



**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM REGIME  
FOR NORTHWOODS AVERY STATION**

This First Amendment to Declaration of Condominium Regime for Northwoods Avery Station (the "**Amendment**") is made by **NORTHWOODS AVERY RANCH, LLC**, a Texas limited liability company ("**Declarant**"), and is as follows:

**RECITALS:**

**A.** Declarant previously executed and recorded that certain Declaration of Condominium Regime for Northwoods Avery Station, recorded as Document No. 2012086773, Official Public Records of Williamson County, Texas (the "**Declaration**"), thereby creating a condominium regime governed by the Declaration and known as "Northwoods Avery Station" (the "**Regime**").

**B.** As the owner of all condominium units established by the Regime, Declarant now desires to amend the Declaration to withdraw land from the Regime and to modify the description of the Property submitted to the Regime accordingly, as set forth more fully hereinbelow.

**NOW THEREFORE**, the Declaration is hereby amended as follows:

**1. Withdrawal of Property from the Regime.**

(a) That certain tract of land more particularly described on Attachment 1, attached hereto and incorporated herein by reference, is hereby withdrawn from the Regime.

(b) The description of the Property submitted to the Regime set forth in the recitals to the Declaration and in *Section 1.27* of the Declaration is hereby deleted in its entirety and replaced with the description set forth on Attachment 2, attached hereto and incorporated herein by reference.

**2. Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

**[SIGNATURE PAGE FOLLOWS]**

EXECUTED to be effective as of the 28 day of February, 2013.

**DECLARANT/OWNER:**

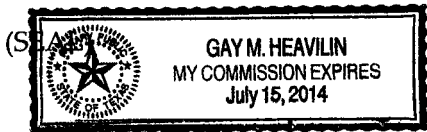
**NORTHWOODS AVERY RANCH, LLC**, a Texas limited liability company

By: Gary L Newman  
Printed Name: GARY L. NEWMAN  
Title: Vice President

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 1st day of March, 2013 by Gary L. Newman, Vice President of Northwoods Avery Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]  
Notary Public Signature

ATTACHMENT 1

DESCRIPTION OF WITHDRAWN PROPERTY

1.382 ACRE  
AVERY STATION

FN.NO. 11-430 (MLT)  
DECEMBER 21, 2011  
BPI JOB NO. R0171309

**DESCRIPTION**

OF A 1.382 ACRE TRACT OF LAND, SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1 (4.405 ACRES) AND LOT 2, BLOCK 1 (11.897 ACRES) AVERY STATION SECTION 1A, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2011052951 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.382 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod with cap set at the intersection of the northerly right-of-way line of Lakeline Boulevard (R.O.W. varies) and the westerly right-of-way line of Staked Plains Drive (R.O.W. varies), for the southeasterly corner of said Lot 1 and hereof;

**THENCE**, S71°07'27"W, leaving said westerly right-of-way line of Staked Plains Drive, along said northerly right-of-way line of Lakeline Boulevard, for the southerly line of said Lot 1 and hereof, a distance of 160.94 feet to a 1/2-inch iron rod with cap set for the southwesterly corner hereof, from which a 1/2-inch iron rod found at the southwesterly corner of said Lot 1 bears S71°07'27"W, a distance of 476.07 feet;

**THENCE**, leaving said northerly right-of-way line of said Lakeline Boulevard, over and across said Lot 1 and said Lot 2, for the westerly and northerly lines hereof, the following six (6) courses and distances:

- 1) N18°52'33"W, a distance of 22.00 feet to a 1/2-inch iron rod with cap set for an angle point;
- 2) N16°03'27"E, a distance of 53.48 feet to a 1/2-inch iron rod with cap set for an angle point;
- 3) N18°52'33"W, a distance of 218.12 feet to a 1/2-inch iron rod with cap set for the northwesterly corner hereof;
- 4) N60°52'30"E, a distance of 93.41 feet to a 1/2-inch iron rod with cap set for an angle point;
- 5) N27°57'12"W, a distance of 69.29 feet to a 1/2-inch iron rod with cap set for an angle point;
- 6) N68°58'49"E, a distance of 102.23 feet to a 1/2-inch iron rod with cap set in the easterly line of said Lot 2, being said westerly right-of-way line of Staked Plains Drive, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at a point of curvature in said westerly right-of-way line bears N21°01'11"E, a distance of 76.28 feet;

FN 11-430 (MLT)  
DECEMBER 21, 2011  
PAGE 2 of 3


**THENCE**, along said westerly right-of-way line of Staked Plains Drive, being the easterly lines of said Lot 2 and said Lot 1, for the easterly line hereof, the following two (2) courses and distances:

- 1) S21°01'11"E, a distance of 239.70 feet to a 1/2-inch iron rod with cap set for an angle point;
- 2) S06°19'28"W, a distance of 145.12 feet to the **POINT OF BEGINNING**, and containing 1.382 acre (60,209 square feet) of land, more or less, within these metes and bounds.

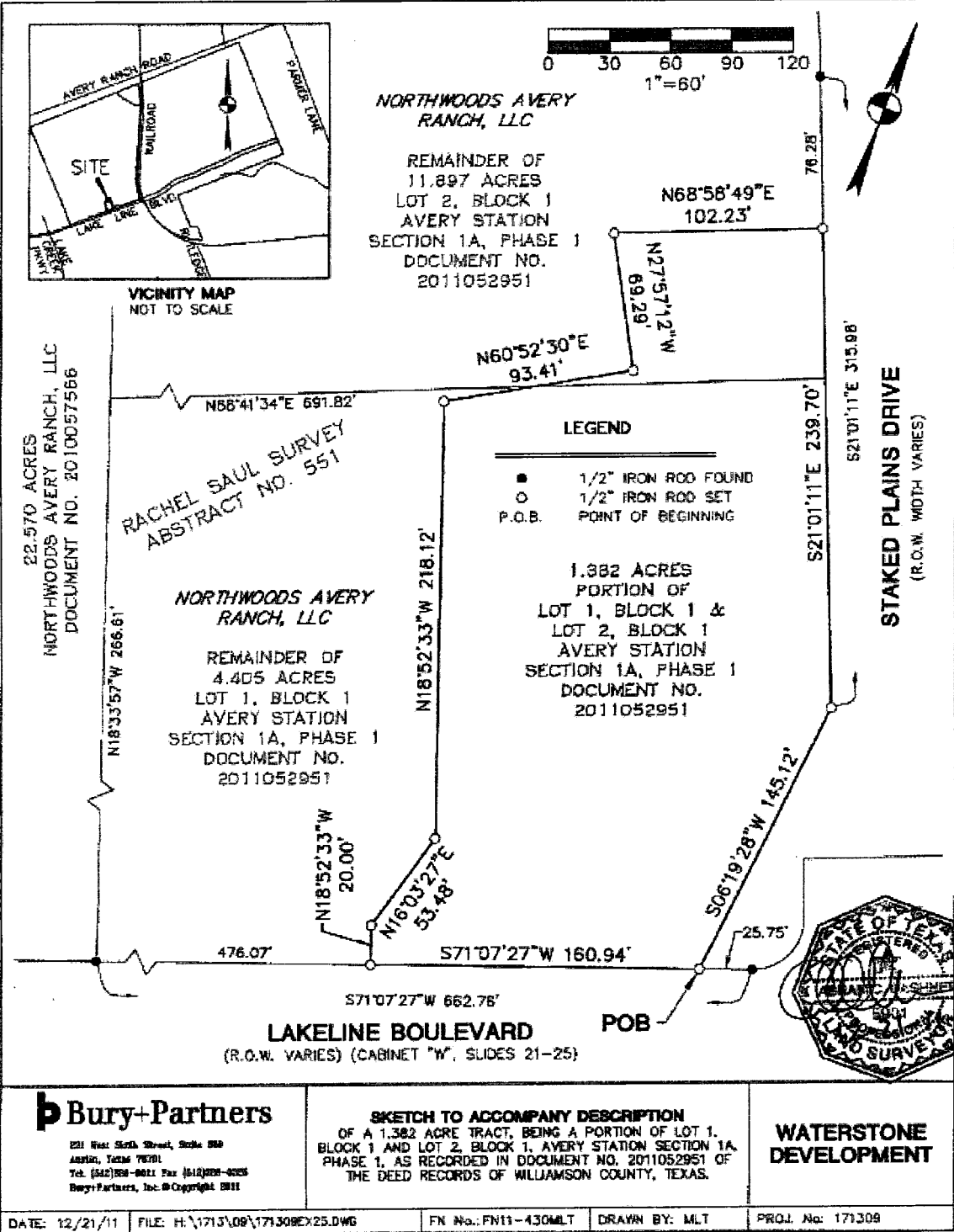
THE BEARING BASIS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA GPS CONTROL MONUMENTS E107-002, A212-001 AND A211-001.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
12-21-11  
ABRAM C. DASHNER      DATE  
R.P.L.S. NO. 5901  
STATE OF TEXAS





**Bury+Partners**  
221 West Sixth Street, Suite 500  
Austin, Texas 78701  
Tel. (512) 269-8811 Fax (512) 269-0225  
Bury+Partners, Inc. © Copyright 2011

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A 1.382 ACRE TRACT, BEING A PORTION OF LOT 1,  
BLOCK 1 AND LOT 2, BLOCK 1, AVERY STATION SECTION 1A,  
PHASE 1, AS RECORDED IN DOCUMENT NO. 2011052951 OF  
THE DEED RECORDS OF WILIAMSON COUNTY, TEXAS.

**WATERSTONE  
DEVELOPMENT**

DATE: 12/21/11	FILE: H:\1713\09\171308EX25.DWG	FN No.: FN11-430MLT	DRAWN BY: MLT	PROJ. No: 171309
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## ATTACHMENT 2

### DESCRIPTION OF PROPERTY

LOTS 1 AND 2, BLOCK 1, AVERY STATION SECTION 1A, PHASE 1, according to the map or plat thereof recorded under Document No. 2011052951 in the Official Public Records of Williamson County, Texas, SAVE AND EXCEPT the 1.382 acre portion thereof described below:

1.382 ACRE  
AVERY STATION

FN.NO. 11-430 (MLT)  
DECEMBER 21, 2011  
BPI JOB NO. R0171309

#### DESCRIPTION

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**THENCE**, S71°07'27"W, leaving said westerly right-of-way line of Staked Plains Drive, along said northerly right-of-way line of Lakeline Boulevard, for the southerly line of said Lot 1 and hereof, a distance of 160.94 feet to a 1/2-inch iron rod with cap set for the southwesterly corner hereof, from which a 1/2-inch iron rod found at the southwesterly corner of said Lot 1 bears S71°07'27"W, a distance of 476.07 feet;

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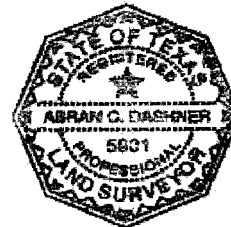
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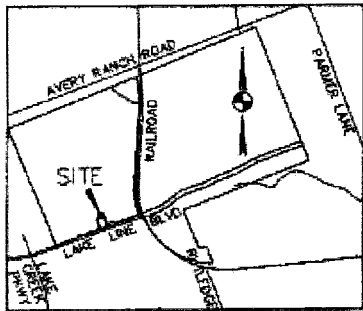
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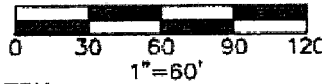
BURY & PARTNERS, INC.  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
12-21-11  
ABRAM C. DASHNER      DATE  
R.P.L.S. NO. 5901  
STATE OF TEXAS





VICINITY MAP  
NOT TO SCALE



**NORTHWOODS AVERY RANCH, LLC**

REMAINDER OF  
11.897 ACRES  
LOT 2, BLOCK 1  
AVERY STATION  
SECTION 1A, PHASE 1  
DOCUMENT NO.  
2011052951

22.570 ACRES  
NORTHWOODS AVERY RANCH, LLC  
DOCUMENT NO. 2010097566

RACHEL SAUL SURVEY  
ABSTRACT NO. 551

**NORTHWOODS AVERY RANCH, LLC**

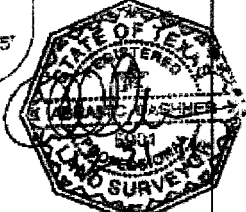
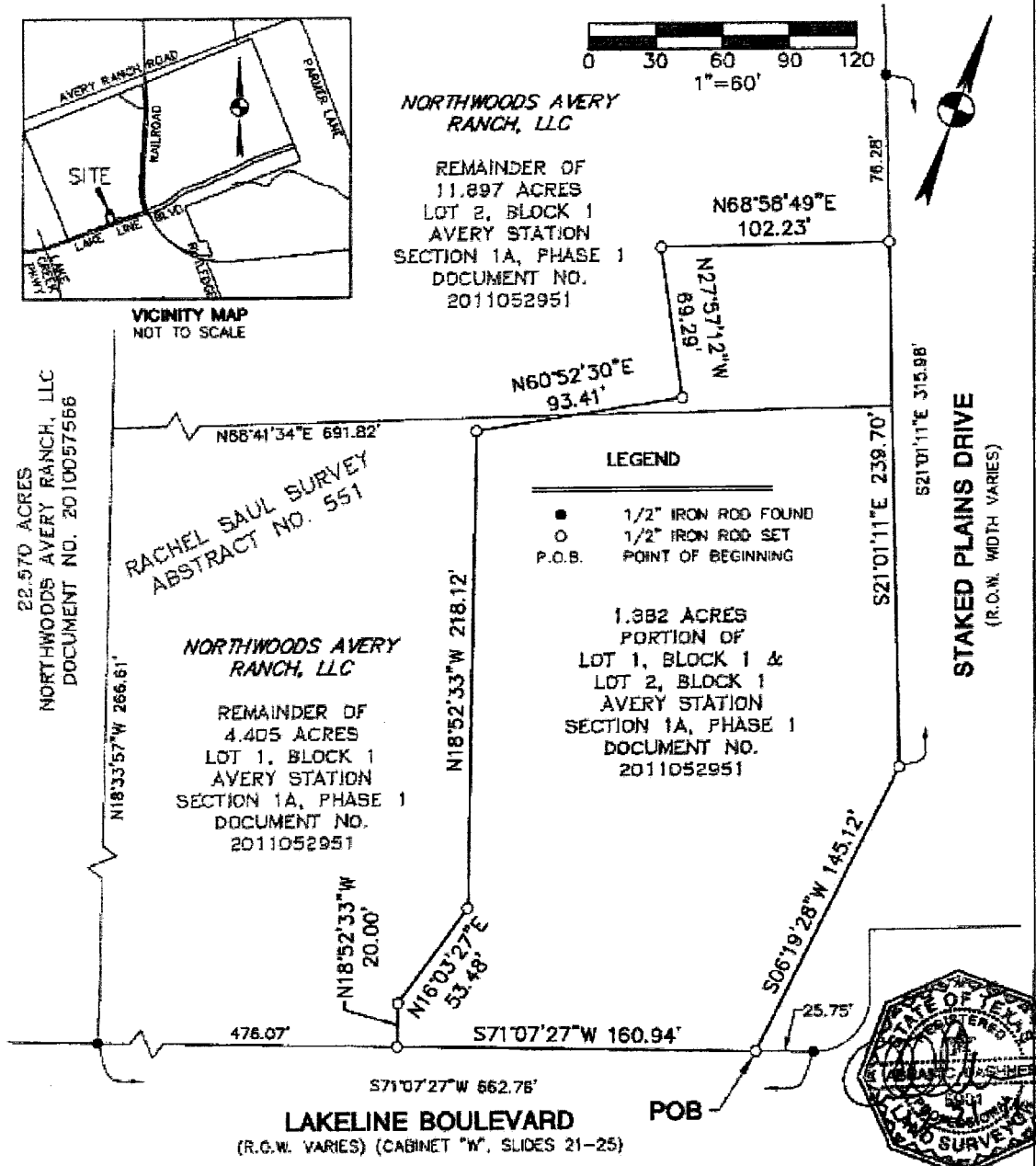
REMAINDER OF  
4.405 ACRES  
LOT 1, BLOCK 1  
AVERY STATION  
SECTION 1A, PHASE 1  
DOCUMENT NO.  
2011052951

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING

1.382 ACRES  
PORTION OF  
LOT 1, BLOCK 1 &  
LOT 2, BLOCK 1  
AVERY STATION  
SECTION 1A, PHASE 1  
DOCUMENT NO.  
2011052951

**STAKED PLAINS DRIVE**  
(R.O.W. WIDTH VARIES)



**Bury+Partners**

221 East Sixth Street, Suite 300  
Austin, Texas 78701  
Tel. (512) 269-0011 Fax (512) 269-0225  
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**AFTER RECORDING RETURN TO:**

JOSHUA D. BERNSTEIN, ESQ.  
ARMBRUST & BROWN, PLLC  
100 CONGRESS AVE., SUITE 1300  
AUSTIN, TEXAS 78701

15/11/Am1 (F#)304808.com

**After recording please return to:**

Independence Title Company  
9442 N. Capital of Texas Hwy., Bldg. 2, Ste. 200  
Austin, TX 78759

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM REGIME  
FOR NORTHWOODS AVERY STATION  
(A Residential Condominium in Williamson County, Texas)**

**Declarant:** NORTHWOODS AVERY RANCH, LLC, a Texas limited liability company

Cross Reference to Declaration of Condominium Regime for Northwoods Avery Station,  
recorded under Document No. 2012086773 in the Official Public Records of Williamson County,  
Texas.

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS 2013019238**

*Nancy E. Rister*

03/04/2013 02:32 PM

MARIA \$48.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS