



**NOTICE OF WITHDRAWAL OF LAND FROM  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR NORTHWOODS AT AVERY RANCH**

15/15/AMA/AF#134808-Com

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This Notice of Withdrawal of Land from Declaration of Covenants, Conditions and Restrictions for Northwoods at Avery Ranch (this “**Notice of Withdrawal**”) is made and executed by **NORTHWOODS AVERY RANCH, LLC**, a Texas limited liability company (“**Declarant**”), and is as follows:

1. This Notice of Withdrawal relates to the property described on Exhibit “A”, attached hereto (the “**Withdrawn Land**”), in accordance with the terms of Section 2.4 of that certain Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2011031122 in the Official Public Records of Williamson County, Texas, as amended by that certain First Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2012026915, Official Public Records of Williamson County, Texas, and further amended by that certain Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Northwoods at Avery Ranch, recorded as Document No. 2012105985, Official Public Records of Williamson County, Texas (collectively, the “**Declaration**”). Capitalized terms used but not defined in this Notice of Withdrawal have the meanings ascribed to such terms in the Declaration.

2. Declarant is the present owner of the Withdrawn Land and, pursuant to Section 2.4. of the Declaration, has the authority to withdraw the Withdrawn Land from the “Property” described on Exhibit “A” to the Declaration, thereby removing the Withdrawn Land from the burden of the Declaration and the jurisdiction of the Northwoods at Avery Ranch Owners’ Association, Inc.

3. In accordance with the terms of Section 2.4. of the Declaration, Declarant hereby serves notice that: (a) the Declaration, and the covenants, conditions, restrictions and obligations set forth therein, shall no longer apply to the Withdrawn Land; and (b) the Withdrawn Land is hereby withdrawn from the Property. This instrument constitutes a “notice of withdrawal of land” under Section 2.4. of the Declaration.

[SIGNATURE PAGE FOLLOWS]

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

**DECLARANT:**

**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 1<sup>st</sup> 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.

(SEAL)



[Signature]

Notary Public Signature

**AFTER RECORDING RETURN TO:**

Joshua D. Bernstein  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701

**After recording please return to:**  
Independence Title Company  
9442 N. Capital of Texas Hwy., Bldg. 2, Ste. 200  
Austin, TX 78759

EXHIBIT "A"

THE WITHDRAWN LAND

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;


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:

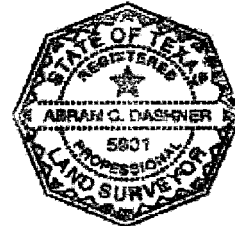
- 1) S21°01'11"E, a distance of 239.70 feet to a 1/2-inch iron rod with cap set for an angle point;
- 2) S06°19'28"W, a distance of 145.12 feet to the **POINT OF BEGINNING**, and containing 1.382 acre (60,209 square feet) of land, more or less, within these metes and bounds.

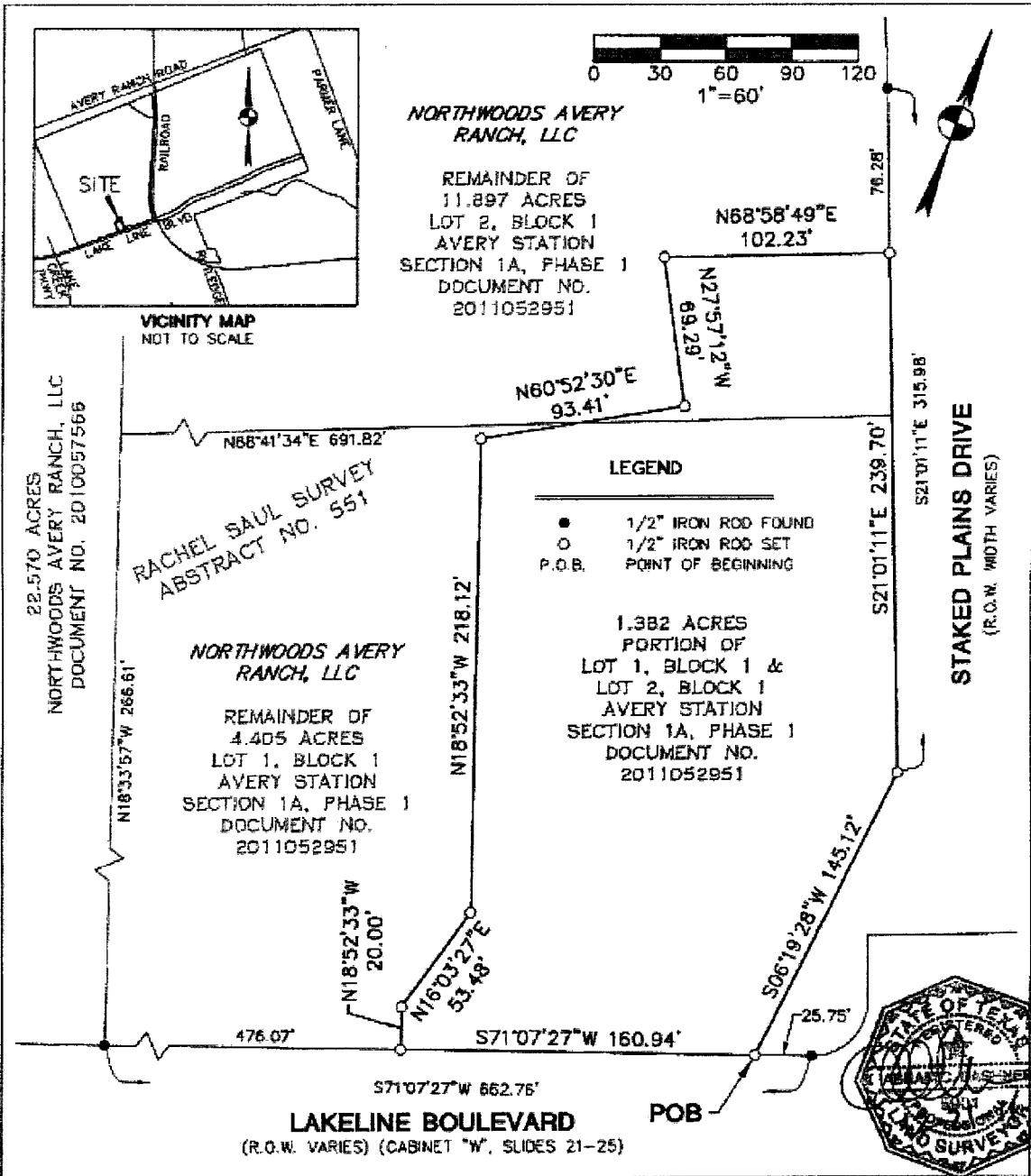
THE BEARING BASIS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING LCRA GPS CONTROL MONUMENTS E107-002, AZ12-001 AND AZ11-001.

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.

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





<p><b>Bury+Partners</b></p> <p>221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512) 598-8811 Fax (512) 598-8825 Bury+Partners, Inc. © Copyright 2011</p>	<p><b>SKETCH TO ACCOMPANY DESCRIPTION</b> 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 WILLIAMSON COUNTY, TEXAS.</p>	<p><b>WATERSTONE DEVELOPMENT</b></p>
<p>DATE: 12/21/11 FILE: H:\1713\09\171309EX25.DWG</p>	<p>FN No.: FN11-430MLT</p>	<p>DRAWN BY: MLT</p>
<p>PROJ. No: 171309</p>		

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS 2013019237**

*Nancy E. Rister*

03/04/2013 02:32 PM

MARIA \$32.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS