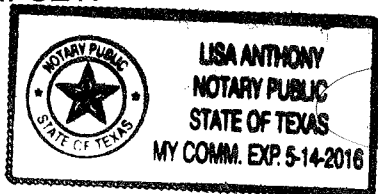


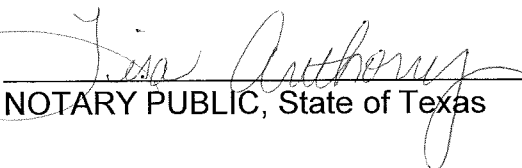
Cully Lipsey

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 25th day of June, 2015, by CULLY LIPSEY.





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

USER\LISA\WPDOCS\DECL\LAKERIDGE LIVING\CORRECTION AFFIDAVIT (1a)

NONMATERIAL CORRECTION INSTRUMENT

CULLY LIPSEY
to THE PUBLIC

FIFTH AMENDED DECLARATION OF LAKERIDGE TOWNHOMES, A CONDOMINIUM

This Fifth Amended Declaration is made this 19th day of June, 2015 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 (collectively called "the Declaration"). The Declaration designated Phase 1A, 1B, 2A, 2B, and 3A 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 3B now "**Must Be Built**" and the plat attached as Exhibit "A" is hereby amended to that extent, showing Phase 3B to be added, and the Units to be

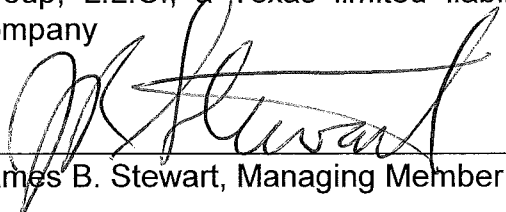
located therein (the Added Portion). Phase 4 shall remain as phases which "**Need Not Be Built**". Phase 3B is also described by metes and bounds in Exhibit "A".

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 3B.
3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into six phases (Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A and Phase 3B), with such phases hereby divided into 183 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

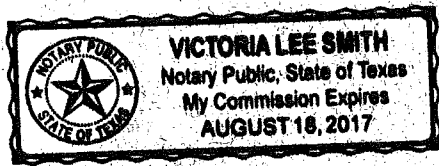
BY:


James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 19 day of June, 2015 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.



Victoria Lee Smith
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\FIFTH AMEND PHASE 3B (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 " " METES AND BOUNDS DESCRIPTION – PHASE 3B-1

BEING 1.454 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:

COMMENCING at a 1/2 inch iron rebar with cap marked "LANDESIGN" found for the southwest corner of said Lot 1R A, the southeast corner of Lot 2, Block 1, Lakeridge Subdivision Lot 1R A & Lot 2, Block 1 and in the existing north right-of-way line of Harvey Mitchell Parkway (FM 2818) (R.O.W width varies);

THENCE North 85°31'02" East with the existing north right-of-way line of said Harvey Mitchell Parkway (FM 2818) and the south line of said Lot 1R A, a distance of 68.17 feet to a calculated point in the south line of said Lot 1R A, Block 1, Lakeridge Subdivision Lot 1R A;

THENCE North 04°51'58" West crossing through said Lot 1R A, a distance of 110.46 feet to a calculated point and the POINT OF BEGINNING;

THENCE crossing though said Lot 1R A the following fourteen (14) courses;


1. North 04°51'58" West a distance of 157.16 feet to a calculated point;
2. North 41°28'12" East a distance of 85.10 feet to a calculated point;
3. South 48°31'48" East a distance of 51.92 feet to a calculated point;
4. North 41°28'12" East a distance of 135.31 feet to a calculated point;
5. South 48°31'48" East a distance of 35.92 feet to a calculated point;
6. South 87°32'19" East a distance of 11.32 feet to a calculated point;
7. South 39°09'59" East a distance of 31.10 feet to a Calculated point;

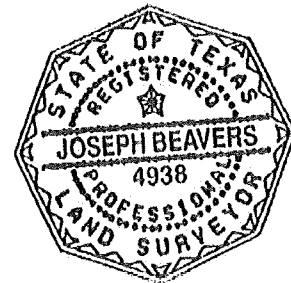
Exhibit "A"
 Page 1 of 6 Pages

8. Along a curve to the right having a radius of 225.45 feet, a delta angle of 19°49'17", a length of 77.99 feet and a chord which bears South 49°45'18" East a distance of 77.61 feet to a calculated point;
9. South 49°54'39" West a distance of 48.40 feet to a calculated point;
10. South 31°33'41" East a distance of 129.21 feet to a calculated point;
11. North 68°46'58" East a distance of 51.41 feet to a calculated point;
12. Along a curve to the right having a radius of 401.50 feet, a delta angle of 03°49'36", a length of 26.82 feet and a chord which bears South 18°40'13" East a distance of 26.81 feet to a calculated point;
13. South 83°14'02" West a distance of 214.97 feet to a calculated point;
14. South 84°33'35" West a distance of 163.01 feet to the POINT OF BEGINNING;

Exhibit "A"
Page 2 of 6 Pages

This parcel contains 1.454 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 October, 2014. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).

 28 Oct 14
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 3B-1.doc

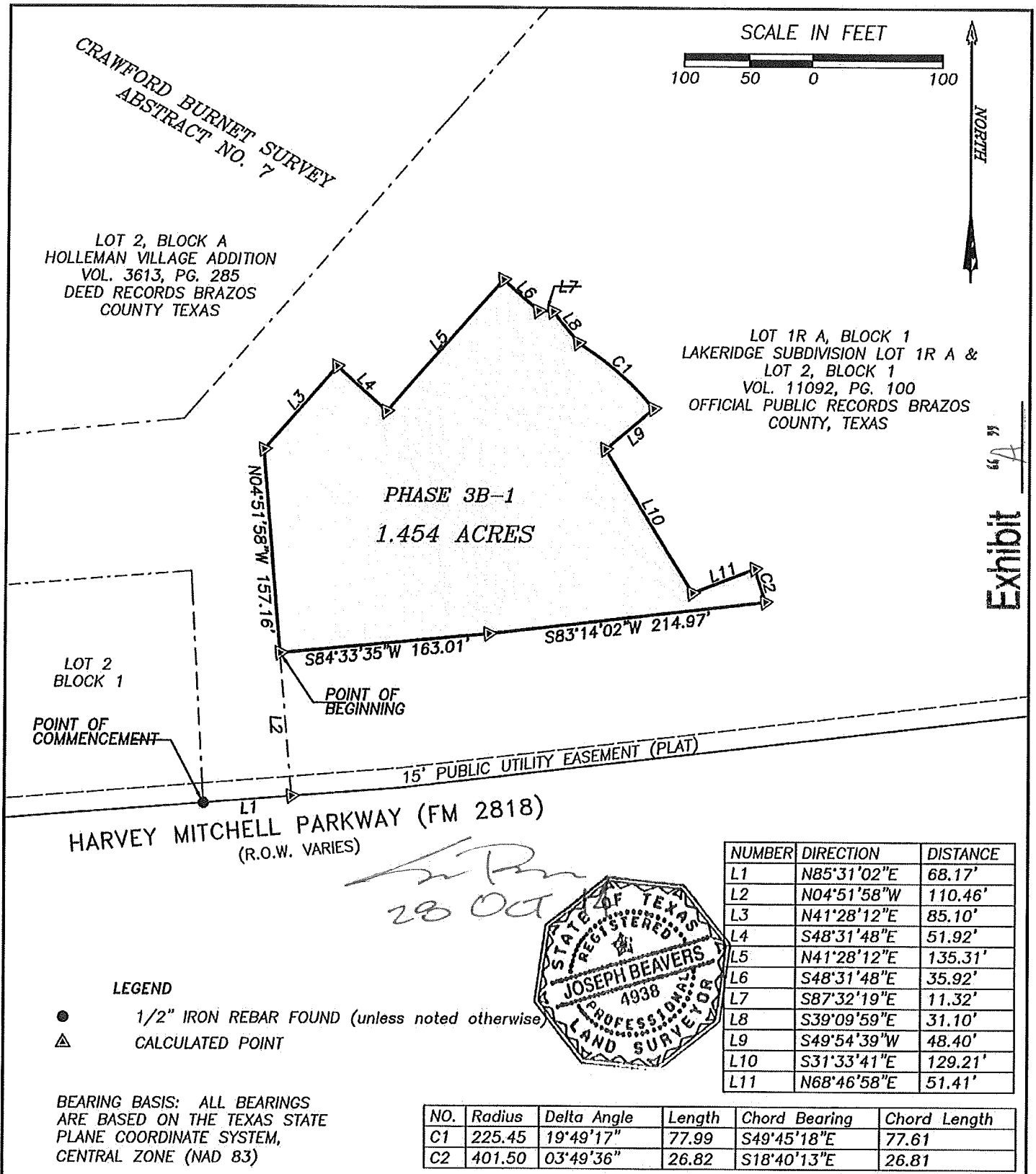


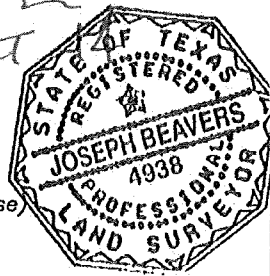
Exhibit "A"

Page 3 of 6 Pages

LEGEND

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

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



NUMBER	DIRECTION	DISTANCE
L1	N85°31'02"E	68.17'
L2	N04°51'58"W	110.46'
L3	N41°28'12"E	85.10'
L4	S48°31'48"E	51.92'
L5	N41°28'12"E	135.31'
L6	S48°31'48"E	35.92'
L7	S87°32'19"E	11.32'
L8	S39°09'59"E	31.10'
L9	S49°54'39"W	48.40'
L10	S31°33'41"E	129.21'
L11	N68°46'58"E	51.41'

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	225.45	19°49'17"	77.99	S49°45'18"E	77.61
C2	401.50	03°49'36"	26.82	S18°40'13"E	26.81

JOB NUMBER: 135-09-1		DATE: 10/28/2014	
PROJECT NAME: 17 AC FM 2818			
DRAWING NAME: 03102 PHASE 3B-1			
DRAWING FILE PATH: L:\17 AC FM 2818\DWGS			
FIELDNOTE FILE PATH:			
RPLS: JB	TECH: JJA	PARTYCHIEF: AG	CHK BY: HAS
SHEET 3 of 3		FIELDBOOKS:	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 3B-2

BEING 0.2115 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, (O.P.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of said Lot 1R A, Block 1, Lakeridge Subdivision Lot 1R A & Lot 2, Block 1 and the south line of Lot 2, Block A, Holleman Village Addition recorded in Volume 3613, Page 285 O.P.R.B.C.T., from which a 3/4" iron rod found bears South 41°28'12" West a distance of 320.63 feet, an angle point in the north line of said Lot 1R A and an angle point in the south line of said Lot 2;

THENCE North 41°28'11" East with the north line of said Lot 1R A and the south line said Lot 2, a distance of 60.83 feet to a calculated point;

THENCE crossing though said Lot 1R A the following three (3) courses;

1. South 47°37'55" East a distance of 156.64 feet to a calculated point;
2. South 50°14'16" West a distance of 61.01 feet to a calculated point;
3. North 47°46'59" West a distance of 147.33 feet to the POINT OF BEGINNING;

This parcel contains 0.2115 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 October, 2014. All bearings are based on the Texas State Plane Coordinate System, Central Zone (NAD 83).

 28 OCT 14

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 3B-2.doc

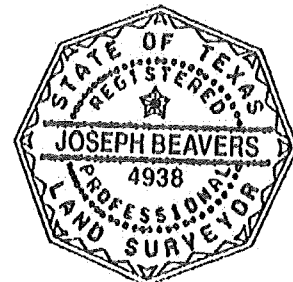
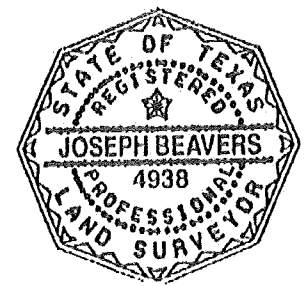


Exhibit "A"
Page 4 of 6 Pages

Handwritten signature
28 Oct 14

CRAWFORD BURNET SURVEY
ABSTRACT NO. 7

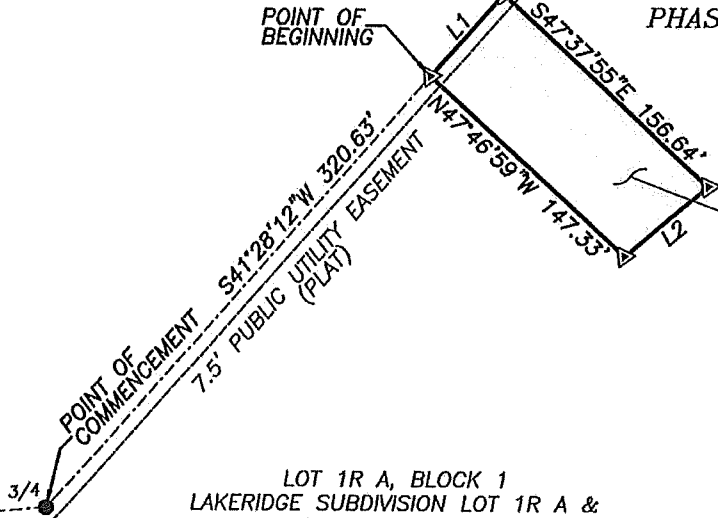
LOT 2, BLOCK A
HOLLEMAN VILLAGE ADDITION.
VOL. 3613, PG. 285
DEED RECORDS BRAZOS
COUNTY TEXAS



PHASE 3B-2

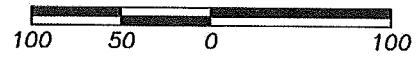
POINT OF BEGINNING

0.2115 ACRES



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

SCALE IN FEET



NUMBER	DIRECTION	DISTANCE
L1	N41°28'11"E	60.83'
L2	S50°14'16"W	61.01'

Exhibit "A"

Page 5 of 6 Pages

LOT 2
BLOCK 1

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

15' PUBLIC UTILITY EASEMENT (PLAT)
HARVEY MITCHELL PARKWAY (FM 2818)
(R.O.W. VARIES)

JOB NUMBER: 135-09-1		DATE: 10/27/2014	
PROJECT NAME: 17 AC FM 2818			
DRAWING NAME: 03102 PHASE 3B-2			
DRAWING FILE PATH: L:\17 AC FM 2818\DWGS			
FIELDNOTE FILE PATH:			
RPLS: JB	TECH: JJA	PARTYCHIEF: AG	CHK BY: HAS
SHEET 2 of 2		FIELDBOOKS:	SCALE: 1" = 100



LANDESIGN SERVICES, INC.

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

EXHIBIT "B"

Lakeridge

TOWN HOMES

FLOORPLAN KEY

1 Bdrm/ 1 Bath	3 Bdrm/ 3 Bath	4 Bdrm/ 4 Bath	4 Bdrm/ 4.5 Bath	3 Bdrm/ 3.5 Bath
-------------------	-------------------	-------------------	---------------------	---------------------

Units with First Floor Entry and First Floor Living

2 Bdrm/ 2 Bath	1 Bdrm/ 1 Bath	3 Bdrm/ 3 Bath	1 Bdrm/ 1 Bath	4 Bdrm/ 4 Bath	1 Bdrm/ 1 Bath
-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Units with First Floor Entry and Second Floor Living (Walk-Ups)

NOTE: The numbered units designate the new units in the current phase that are available for sale or lease. Selection is limited. Choose your unit today!

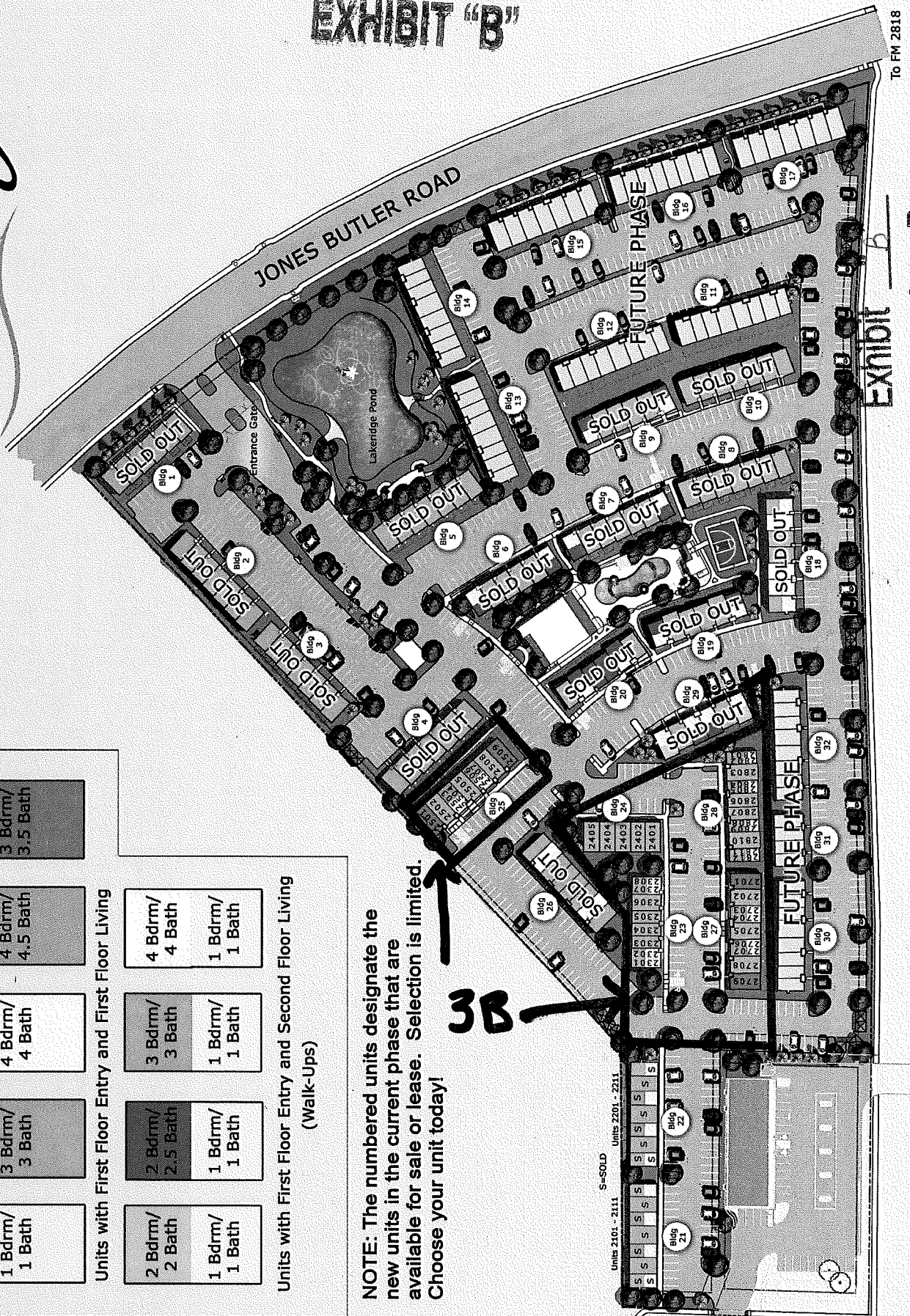


EXHIBIT "B"
TO
FIFTH AMENDED DECLARATION OF
LAKERIDGE TOWNHOMES, A CONDOMINIUM

PERCENT INTEREST CHART

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
1	101	0.5464
1	102	0.5464
1	103	0.5464
1	104	0.5464
1	105	0.5464
1	106	0.5464
2	201	0.5464
2	202	0.5464
2	203	0.5464
2	204	0.5464
2	205	0.5464
2	206	0.5464
2	207	0.5464
3	301	0.5464
3	302	0.5464
3	303	0.5464
3	304	0.7042
3	305	0.5464
3	306	0.5464
3	307	0.5464
4	401	0.5464
4	402	0.5464
4	403	0.5464
4	404	0.5464

Exhibit "B"
Page 2 of 8 Pages

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
4	405	0.5464
4	406	0.5464
4	407	0.5464
5	501	0.5464
5	502	0.5464
5	503	0.5464
5	504	0.5464
5	505	0.5464
5	506	0.5464
5	507	0.5464
6	601	0.5464
6	602	0.5464
6	603	0.5464
6	604	0.5464
6	605	0.5464
6	606	0.5464
6	607	0.5464
6	608	0.5464
7	701	0.5464
7	702	0.5464
7	703	0.5464
7	704	0.5464
7	705	0.5464
7	706	0.5464
7	707	0.5464
7	708	0.5464
7	709	0.5464
8	801	0.5464
8	802	0.5464

Exhibit "B"
Page 3 of 8 Pages

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
8	803	0.5464
8	804	0.5464
8	805	0.5464
8	806	0.5464
8	807	0.5464
9	901	0.5464
9	902	0.5464
9	903	0.5464
9	904	0.5464
9	905	0.5464
9	906	0.5464
9	907	0.5464
9	908	0.5464
10	1001	0.5464
10	1002	0.5464
10	1003	0.5464
10	1004	0.5464
10	1005	0.5464
10	1006	0.5464
10	1007	0.5464
18	1801	0.5464
18	1802	0.5464
18	1803	0.5464
18	1804	0.5464
18	1805	0.5464
18	1806	0.5464
18	1807	0.5464
18	1808	0.5464
18	1809	0.5464

Exhibit "B"
Page 4 of 8 Pages

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
18	1810	0.5464
18	1811	0.5464
18	1812	0.5464
19	1901	0.5464
19	1902	0.5464
19	1903	0.5464
19	1904	0.5464
19	1905	0.5464
19	1906	0.5464
19	1907	0.5464
19	1908	0.5464
20	2001	0.5464
20	2002	0.5464
20	2003	0.5464
20	2004	0.5464
20	2005	0.5464
20	2006	0.5464
20	2007	0.5464
20	2008	0.5464
20	2009	0.5464
21	2101	0.5464
21	2102	0.5464
21	2103	0.5464
21	2104	0.5464
21	2105	0.5464
21	2106	0.5464
21	2107	0.5464
21	2108	0.5464
21	2109	0.5464
21	2110	0.5464

Exhibit "B"
Page 5 of 8 Pages

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
21	2111	0.5464
22	2201	0.5464
22	2202	0.5464
22	2203	0.5464
22	2204	0.5464
22	2205	0.5464
22	2206	0.5464
22	2207	0.5464
22	2208	0.5464
22	2209	0.5464
22	2210	0.5464
22	2211	0.5464
23	2301	0.5464
23	2302	0.5464
23	2303	0.5464
23	2304	0.5464
23	2305	0.5464
23	2306	0.5464
24	2401	0.5464
24	2402	0.5464
24	2403	0.5464
24	2404	0.5464
24	2405	0.5464
25	2501	0.5464
25	2502	0.5464
25	2503	0.5464
25	2504	0.5464
25	2505	0.5464
25	2506	0.5464
25	2507	0.5464

Exhibit "B"
Page 6 of 8 Pages

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
25	2508	0.5464
25	2509	0.5464
26	2601	0.5464
26	2602	0.5464
26	2603	0.5464
26	2604	0.5464
26	2605	0.5464
26	2606	0.5464
26	2607	0.5464
26	2608	0.5464
27	2701	0.5464
27	2702	0.5464
27	2703	0.5464
27	2704	0.5464
27	2705	0.5464
27	2706	0.5464
27	2707	0.5464
27	2708	0.5464
27	2709	0.5464
28	2801	0.5464
28	2802	0.5464
28	2803	0.5464
28	2804	0.5464
28	2805	0.5464
28	2806	0.5464
28	2807	0.5464
28	2808	0.5464
28	2809	0.5464
28	2810	0.5464
28	2811	0.5464
28	2812	0.5464

Exhibit "B"
Page 7 of 8 Pages

