

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
EMAIL: KSTOTTS@WINSTEAD.COM



**THIRD AMENDMENT TO DECLARATION OF  
CONDOMINIUM REGIME  
FOR  
LUMA CONDOMINIUMS**

**(A Residential Condominium Project located in Bexar County, Texas)**

*[Adding Units 701, 702, 703, 704, and 705]*

**Declarant:** PSW-LUMA, LLC., a Texas limited liability company

Cross reference to that certain Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20190064546, Official Public Records of Bexar County, Texas, as amended.

**THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR  
LUMA CONDOMINIUMS**

This Third Amendment to Declaration of Condominium Regime for Luma Condominiums (this “**Amendment**”) is made by **PSW-LUMA, 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 Luma Condominiums, recorded under Document No. 20190064546, Official Public Records of Bexar County, Texas, as amended by that certain First Amendment to Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20190243894, Official Public Records of Bexar County, Texas, and by that certain Second Amendment to Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20200307554, Official Public Records of Bexar County, Texas (collectively, the “**Declaration**”).

B. Pursuant to *Provision A.3.9(iv)* of Appendix “A” to the Declaration, Declarant, during the Development Period, has reserved the right to amend the Declaration unilaterally and without the consent of other Owners or any Mortgagee to create Units, General Common Elements and Limited Common Elements within the Property. The Development Period is a seven (7) period commencing on the date the Declaration was Recorded. The Declaration was Recorded on April 10, 2019; as such, the Development Period is still in effect.

C. Declarant desires to amend the Declaration for the purpose of creating five (5) additional Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to thirty-one (31).

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

1. **Creation of Units.** In accordance with the rights reserved by Declarant pursuant to *Provision A.3.9(iv)* of Appendix “A” to the Declaration, Declarant hereby creates five (5) Units, which are designated as Units 701, 702, 703, 704, and 705 (collectively, the “**New Units**”).

2. **Replacement of Attachment 1 – Plat and Plans.** The Plat and Plans attached to the Declaration as *Attachment 1* are hereby deleted in their entirety and replaced with the Plat and Plans attached hereto as Attachment 1 (the “**New Plat and Plans**”). The New Plat and Plans assign an identifying number to all Units and include the information required by Section 82.059 of the Act.

3. **Replacement of Attachment 3 – Allocations.** The allocations attached to the Declaration as *Attachment 3* are hereby deleted in their entirety and replaced with the allocations attached hereto as Attachment 3.

4. **Effect of Amendment.** 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 on July 22, 2021.

**DECLARANT:**

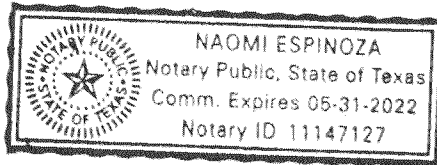
PSW-LUMA, LLC,  
a Texas limited liability company

DocuSigned by:  
By: Ross Wilson  
AC3C6BB8-4588-47D  
Printed Name: ROSS Wilson  
Title: Div Pres

STATE OF Texas §  
COUNTY OF Travis §  
§

This instrument was acknowledged before me on the 22nd day of July, 2021, by Ross Wilson, Division President of PSW-LUMA, LLC, a Texas limited liability company, on behalf of such limited liability company.

[seal]



Naomi Espinoza  
Notary Public Signature

DECLARATION OF AUTHENTICITY OF PRINTED/TANGIBLE COPY OF ELECTRONIC RECORD

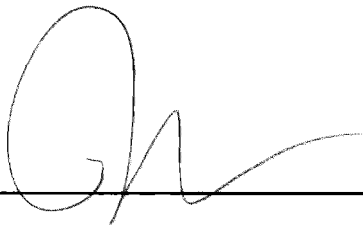
State/Commonwealth of TEXAS )  
 )  
County of TRAVIS )

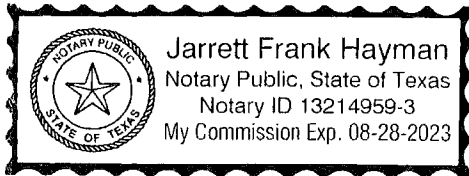
I, a commissioned Notary Public, declare as follows:

The attached document, THIRD AMENDMENT TO DECLARATION - LUMA (insert document title), dated 7/22/21 and containing 27 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution.

This declaration is made under penalty of perjury.

Signed this 22<sup>nd</sup> day of JULY, 2021.

Signature: 



Name of Notary Public: JARRETT FRANK HAYMAN  
Notary Commission Number: 13214959-3  
My Commission Expires: 8-28-2023

*Notarized online using audio-video communication*

(Seal)

**ATTACHMENT 1**

**CONDOMINIUM PLAT AND PLANS**

The Plat and Plans, attached hereto as Attachment 1, contains the information required by the Act.

**SEE SHEET 1 FOR ORIGINAL CERTIFICATION**

ATTACHMENT 1

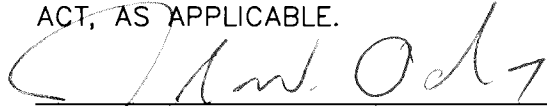
THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR  
LUMA CONDOMINIUMS

# LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE PLATS AND PLANS ATTACHED HERETO CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.



REGISTERED PROFESSIONAL LAND SURVEYOR

7-22-21  
DATE



TABLE OF CONTENTS:	
PAGE 1:	CERTIFICATION
PAGE 2:	GENERAL NOTES
PAGE 3:	EXISTING CONDITIONS
PAGE 4:	COMMON AREAS
PAGE 5:	SITE PLAN SCHEMATICS
PAGE 6:	UNIT DESCRIPTIONS
PAGE 7:	UNIT DESCRIPTIONS
PAGE 8:	UNIT DESCRIPTIONS
PAGE 9:	UNIT DESCRIPTIONS
PAGE 10:	UNIT DESCRIPTIONS
PAGE 11:	UNIT DESCRIPTIONS
PAGE 12:	UNIT DESCRIPTIONS
PAGE 13:	UNIT DESCRIPTIONS
PAGE 14:	UNIT DESCRIPTIONS
PAGE 15:	UNIT DESCRIPTIONS
PAGE 16:	BUILDING 1 ELEVATIONS
PAGE 17:	BUILDING 2 ELEVATIONS
PAGE 18:	BUILDING 9 ELEVATIONS
PAGE 19:	BUILDING 8 ELEVATIONS
PAGE 20:	BUILDING 3 ELEVATIONS
PAGE 21:	BUILDING 7 ELEVATIONS

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

## LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

GENERAL NOTES:

- 1) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR LUMA CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
- 2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
- 3) THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT IN THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO (I) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS; (II) TO MEET THE REQUIREMENTS, STANDARDS, OR RECOMMENDED GUIDELINES OF AN UNDERWRITING LENDER TO ENABLE AN INSTITUTIONAL OR GOVERNMENTAL LENDER TO MAKE OR PURCHASE MORTGAGE LOANS ON THE UNITS; (III) TO CORRECT ANY DEFECTS IN THE EXECUTION OF THE DECLARATION OR THE OTHER DOCUMENTS; (IV) TO ADD REAL PROPERTY TO THE PROPERTY, IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS; (V) TO CREATE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS WITHIN THE PROPERTY, IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS; (VI) TO SUBDIVIDE, COMBINE, OR RECONFIGURE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS, IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS (VII) TO WITHDRAW FROM THE PROPERTY ANY PORTION OF THE REAL PROPERTY MARKED OR NOTED ON THE PLAT AND PLANS AS "DEVELOPMENT RIGHTS RESERVED" OR "SUBJECT TO DEVELOPMENT RIGHTS" IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS; (VIII) TO RESOLVE CONFLICTS, CLARIFY AMBIGUITIES, AND TO CORRECT MISSTATEMENTS, ERRORS, OR OMISSIONS IN THE DOCUMENTS; AND (IX) TO CHANGE THE NAME OR ENTITY OF DECLARANT.
- 4) PREPARED JULY 2021 FROM SURVEY OF SUBJECT PROPERTY COMPLETED MAY 31, 2018 AND SITE PLANS PROVIDED BY DECLARANT ON JANUARY 8, 2019.
- 5) WHERE ACCESSIBLE, A ½" IRON ROD WITH ORANGE PLASTIC CAP OR MAG NAIL WITH WASHER, BOTH MARKED "MLS CO RPLS 4612" WERE SET AT ALL UNIT CORNERS.

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, **Maverick Land Surveying Co.**  
TBPELS FIRM No. 10132700

GENERAL NOTES

MLS JOB No.: 57923-0029

PAGE 2 OF 21

# LUMA CONDOMINIUM PLAT

SCALE: 1"=60'

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



E. MULBERRY AVE.  
(VOL. 72, PG. 506, D.R.)

N 89°51'52" E ~ 248.63'

FND.1/2" I.R.

FND.1/2" I.R.

14' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

10'x20' WATER EASEMENT  
(VOL. 20001, PG. 286, P.R.)

10' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

10'x20' WATER EASEMENT

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)

N 00°08'08" W ~ 418.22'

2.390 ACRES  
LOT 41, BLOCK 8  
OAKLAND TERRACE  
NEW CITY BLOCK 1070  
VOL. 20001, PG. 286, P.R.  
(VACANT)

S 00°13'14" E ~ 418.22'

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

BRACKENRIDGE AVE.  
(VOL. 9652, PG. 52, D.P.R.)

14' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

SET 1/2" I.R.

S 89°51'52" W ~ 249.25'

SET 1/2" I.R.

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

## EXISTING CONDITIONS

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105  
San Antonio, Texas 78213  
(210)342-9455, Fax 342-9524  
©1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700  
MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

SCALE: 1"=60'

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



14' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

E. MULBERRY AVE.  
(VOL. 72, PG. 506, D.R.)

N 89°51'52" E ~ 248.63'

FND. 1/2" I.R.

FND. 1/2" I.R.

LOT 41, BLOCK 8  
NEW CITY BLOCK 1070

10'x20' WATER EASEMENT  
(VOL. 20001, PG. 286, P.R.)

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)

10'x20' WATER EASEMENT

N 00°08'08" W ~ 418.22'

10' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

BLDG 3

SECOND FLOOR LIMITS

BLDG 2

SECOND FLOOR LIMITS

BLDG 1

SECOND AND THIRD FLOOR LIMITS

DRIVE

SECOND AND THIRD FLOOR LIMITS




BLDG 7

SECOND AND THIRD FLOOR LIMITS

BLDG 8

S 00°13'14" E ~ 418.22'

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.)(VOL. 9541, PG. 104-155, D.P.R.)

-  = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT
-  = GENERAL COMMON ELEMENT
-  = LIMITED COMMON ELEMENT

BRACKENRIDGE AVE.  
(VOL. 9652, PG. 52, D.P.R.)

BLDG 9

SET 1/2" I.R.

S 89°51'52" W ~ 249.25'

SET 1/2" I.R.

14' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.)(VOL. 9541, PG. 104-155, D.P.R.)

## COMMON AREAS

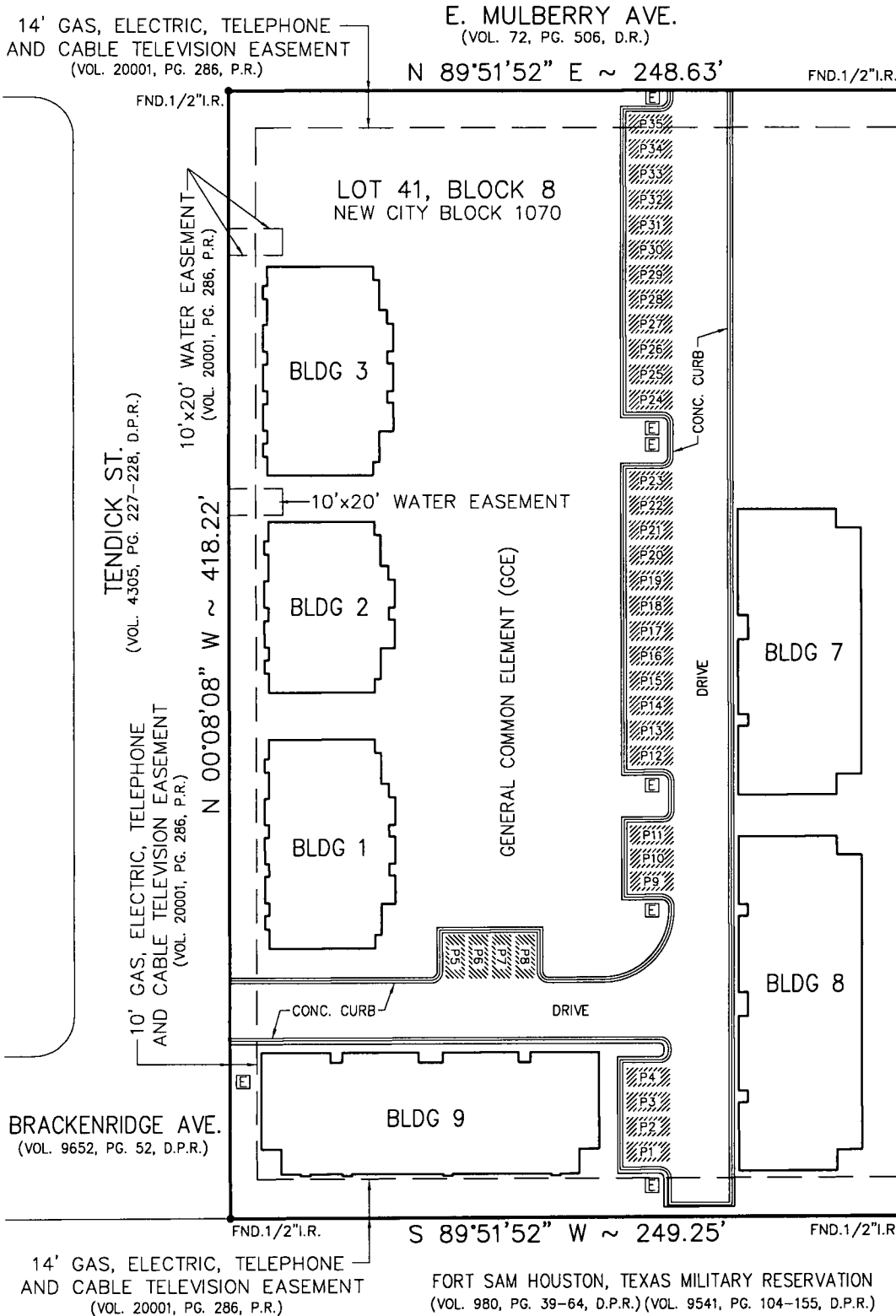
### Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105  
San Antonio, Texas 78213  
(210)342-9455, Fax 342-9524  
©1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700  
MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

SCALE: 1"=60'

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



= NUMBERED PARKING SPOT  
 = ELECTRIC TRANSFORMER

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
 (VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

**SITE PLAN**

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105  
San Antonio, Texas 78213  
(210)342-9455, Fax 342-9524  
©1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700  
MLS JOB No.: 57923-0029

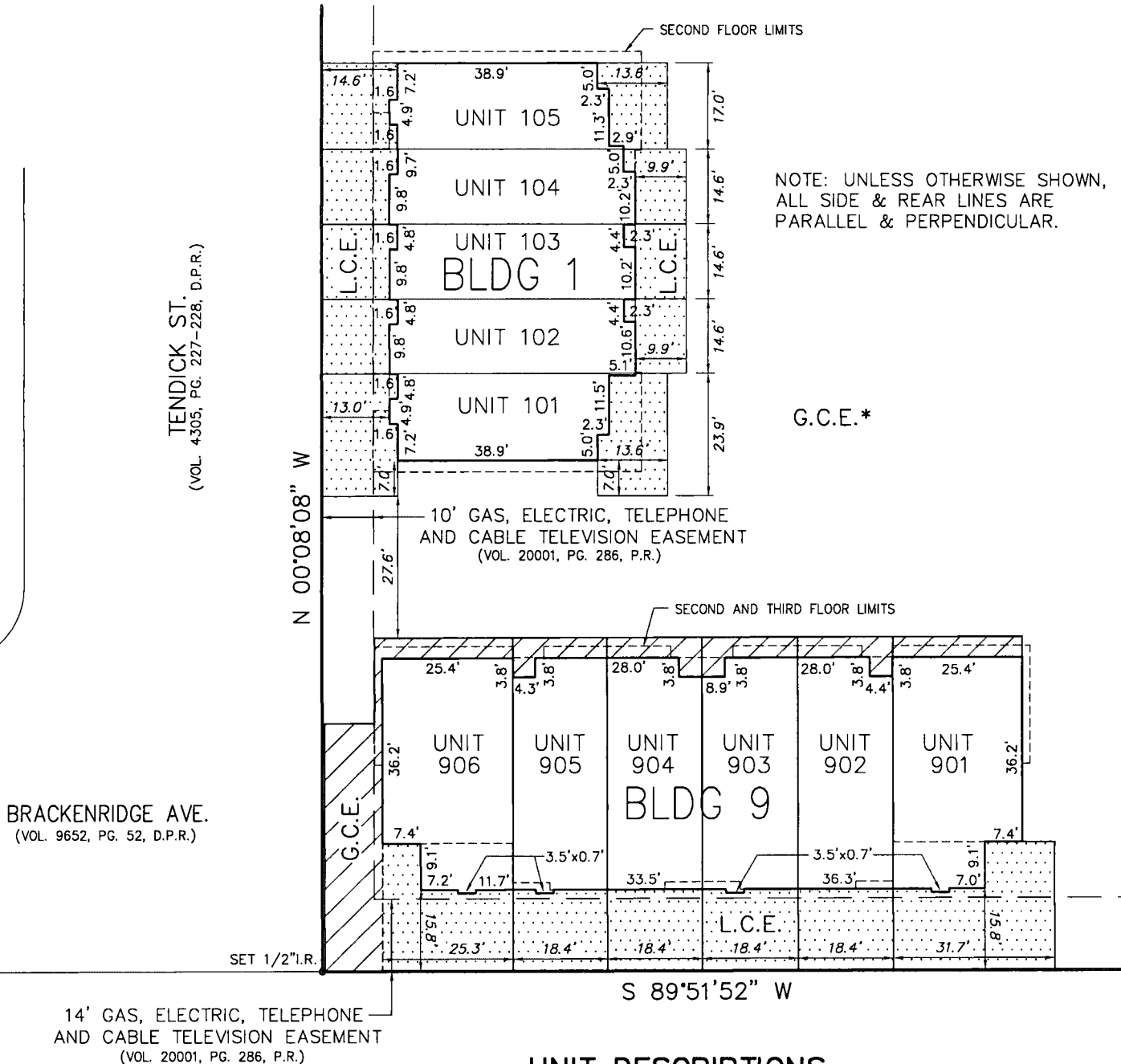
PAGE 5 OF 21

# LUMA CONDOMINIUM PLAT

SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

## UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

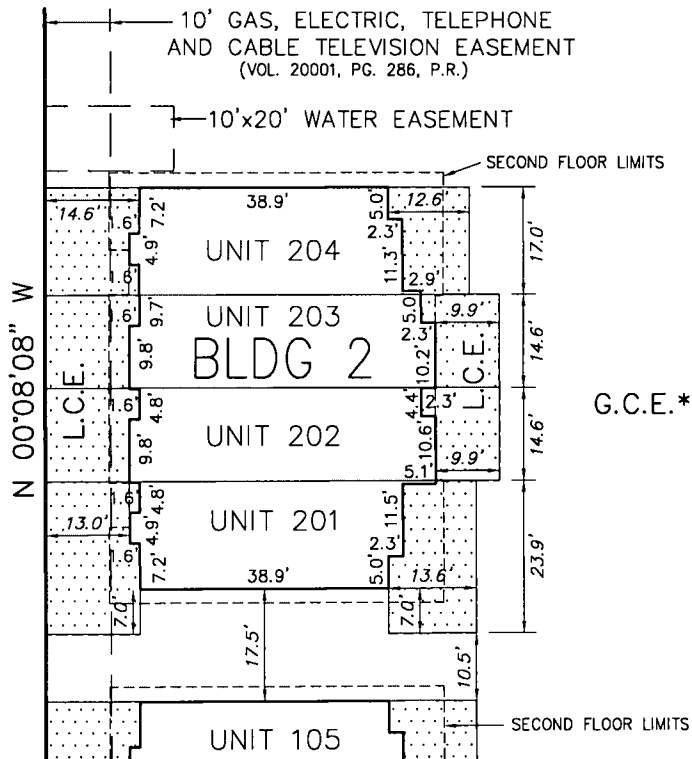
SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)



### UNIT DESCRIPTIONS

- =GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- =GENERAL COMMON ELEMENT (G.C.E.)
- =LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

SCALE: 1"=30'



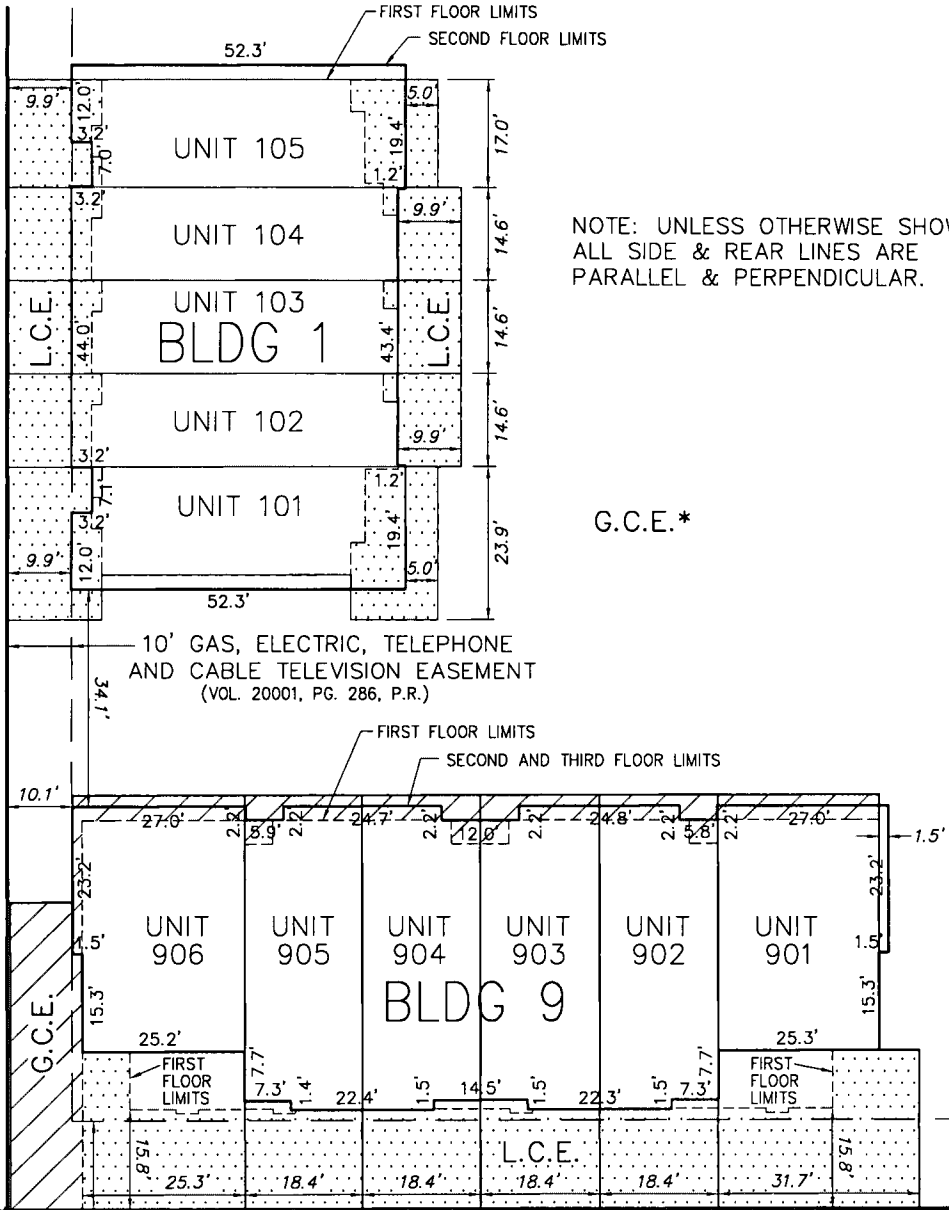
A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)

N 00°08'08" W

BRACKENRIDGE AVE.  
(VOL. 9652, PG. 52, D.P.R.)

SET 1/2" I.R.



NOTE: UNLESS OTHERWISE SHOWN,  
ALL SIDE & REAR LINES ARE  
PARALLEL & PERPENDICULAR.

G.C.E.\*

14' GAS, ELECTRIC, TELEPHONE  
AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

S 89°51'52" W

## UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524  
© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

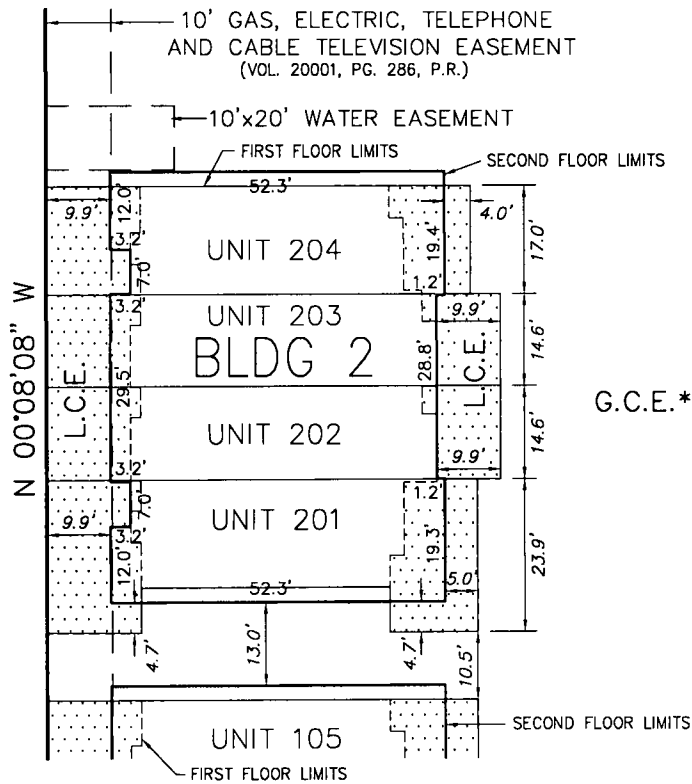
SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)



### UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524  
© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

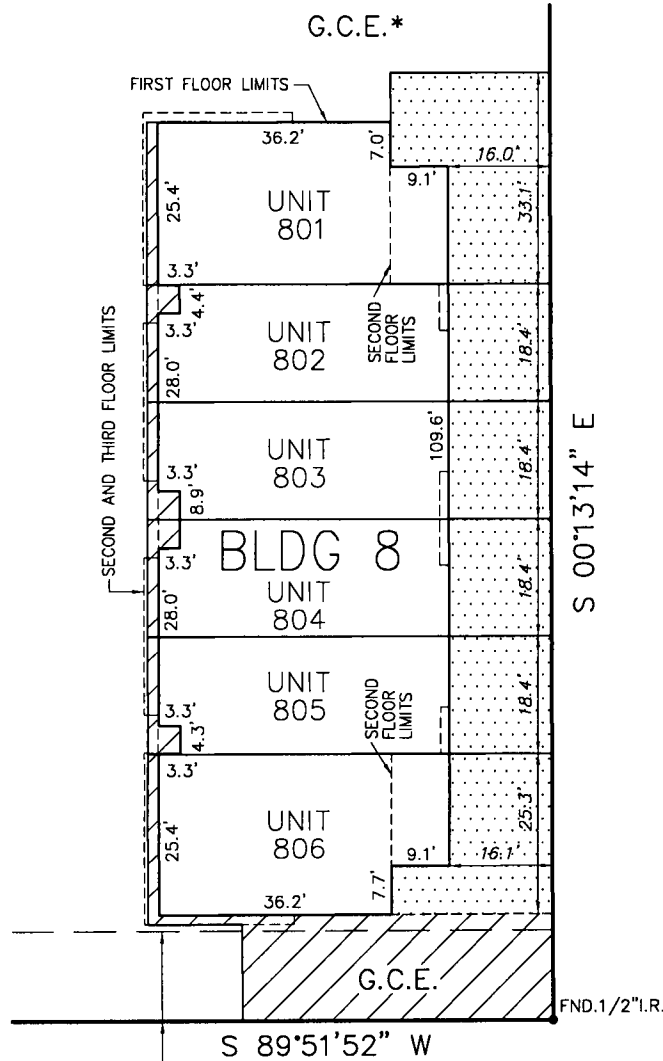
MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.)(VOL. 9541, PG. 104-155, D.P.R.)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.)(VOL. 9541, PG. 104-155, D.P.R.)

## UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, **Maverick Land Surveying Co.**  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

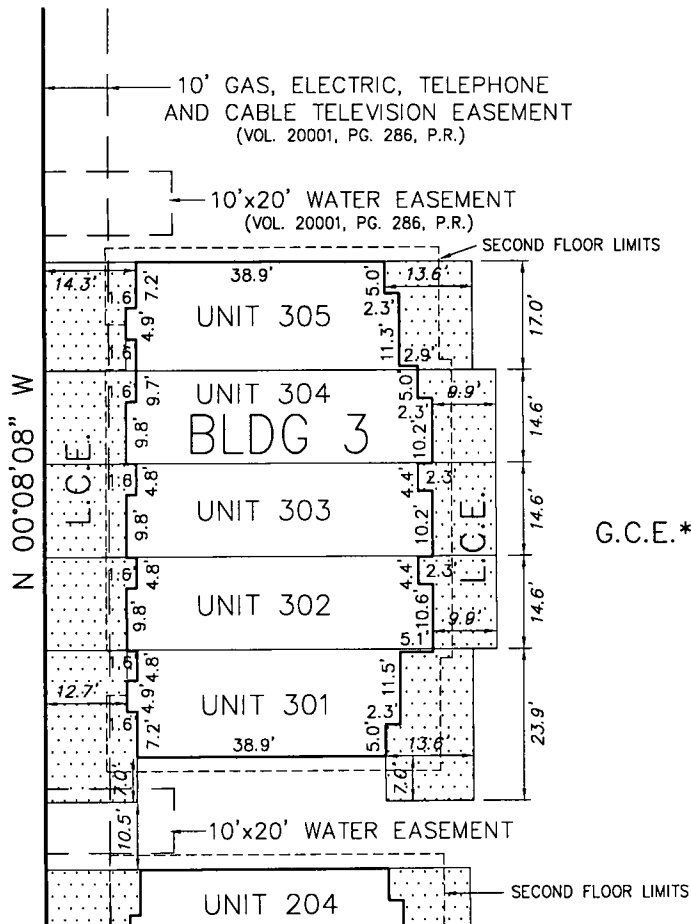
SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)



### UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

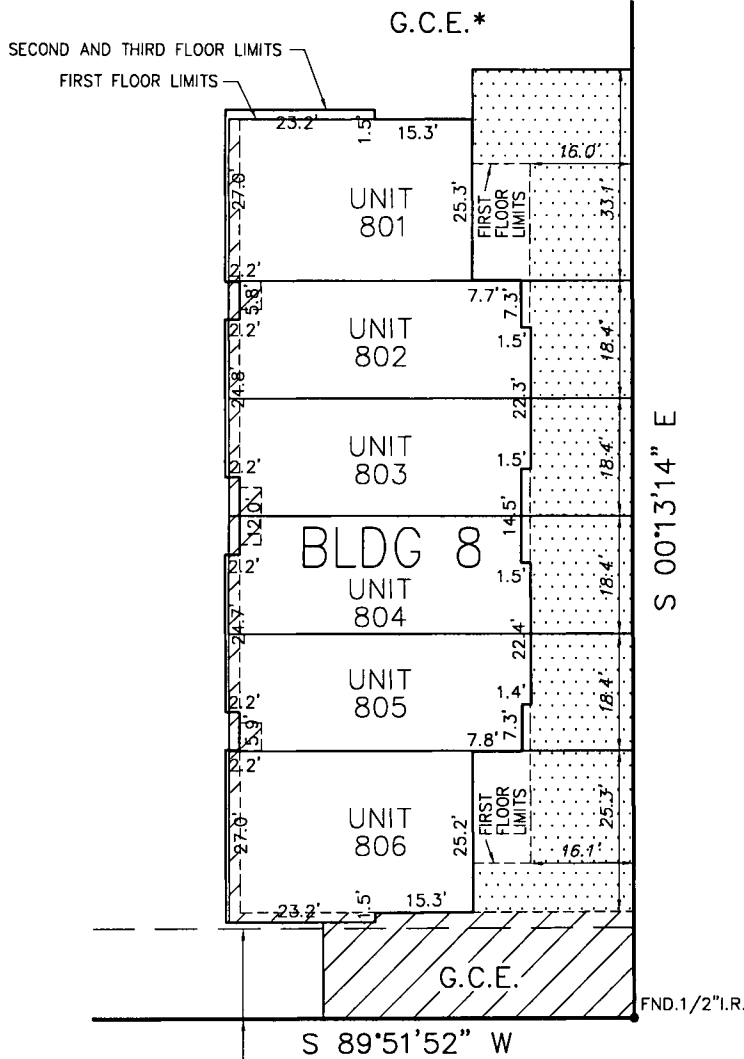
MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.)(VOL. 9541, PG. 104-155, D.P.R.)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT  
(VOL. 20001, PG. 286, P.R.)

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.)(VOL. 9541, PG. 104-155, D.P.R.)

## UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

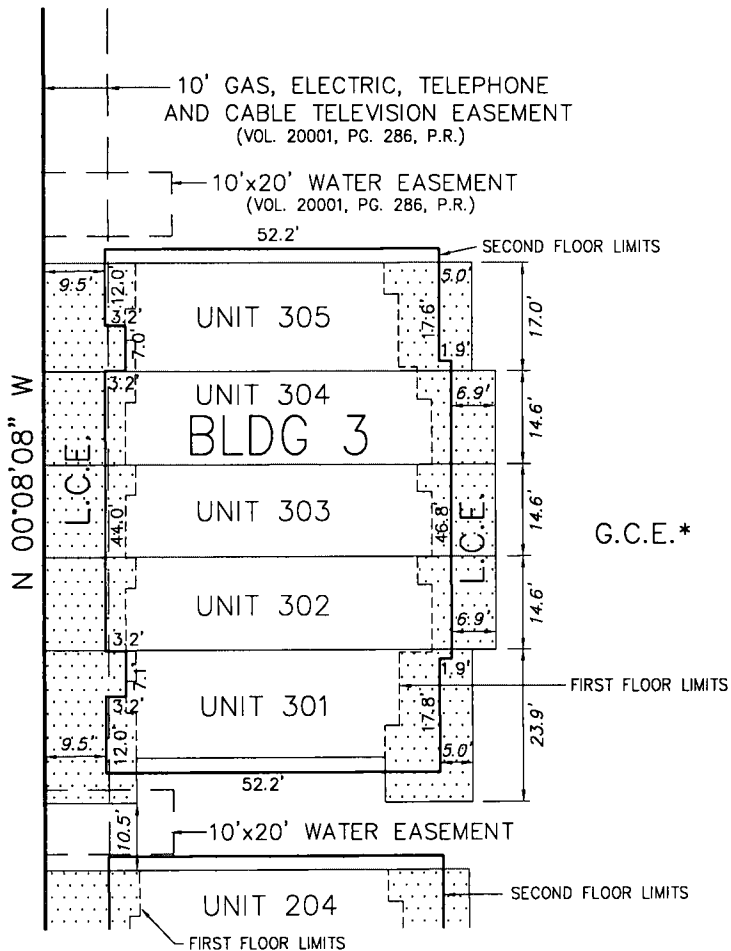
# LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.

TENDICK ST.  
(VOL. 4305, PG. 227-228, D.P.R.)



### UNIT DESCRIPTIONS

- =GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- =GENERAL COMMON ELEMENT (G.C.E.)
- =LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

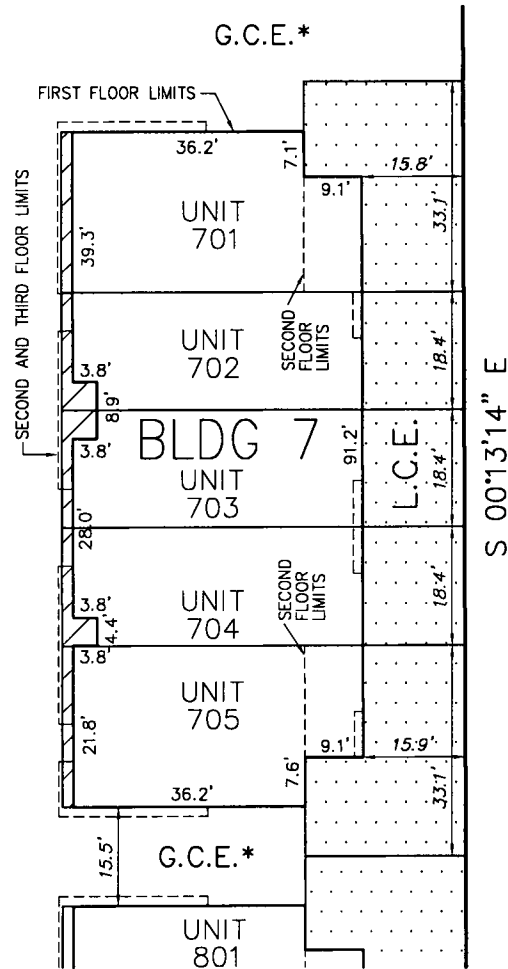
# LUMA CONDOMINIUM PLAT

SCALE: 1"=30'



A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.



FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

### UNIT DESCRIPTIONS

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- = GENERAL COMMON ELEMENT (G.C.E.)
- = LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

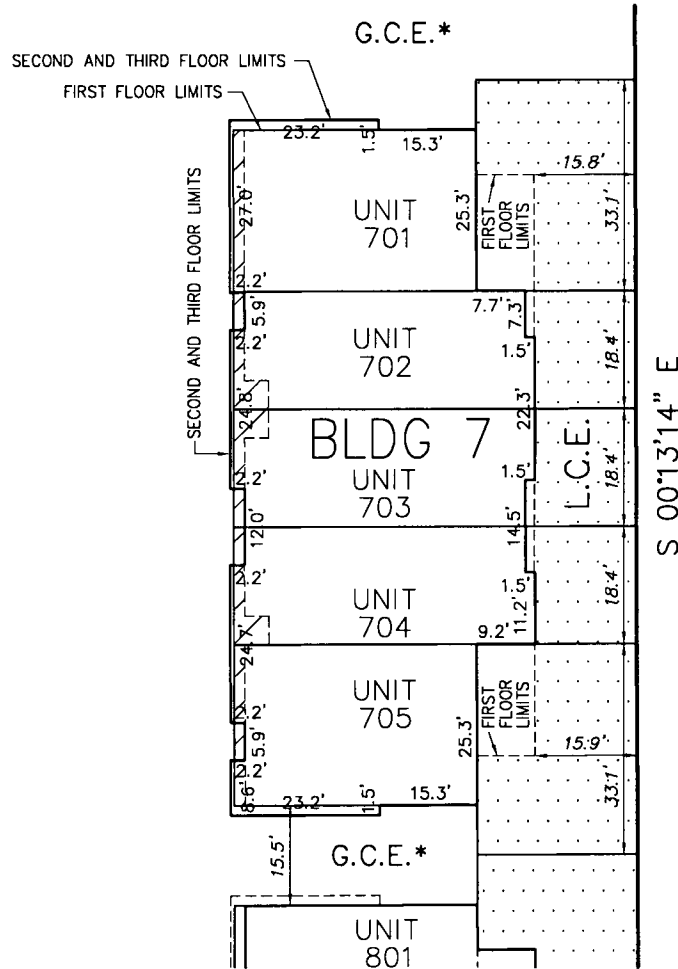
MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.



FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

## UNIT DESCRIPTIONS

- =GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.\*)
- =GENERAL COMMON ELEMENT (G.C.E.)
- =LIMITED COMMON ELEMENT (L.C.E.)

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524  
© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

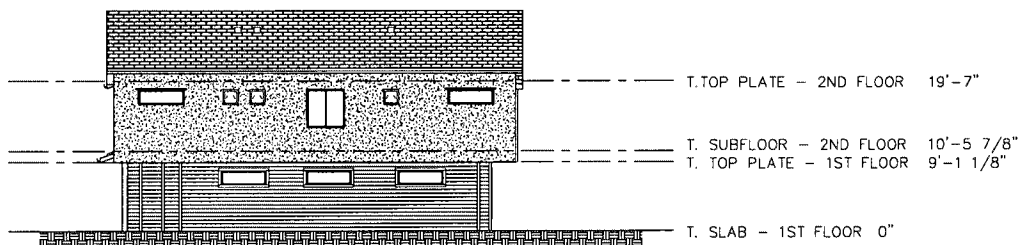
BUILDING 1  
FRONT  
ELEVATION



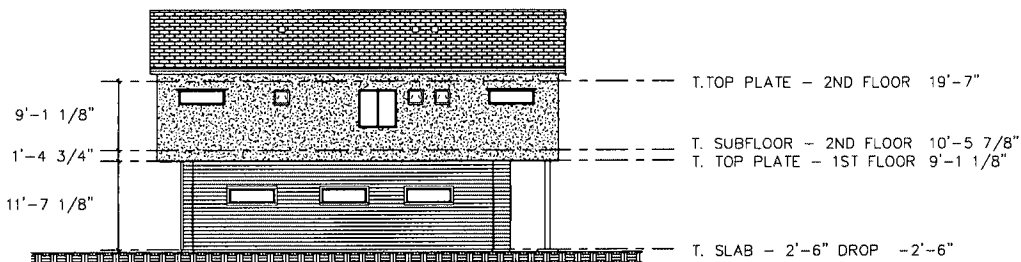
BUILDING 1  
REAR  
ELEVATION



BUILDING 1  
LEFT  
ELEVATION



BUILDING 1  
RIGHT  
ELEVATION



**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

BUILDING 1 ELEVATIONS

# LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

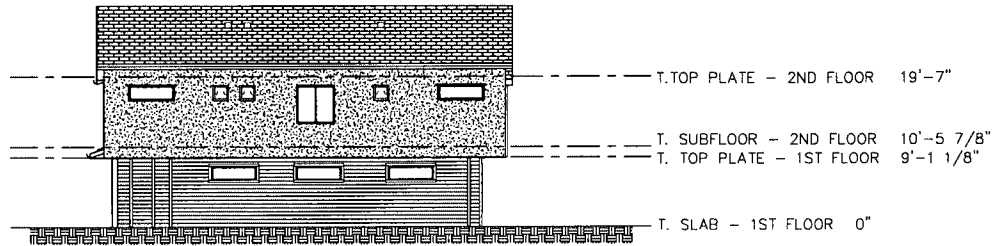
BUILDING 2  
FRONT  
ELEVATION



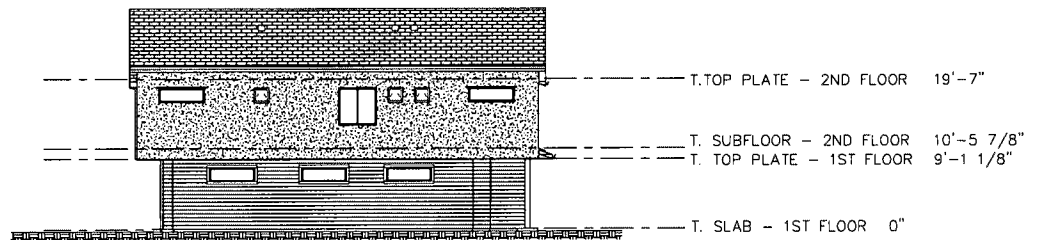
BUILDING 2  
REAR  
ELEVATION



BUILDING 2  
LEFT  
ELEVATION



BUILDING 2  
RIGHT  
ELEVATION



**Maverick**  
Land Surveying Co.

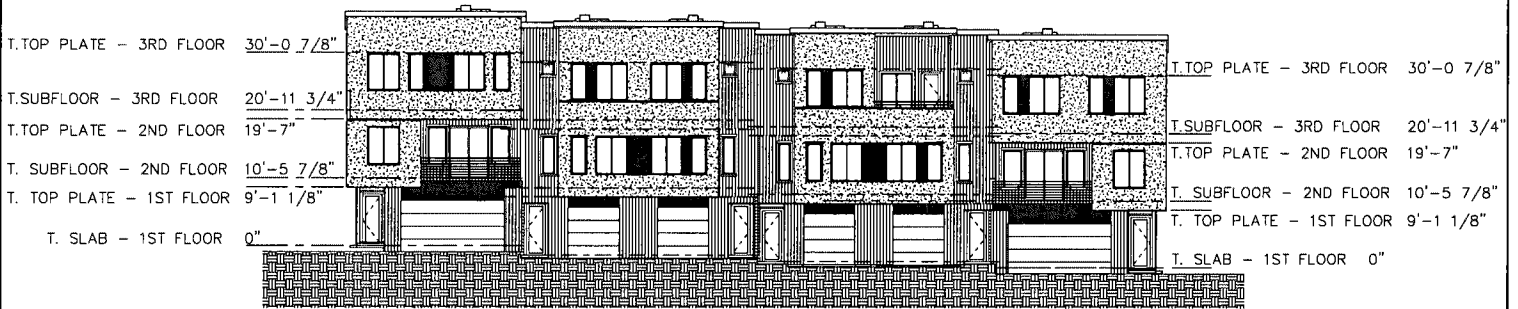
1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524  
© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

BUILDING 2 ELEVATIONS

MLS JOB No.: 57923-0029

# LUMA CONDOMINIUM PLAT

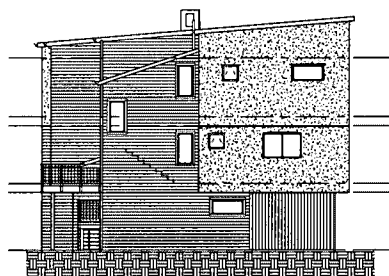
A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



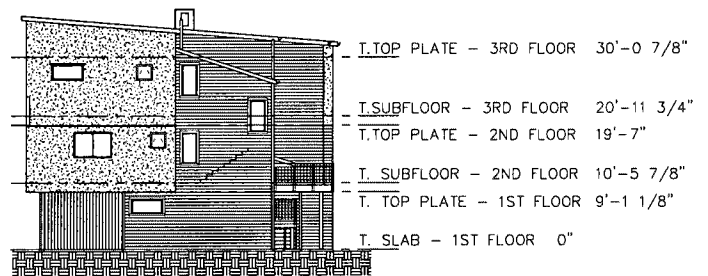
BUILDING 9-FRONT ELEVATION



BUILDING 9-REAR ELEVATION



BUILDING 9-LEFT ELEVATION



BUILDING 9-RIGHT ELEVATION

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

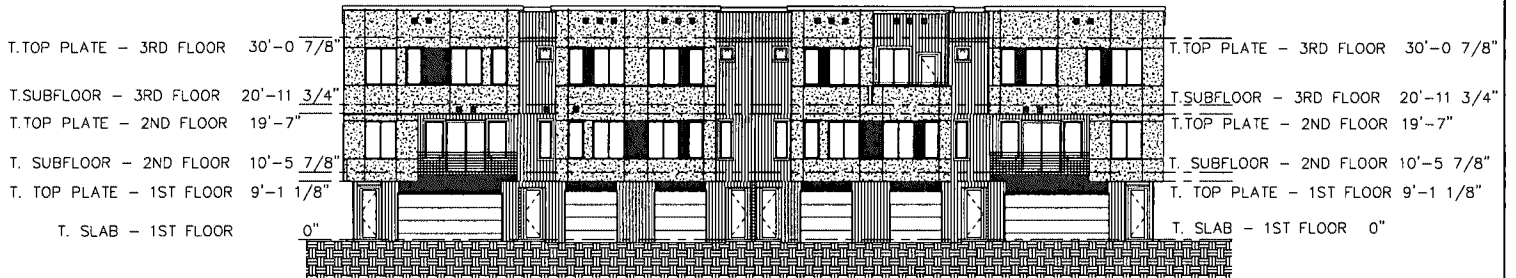
© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

BUILDING 9 ELEVATIONS

# LUMA CONDOMINIUM PLAT

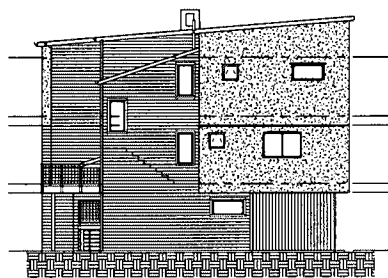
A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



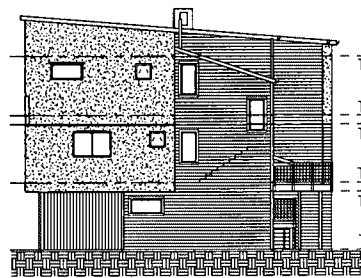
BUILDING 8-FRONT ELEVATION



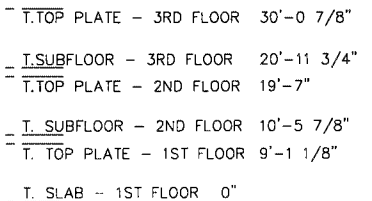
BUILDING 8-REAR ELEVATION



BUILDING 8-LEFT ELEVATION



BUILDING 8-RIGHT ELEVATION



**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

BUILDING 8 ELEVATIONS

# LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

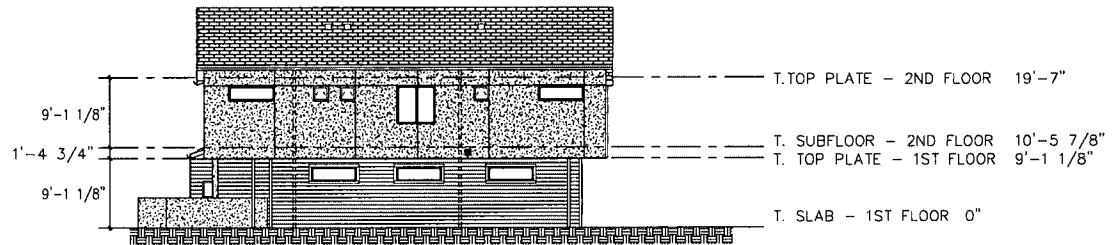
BUILDING 3  
FRONT  
ELEVATION



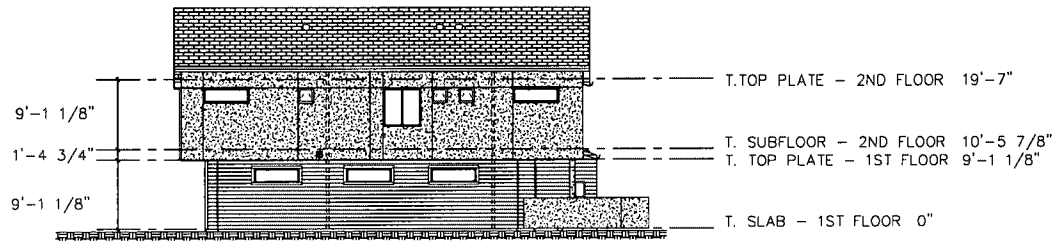
BUILDING 3  
REAR  
ELEVATION



BUILDING 3  
LEFT  
ELEVATION



BUILDING 3  
RIGHT  
ELEVATION



**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

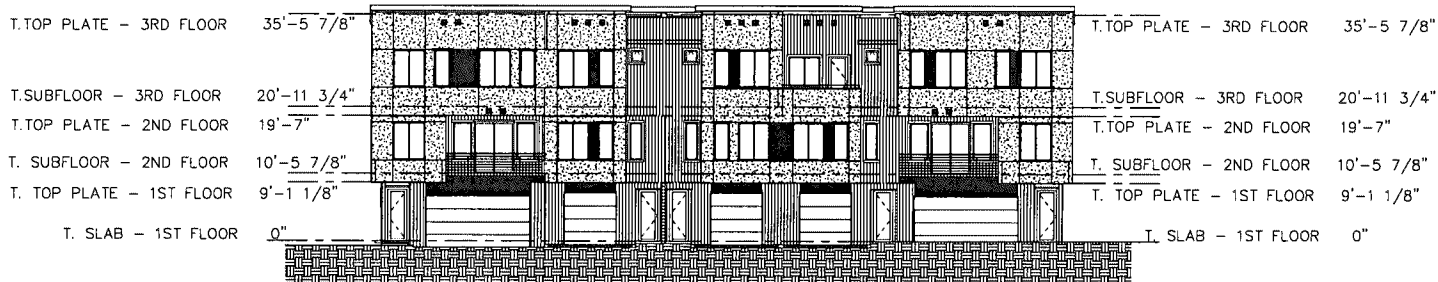
© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

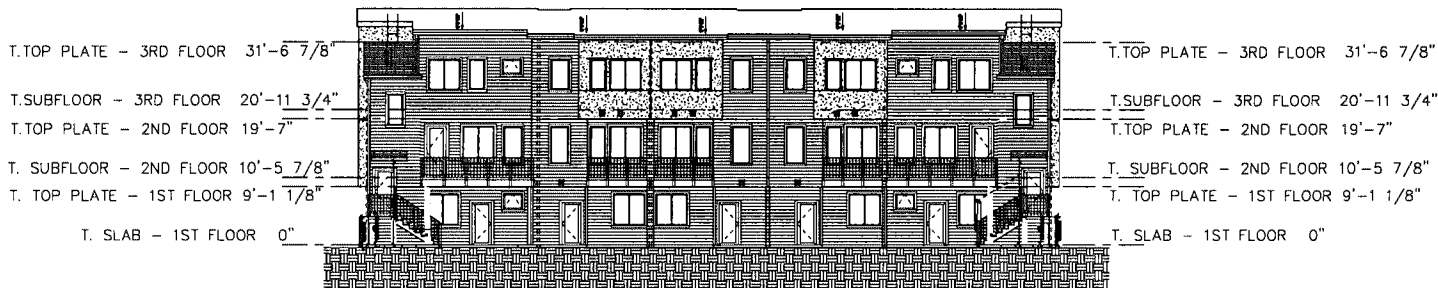
BUILDING 3 ELEVATIONS

# LUMA CONDOMINIUM PLAT

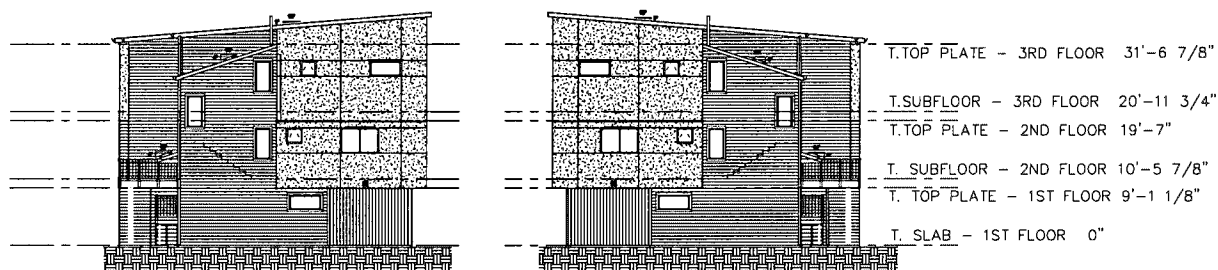
A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



BUILDING 7-FRONT ELEVATION



BUILDING 7-REAR ELEVATION



BUILDING 7-LEFT ELEVATION

BUILDING 7-RIGHT ELEVATION

**Maverick**  
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
( 210 ) 342-9455, Fax 342-9524

© 1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

MLS JOB No.: 57923-0029

BUILDING 7 ELEVATIONS

ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for Common Expenses for each Unit is 1/31. Each Unit is allocated one (1) vote.

ATTACHMENT 3

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR  
LUMA CONDOMINIUMS

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210201573  
**Recorded Date:** July 23, 2021  
**Recorded Time:** 8:39 AM  
**Total Pages:** 29  
**Total Fees:** \$134.00

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

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/23/2021 8:39 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk