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of land more particularly described on Attachment 1, attached hereto and incorporated herein by reference, is hereby withdrawn from the Regime.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 28th day of February, 2013.

DECLARANT/OWNER:

NORTHWOODS AVERY RANCH, LLC, a Texas limited liability company

By: ____________________________
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

__________________________  Vice President  
of Northwoods Avery Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.

(Seal)

Notary Public Signature

GAY M. HEAVILIN
MY COMMISSION EXPIRES
July 15, 2014

{W0570985.3}
ATTACHMENT 1

DESCRIPTION OF WITHDRAWN PROPERTY

1.382 ACRE SFN. NO. 11-430 (MLI)
AVERY STATION 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;

THEREFROM, S71°07'37"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;

THEREFROM, 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;
THEMCE, 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°19'25"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.

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

BURY & PARTNERS, INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701
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 EXCEPTION the 1.382 acre portion thereof described below:

1.382 ACRE
AVERY STATION

FN. NO. 11-430 (MLT)
DECEMBER 21, 2011
BPI JOB NO. R0171303

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;

THEREFROM, 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 southerly line of said Lot 1 and 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;

THEREFROM, 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 northeast 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;
THEMEN, 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"E, 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, AZ12-001 AND AZ11-001.

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.

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

ABRAM C. DASHNER  5637
STATE OF TEXAS
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

Dancy E. Rister

03/04/2013 02:32 PM
MARIA $48.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

② 17C