

**FIRST AMENDMENT TO DECLARATION  
OF THE ADRIATICA VILLAGE WEST CONDOMINIUMS**

**THIS FIRST AMENDMENT TO THE ADRIATICA VILLAGE WEST CONDOMINIUMS** (this "Amendment") is made and entered into as of the 1st day of September, 2022 (the "Effective Date"), by **HIMALAYAN VENTURES, L.P.**, a Texas limited liability company (the "Declarant").

RECITALS:

**WHEREAS**, Declarant is the "Declarant" named in that certain Condominium Declaration for Adriatica Village West Condominiums, dated May 26, 2021, and recorded on July 1, 2019, in Document Number 20210527001070330, Official Public Records of Collin County, Texas (the "Declaration");

**WHEREAS**, Declarant caused the Declaration to be recorded against the "Property" more particularly described in the Declaration (the "Property"), and

**WHEREAS**, pursuant to Section 82.060 of the Texas Uniform Condominium Act set forth in Chapter 82 of the Texas Property Code, and pursuant to Section 10.2 of the Declaration, during the "Development Period" defined in the Declaration (which period is 25 years after the date of recordation of the Declaration), the Declaration may be amended by the Declarant to exercise, in the Declarant's sole discretion, certain development rights, including the right to subdivide Units, create new Units, and to revise the dimensions and voting percentages of existing Units; and

**WHEREAS**, the Development Period has not expired; and

**WHEREAS**, the Declarant desires to amend Exhibit B and Exhibit C to the Declaration for the purpose of subdividing certain Units into new Units and revising the dimensions and voting percentages of certain Units, as described in the amended Exhibits attached hereto;

**NOW, THEREFORE**, the Declaration is hereby amended in the following particulars:

1. The condominium plat, being Exhibit B to the Declaration, is hereby deleted in its entirety and in lieu thereof is inserted the condominium plat attached to this Amendment as Exhibit A, which is hereby incorporated herein.

2. The Schedule of Allocated Interests, being Exhibit C to the Declaration, is hereby deleted in its entirety and in lieu thereof is inserted the Schedule of Allocated Interests attached to this Amendment as Exhibit B, which is hereby incorporated herein.

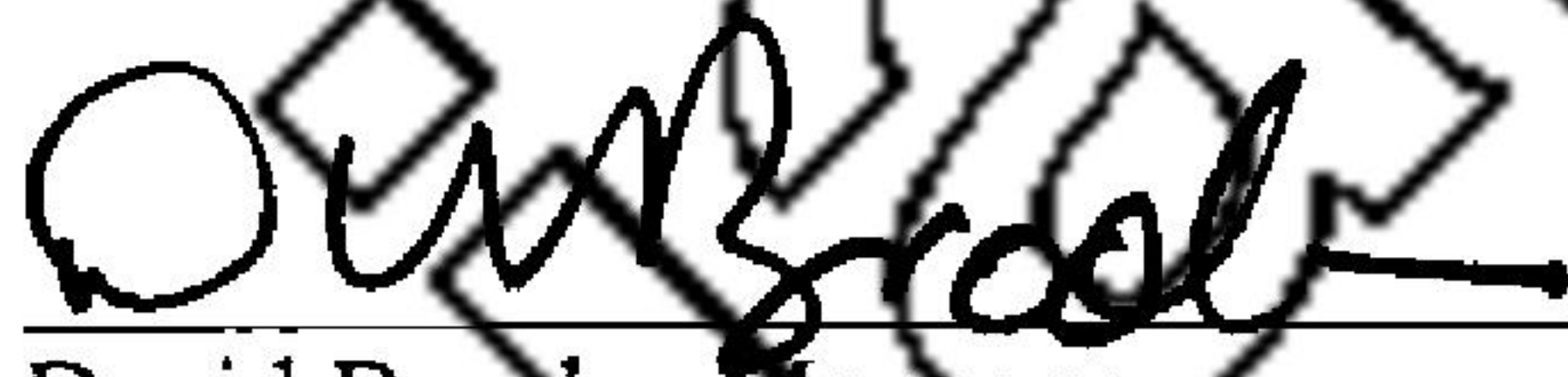
3. Except as herein provided, all of the terms, covenants, conditions and stipulations contained in the Declaration, as amended, shall continue with like force and effect and to all legal intents and purposes, and the Property, and the Owners thereof, shall continue to be bound by the Declaration as amended hereby.

IN WITNESS WHEREOF, the Declarant has hereunto set forth its signature as of the day and year set forth above.

**DECLARANT:**

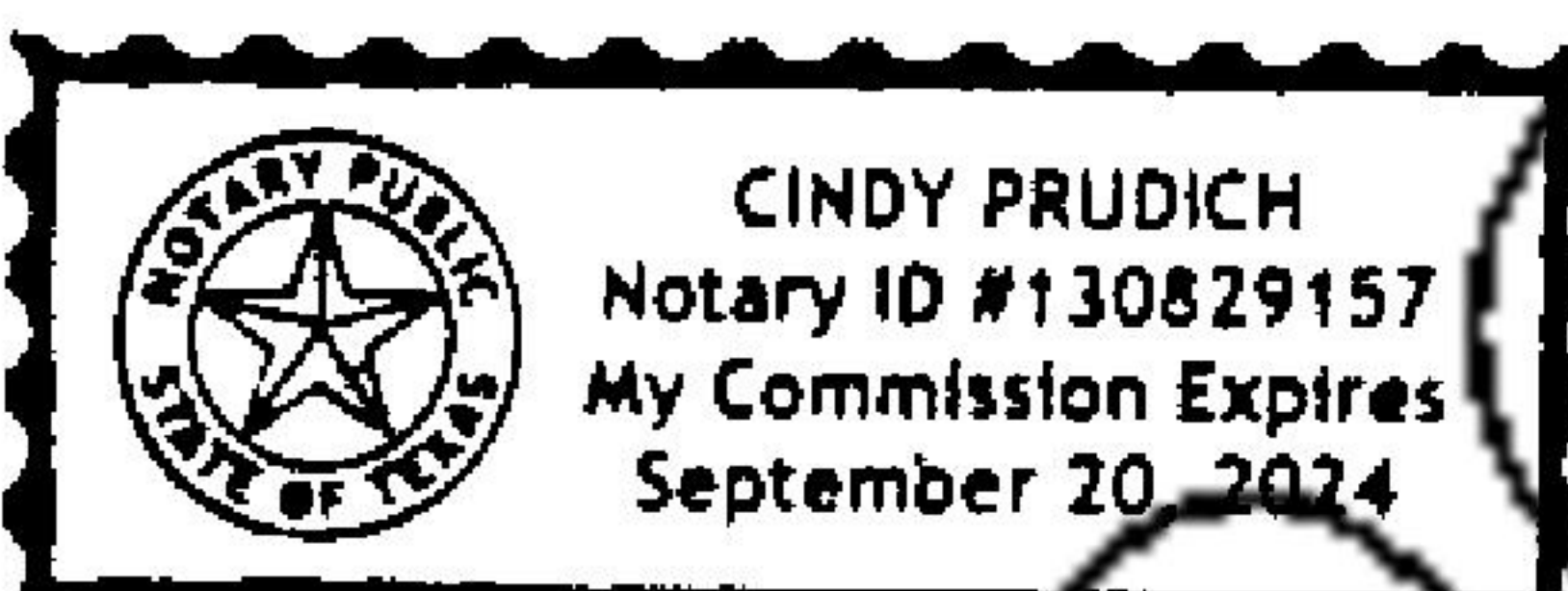
Himalayan Ventures, L.P., a Texas limited partnership

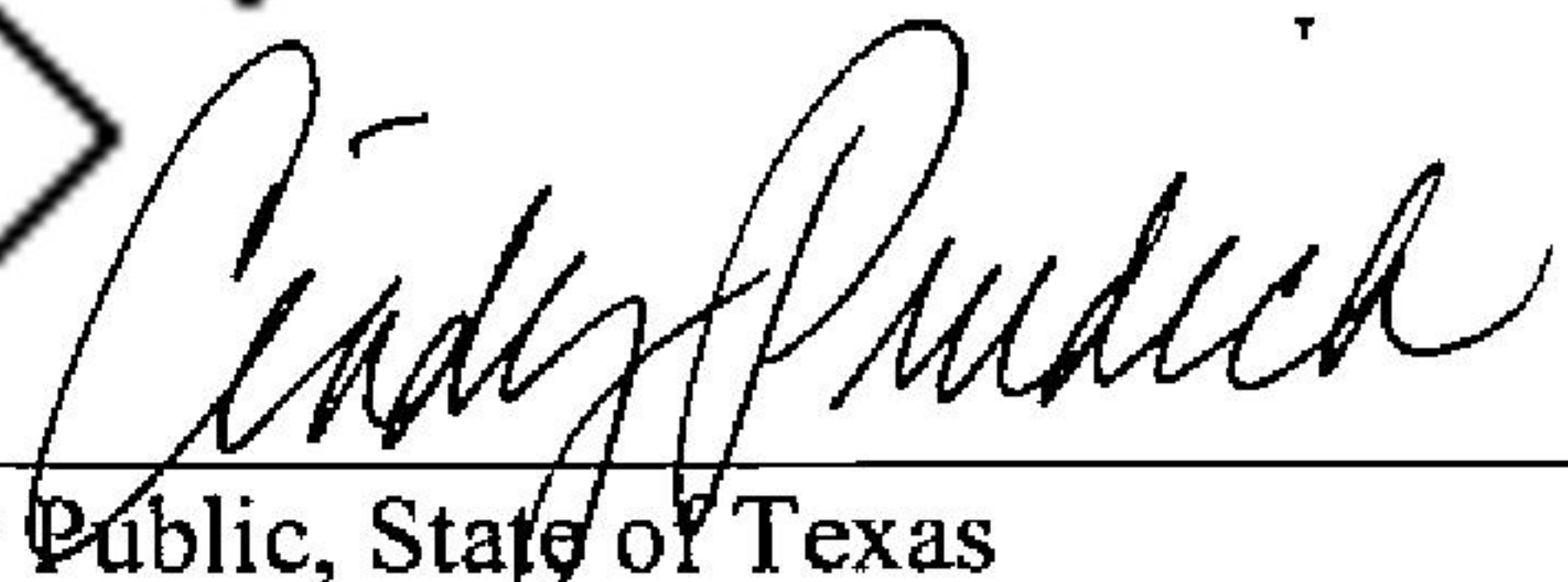
By: Denali Summit, LLC, a Texas limited liability company, General Partner

By:   
David Brooks, Manager

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2022, by David Brooks, Manager of Denali Summit, LLC, a Texas limited liability company, General Partner of Himalayan Ventures, L.P., a Texas limited partnership, on its behalf.



  
Notary Public, State of Texas

### CONSENT, JOINDER AND SUBORDIATION OF MORTGAGEE

The undersigned, the mortgagee holding a current deed of trust lien on all or a portion of the Project (as such term is defined in the Declaration), does hereby consent to the execution and recordation of the foregoing First Amendment to Condominium Declaration of the Adriatica Village West Condominiums, and agrees that all liens currently held by it shall be subject and subordinate to all the provisions of the foregoing First Amendment to Condominium Declaration of the Adriatica Village West Condominiums.

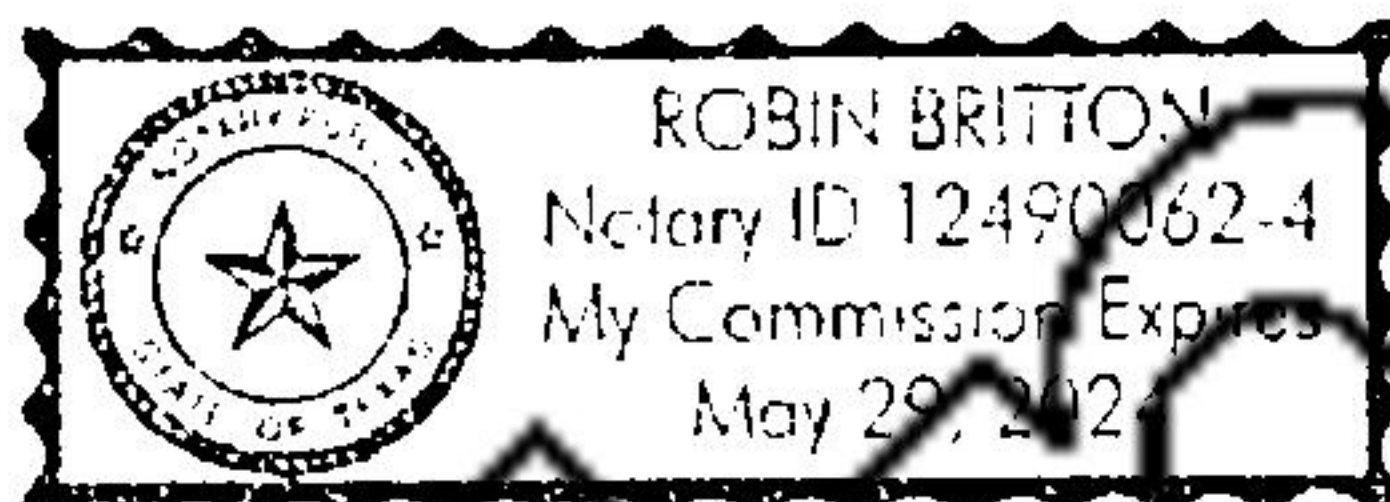
Executed this 21<sup>st</sup> day of September, 2022.

Inwood National Bank

By: [Signature]  
Name: Keil Strickland  
Title: SVP

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

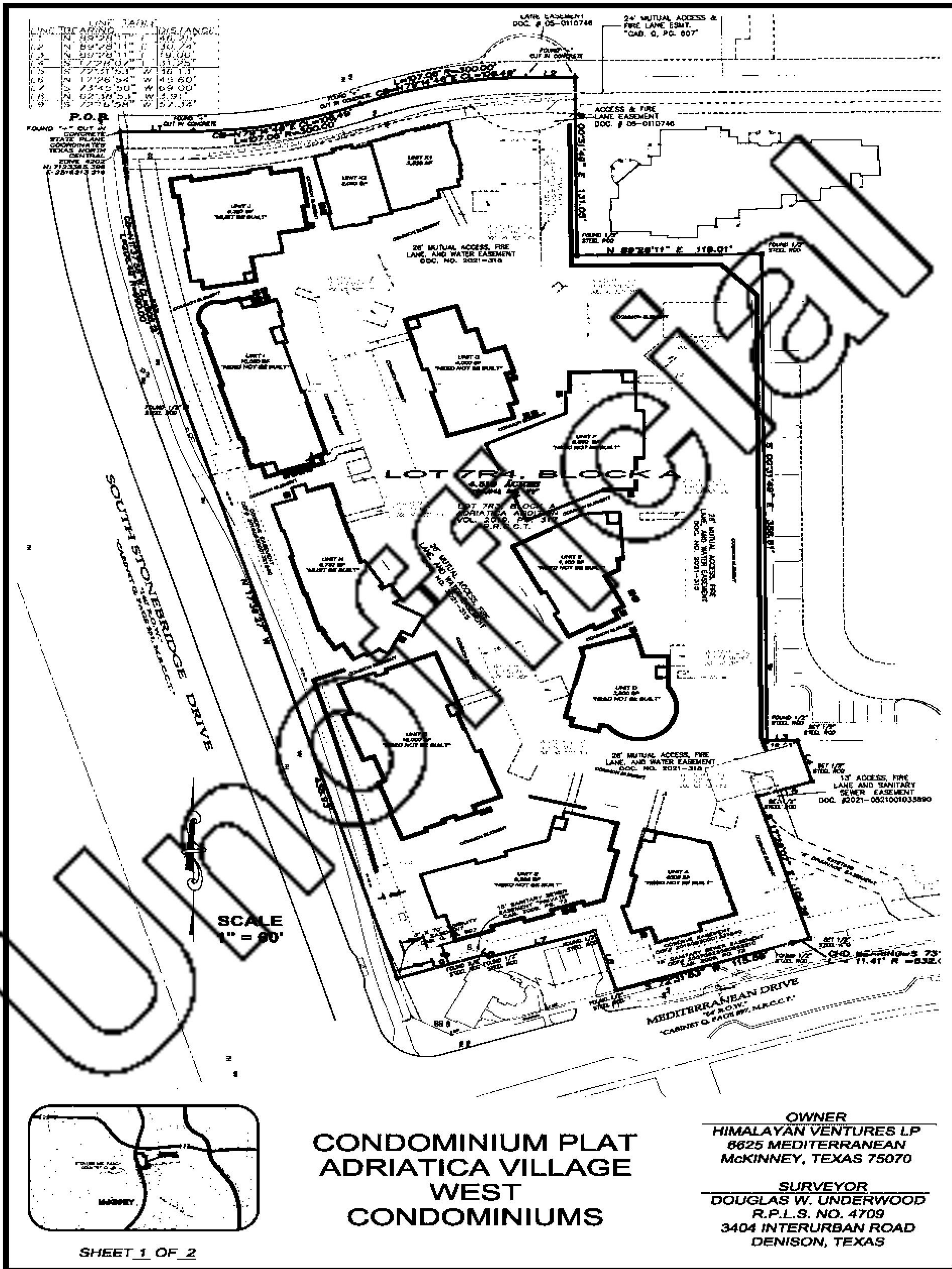
This instrument was acknowledged before me on the 21 day of September, 2022, by Keil Strickland, SVP of Inwood National Bank, on its behalf.



Robin Britton  
Notary Public, State of Texas

**Exhibit A**  
**Plat and Plans of Improvements**  
**Attached on the Following Pages**

Unofficial



**LEGAL DESCRIPTION**

Situated in the City of McKinney, Collin County, Texas out of the Henry Johnson Survey, Abstract No. 482, and being Lot 7R3, Block A, Adriatica Addition, according to the plat recorded in Volume 2019, Page 317, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found "x" in concrete at the northwest corner of said Lot 7R3; Thence North 89°28'11" East with the north line of said Lot 7R3, a distance of 48.25 feet to a found "x" in concrete; Thence continuing with said north line and a curve to the left having a radius of 300.00 feet, "chord bears North 79°14'46" East, 106.49 feet" on arc length of 107.06 feet to a found "x" in concrete; Thence continuing with said north line and a reverse curve to the right having a radius of 300.00 feet, "chord bears North 79°14'46" East, 106.49 feet" on arc length of 107.06 feet to a found "x" in concrete at the northeast corner of said Lot 7R3; Thence North 89°28'11" East, a distance of 30.74 feet to a found "x" in concrete at the northeast corner of said Lot 7R3; Thence with the east line of said Lot 7R3 the following calls and distances: South 00°31'49" East, a distance of 131.05 feet to a found 1/2" steel rod, North 89°28'11" East, a distance of 116.01 feet to a found 1/2" steel rod, South 00°31'49" East, a distance of 356.81 feet to a found 1/2" steel rod, North 89°28'11" East, a distance of 19.06 feet to a found 1/2" steel rod, South 17°28'07" East, a distance of 31.25 feet to a set 1/2" steel rod, South 72°31'53" West, a distance of 36.13 feet to a set 1/2" steel rod, South 17°28'07" East, a distance of 108.26 feet to a set 1/2" steel rod at the southeast corner of said Lot 7R3, being in the north line of Mediterranean Drive; Thence along the north line of said Mediterranean Drive the following calls and distances: with a non-tangent curve to the left having a radius of 532.00 feet, "chord bears South 73°08'46" West, 11.41 feet" on arc length of 11.41 feet; South 72°31'53" West, a distance of 113.58 feet to a found 1/2" steel rod at the southeast corner of Lot 1R2, Block A, Adriatica Addition, according to the plat recorded in Volume 2019, Page 317, of said Plat Records; Thence along the north line of Lot 1R2 the following calls and distances: North 17°26'54" West, a distance of 45.60 feet to a 1/2" steel rod found; South 73°45'50" West a distance of 69.00 feet to a 1/2" steel rod found; North 62°38'53" West a distance of 3.91 feet to a 5/8" steel rod found; South 72°18'58" West a distance of 57.34 feet to a 5/8" steel rod found in the east line of Stonebridge Drive; Thence North 17°35'27" West, along the east line of said Stonebridge Drive, a distance of 438.93 feet to a 1/2" steel rod found; Thence continuing along the east line of said Stonebridge Drive with a tangent curve to the right having a radius of 990.00 feet, "chord bears North 11°37'56" West 206.12 feet" on arc length of 206.49 feet to the Point of Beginning and containing 4.519 acres or 198,841 square feet of land.

**GENERAL NOTES**

1. Basis of Bearings = Grid North, Nad 83, Texas State Plane Coordinate System, North Central Zone.
2. Location of Improvements shown hereon are proposed and taken from construction plans prepared by Cross Engineering, McKinney, Texas.
3. Notice selling a portion of this Addition by metes and bounds is a violation of city ordinance and state law and is subject to city ordinance and state law and is subject to fines and the withholding of utilities and building permits.
4. All portions of the condominium regime other than the units shown in this plat are general common elements (as defined in the declaration) unless otherwise labeled as limited common elements (as defined in the declaration) in the plat.
5. Buildings A, B, C, D, E, F, G, K1 and K2 and certain common elements (including parking spaces) surrounding each of those units are concepts only and are subject to change pursuant to the declarant's development rights further described in the declaration.

**SURVEYOR'S CERTIFICATE**

I, Douglas W. Underwood, Registered Professional Land Surveyor in and for the State of Texas, do hereby state that, to the best of my knowledge, this Plat contains the information outlined in the Texas Property Code, Section 82.059 and is in a format requested by the Declarant.

*D.W. Underwood*



SHEET 2 OF 2

1. BASIS OF BEARINGS - GRID NORTH, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

2. LOCATION OF IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND TAKEN FROM CONSTRUCTION PLANS PREPARED BY CROSS ENGINEERING, MCKINNEY, TEXAS.

3. NOTICE SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER  
HIMALAYAN VENTURES LP  
6625 MEDITERRANEAN  
MCKINNEY, TEXAS 75070

SURVEYOR  
DOUGLAS W. UNDERWOOD  
R.P.L.S. NO. 4708  
3404 INTERURBAN ROAD  
DENISON, TEXAS



**CONDOMINIUM PLAT  
ADRIATICA VILLAGE  
WEST  
CONDOMINIUMS**

**Exhibit B**  
**Allocation of Ownership Interest in Common Elements**

	<u>Square Footage</u>	<u>Owner's Undivided Interest in the Common Elements, Liability for Common Expenses, and Votes in the Association</u>
<u>Unit/Building A</u>	(Need Not Be Built)*	
	4,158	5.5197%
<u>Unit/Building B</u>	(Need Not Be Built)*	
	6,385	8.4760%
<u>Unit/Building C</u>	(Need Not Be Built)*	
	16,000	21.2399%
<u>Unit/Building D</u>	(Need Not Be Built)*	
	3,900	5.1772%
<u>Unit/Building E</u>	(Need Not Be Built)*	
	4,294	5.7003%
<u>Unit/Building F</u>	(Need Not Be Built)*	
	6,809	9.0389%
<u>Unit/Building G</u>	(Need Not Be Built)*	
	4,836	6.4198%
<u>Unit/Building H</u>	5,744	7.6251%
<u>Unit/Building I</u>	11,594	15.3909%
<u>Unit/Building J</u>	7,041	9.3469%
<u>Unit/Building K1</u>	2,536	3.3665%
<u>Unit/Building K2</u>	2,033	<u>2.6988%</u>

Total	75,330	100.0000%
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\*Units A through G need not be built by Declarant as indicated above. Accordingly, the foregoing Units have not been created, and will not be created, if ever, until subsequent amendment to this **Exhibit B** and the Declaration. All information contained in this **Exhibit B** with respect to such Units that need not be built are projections and remain subject to change by Declarant pursuant to Declarant's Development Rights set forth in the Declaration. To the extent Declarant elects to build any of the Units that Declarant need not build otherwise, the actual square footage of such Units will be reflected on subsequent amendments to this **Exhibit B** and the Declaration.

Unofficial

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000143039

eRecording - Real Property  
AMENDMENT

Recorded On: September 22, 2022 02:49 PM

Number of Pages: 9

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**" Examined and Charged as Follows: "**

Total Recording: \$54.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022000143039  
Receipt Number: 20220922000514  
Recorded Date/Time: September 22, 2022 02:49 PM  
User: Amanda S  
Station: Station 3

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX