

FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
THE RESIDENCES CONDOMINIUMS

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE
COUNTY OF DALLAS § PRESENTS:

This First Amendment to the Condominium Declaration for The Residences Condominiums (this "Amendment") is certified by The Residences Condominiums Association, Inc., a Texas non-profit corporation, as of this 3rd day of February 2020.

WHEREAS, on August 2, 2019, Savannah TPC Las Colinas Development, LLC, a Texas limited liability company ("Declarant") recorded that certain Condominium Declaration for The Residences Condominiums under Clerk's File No. 201900201198, Real Property Records, Dallas County, Texas (the "Declaration"); and

WHEREAS, Declarant desires to amend the Declaration and, pursuant to the terms thereof, being the sole owner of the Units (as defined in the Declaration), has voted in favor of amending the Declaration as outlined below;

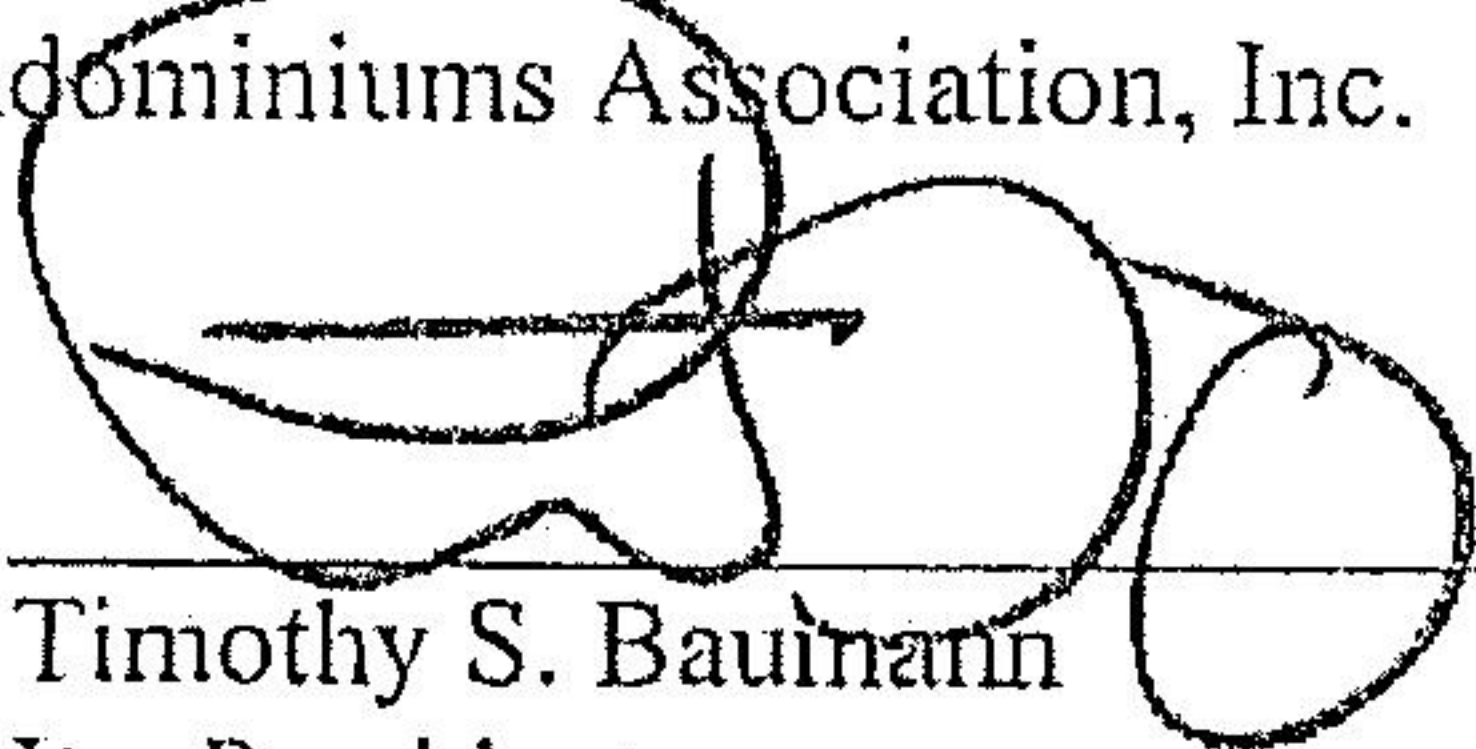
NOW, THEREFORE, for and in consideration of the mutual benefits to be conferred by this Amendment, the undersigned does hereby certify that the Declaration has been amended as follows:

1. The Plat and Condominium Plans attached to this Amendment as Exhibit B-1 shall be in substitution and replacement of the Exhibit B-1 attached to the Declaration.
2. The Unit Sizes, Ownership Percentages, and Estimated Assessments attached to this Amendment as Exhibit C-1 shall be in substitution and replacement of the Exhibit C-1 attached to the Declaration.

Except as modified by the foregoing, the Declaration shall remain in full force and effect. Any capitalized term herein shall have the same meaning as is ascribed to it in the Declaration. This Amendment shall be effective upon the filing of same in the Real Property Records of Dallas County, Texas.

The undersigned certifies that the foregoing Amendment has been duly adopted in accordance with section 82.067(f), Texas Property Code.

The Residences
Condominiums Association, Inc.

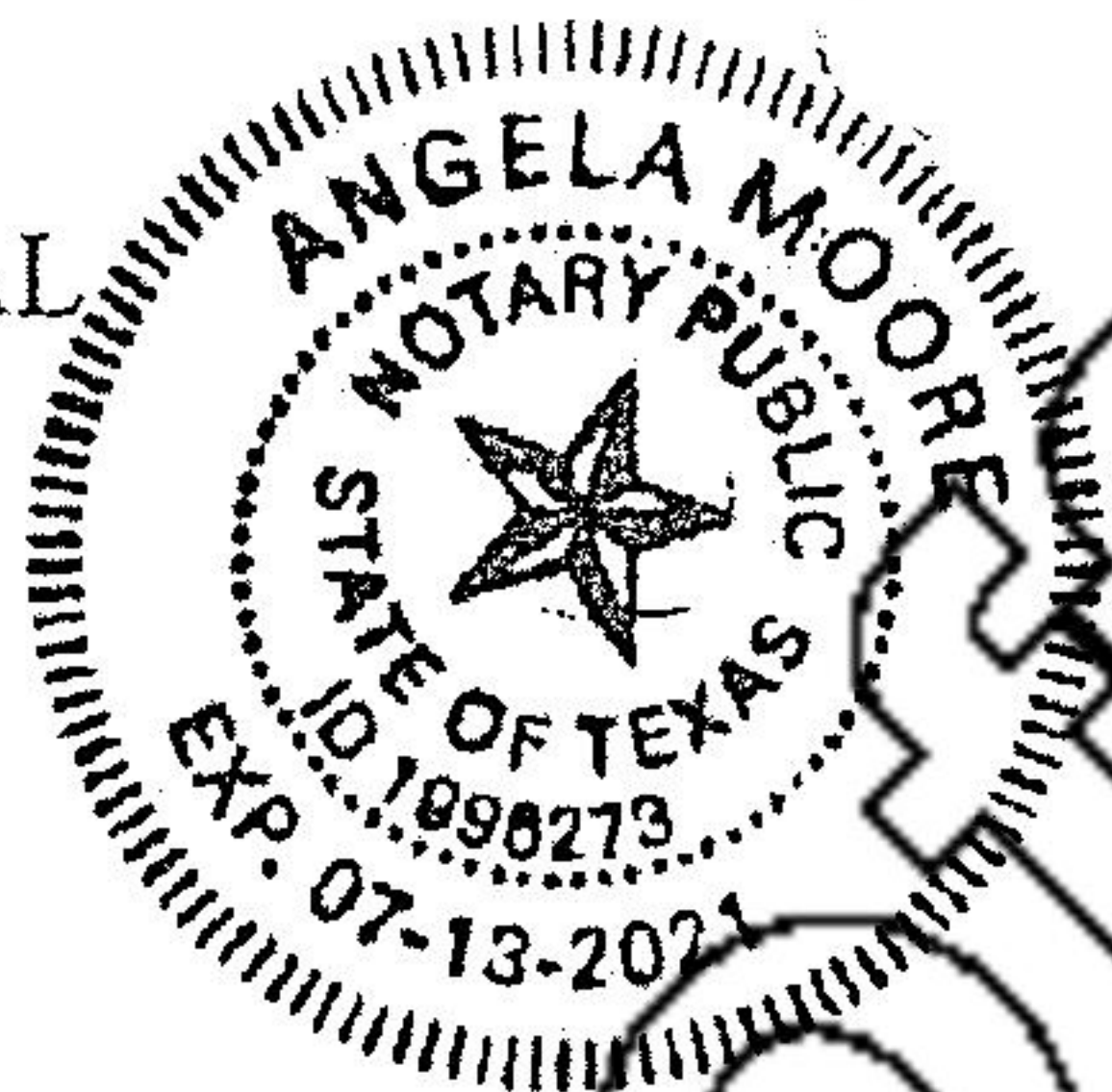
By: 
Timothy S. Baumann
Its: President

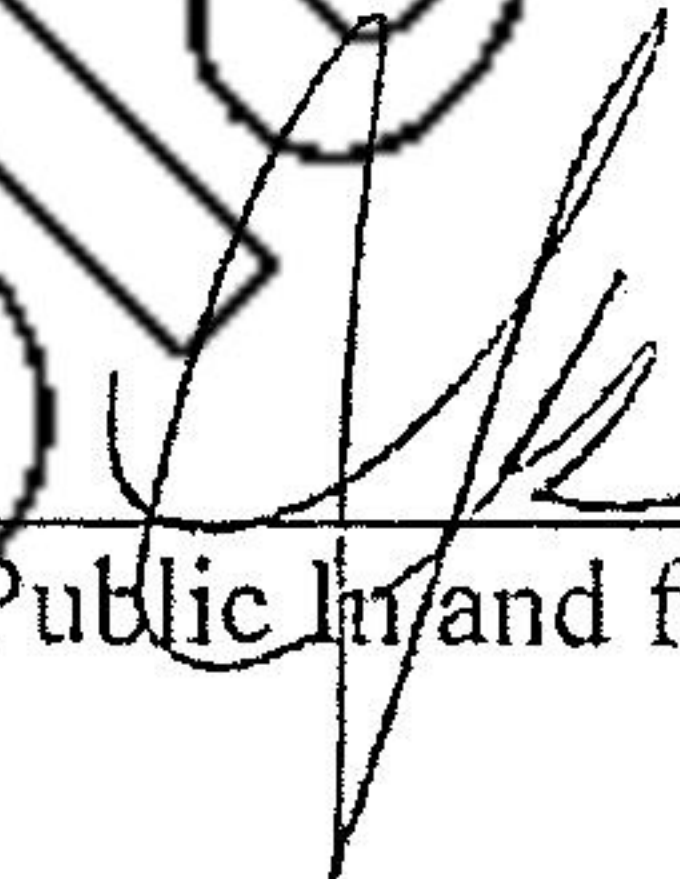
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me on this day personally appeared Timothy S. Baumann, President of The Residences Condominiums Association, Inc., a non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of February 2020.

SEAL




Notary Public In and for the State of Texas

Unofficial Copy

TO BE ATTACHED HERETO AND MADE A PART HEREOF THE FIRST AMENDMENT

CONSENT TO AMENDMENT AND SUBORDINATION BY LIENHOLDER

PlainsCapital Bank is a Texas state banking association whose address is 18111 Preston Road, Suite 220, Dallas, Texas 75252.

PlainsCapital Bank holds a promissory note signed by Savannah TPC Las Colinas Development, LLC, a Texas limited liability company (Declarant in the foregoing document). The promissory note is secured by a deed of trust lien against, among other property, the real property described in Exhibit A-1 of this Declaration, and certain deed of trust, including without limitation, the certain deed of trust dated September 25, 2019 and is recorded under Clerk's File No. 201900257444 of the Real Property Records of Dallas County, Texas.

By signing this instrument, PlainsCapital Bank consents to the recording of the First Amendment to Declaration of Covenants for The Residences Condominiums Association dated August 2, 2019, which will not be extinguished by foreclosure of the above described liens or any other liens assigned to or for the benefit of PlainsCapital Bank.

Additionally, this Consent to Declaration by Lienholder is the only valid Consent to Declaration by Lienholder and supersedes and replaces all other consents to the Declaration (as may be amended) given by Lienholder.

SIGNED on the date acknowledged below.

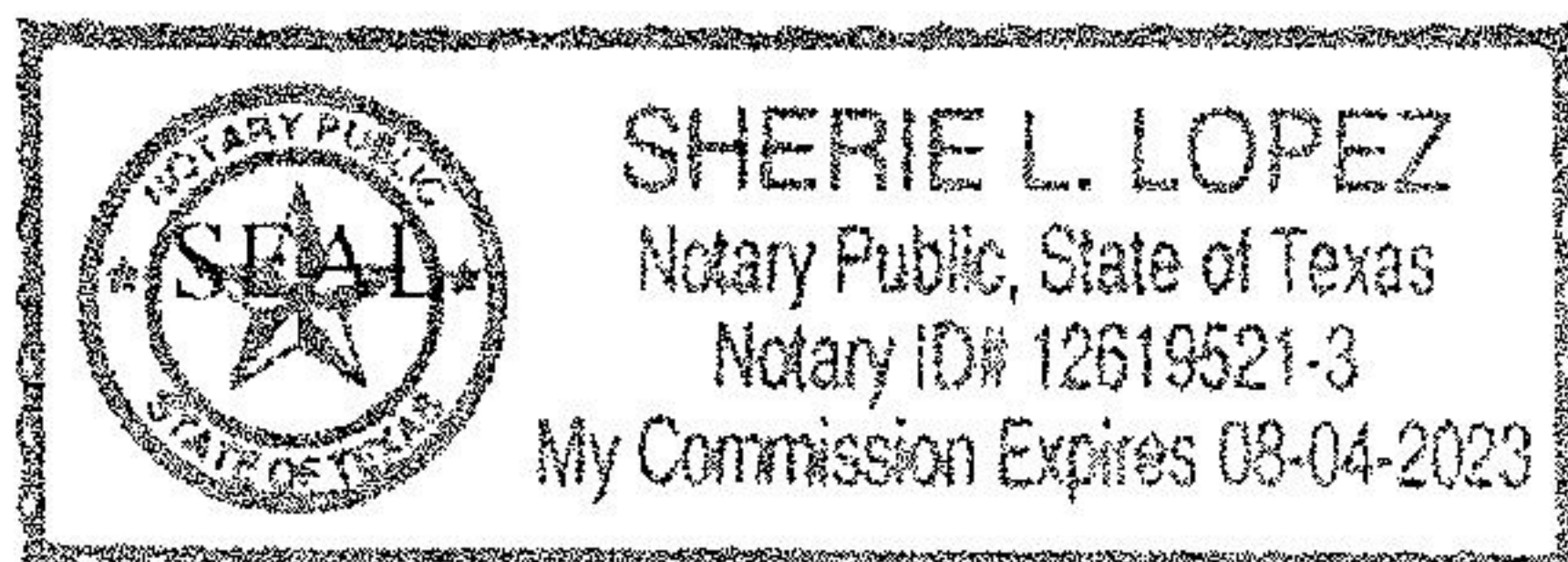
PLAINSCAPITAL BANK
a Texas state banking association

By: [Signature]
Printed Name: Joely Myers
Its: Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me on this day personally appeared Eric Sonneborn, Senior Vice President of LegacyTexas Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11 day of February, 2018.



[Signature]
Notary Public In and for the State of Texas

**FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
THE RESIDENCES CONDOMINIUMS**

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

Unofficial Copy

TRACT 1:

THE RESIDENCES CONDOMINIUMS, a Condominium Regime, together with an undivided interest in the appurtenant common elements that may apply, situated in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, recorded in Document No. 201900201198, Official Public Records of Dallas County, Texas, as further described by metes and bounds as follows:

SITUATED in the State of Texas, County of Dallas, and City of Irving, being part of the G. W. Clark Survey, Abstract No. 371 and the John Cox Survey, Abstract No. 219, being all of a called 7.731 acre tract conveyed to Salesmanship Club of Dallas by deed recorded in Instrument No. 201100339363 of the Official Public Records of Dallas County, Texas and more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod found for corner in the southerly line of O'Connor Ridge Blvd. (variable width public right-of-way) as dedicated in Instrument No. 201100052913 of the Official Public Records of Dallas County, Texas and marking the northeast corner of said 7.731 acre tract and the northwest corner of Lot 31, Block A of Fairway Vista at Las Colinas Phase 2, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 2000224, Page 1539 of the Official Public Records of Dallas County, Texas, said point also being the beginning of a non-tangent curve to the left;

THENCE with a common line between said 7.731 acre tract and said Fairway Vista At Las Colinas Phase 2 as follows: Southwesterly with said curve to the left having a radius of 211.83 feet, a central angle of 17°06'53", arc length of 63.27 feet and a chord bearing and distance of South 46°19'34" West, 63.04 feet a point for corner, South 24°33'49" West, 119.96 feet to a point for corner, and South 32°29'41" West, 626.98 feet to an point for corner;

THENCE with the southeast line of said 7.731 acre tract, the northwest line of said Fairway Vista At Las Colinas Phase 2 and the northwest line of Fairway Vista At Las Colinas Phase 1 an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 98045, Page 106 of the Official Public Records of Dallas County, Texas South 39°34'29" West, 527.67 feet to a point for corner;

THENCE with a south line of said 7.731 acre tract and the north line of said Fairway Vista At Las Colinas Phase 1, North 84°10'14" West, 55.30 feet to a point for corner marking the most northerly northwest corner of said Fairway Vista At Las Colinas Phase 1, and a southeast corner of a tract of land conveyed to Bre Las Colinas LLC by deed recorded in Instrument No. 201400028176 of the Official Public Records of Dallas County, Texas;

THENCE with the southwest line of said 7.731 acre tract and a northeast line of said Bre Las Colinas LLC tract as follows:

North 43°18'05" West, 207.02 feet to a Roome capped iron rod set for corner,
North 01°14'01" East, 158.94 feet to a Roome capped iron rod set for corner,
North 39°34'29" East, 489.71 feet to a Roome capped iron rod set for corner.
North 86°52'14" East, 128.51 feet to a BDD capped iron rod found for corner,
North 48°54'38" East, 169.18 feet to a KHA capped iron rod found for corner,
North 32°29'41" East, 279.22 feet to a 60d nail found for corner,
South 67°00'25" East, 121.43 feet to a Roome capped iron rod set for corner, and
North 24°33'49" East, 129.50 feet to 1/2 inch capped iron rod found for corner in the south right-of-way line of O'Connor Ridge Boulevard;

THENCE with the north line of said 7.731 acre tract and said south right of way line as follows:

South 65°26'11" East, 60.00 feet to an X found cut in concrete for corner,
North 24°33'49" East, 21.56 feet to an X found cut in concrete for corner in a non-tangent curve to the left, and
Southeasterly with said curve to the left having a radius of 398.80 feet, a central angle of 03°58'24", an arc length of 27.66 feet and a chord bearing and distance of South 33°01'59" East, 27.65 feet to the POINT OF BEGINNING and containing 336,750 square feet or 7.731 acres of land, more or less.

TRACT 2:

Easement Estate created in Emergency Access Easement Agreement executed by and between BF Las Colinas, LP, a Delaware limited partnership, and BF Las Colinas Development, LP, a Delaware limited partnership, recorded under Clerk's File No. 20080387092, Official Public Records, Dallas County, Texas, across the following herein described property:

A tract or parcel of land situated in the City of Irving, Dallas County, Texas and being part of the G. W. Clark Survey, Abstract No. 371, and the John Cox Survey, Abstract No. 219, and being part of Tracts 3 and 13 of land conveyed to BF Las Colinas, LP by Special Warranty Deed as recorded in Instrument No. 200600326682 of the Official Public Records of Dallas County, Texas, and more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for corner in the curving southerly line of O'Connor Ridge Blvd. (variable width private drive), said point being the Northeast corner of said Tract 3 and the Northwest corner of Lot 31, Block A of Fairway Vista at Las Colinas Phase 2, an addition to the City of Irving, Texas, according to the Map or Plat thereof recorded in Volume 2000224, Page 1539 of the Official Public Records of Dallas County, Texas, said corner also being the point of curvature of a non-tangent curve to the right;

THENCE in a northwesterly direction along said O'Connor Ridge Blvd. and the northerly line of said Tract 3 and said curve to the right, with a radius of 398.80 feet, an arc length of 27.66 feet, through a central angle of 03° 58' 26", and a chord bearing and distance of North 33° 01' 59" West, 27.65 feet to a point for corner;

THENCE South 24° 33' 49" West, continuing along the southerly line of said O'Connor Ridge Blvd. and the northerly line of said Tract 3, a distance of 21.56 feet to the beginning of a non-tangent curve to the left and the POINT OF BEGINNING;

THENCE leaving the southerly line of said O'Connor Ridge Blvd., across said tracts 3 and 13 the following courses and distances, to wit:

Southwesterly with said curve to the left through a central angle of 22° 39' 47", having a radius of 235.98 feet, a chord bearing and distance of South 39° 05' 28" West, 92.73 feet, an arc distance of 93.34 feet to a point for corner at the end of said curve and the beginning of a curve to the right;

Southwesterly with said curve to the right through a central angle of 85° 48' 28", having a radius of 34.00 feet, a chord bearing and distance of South 70° 39' 49" West, 46.29 feet, an arc distance of 50.92 feet to a point for corner at the end of said curve;

North 66° 25' 57" West, a distance of 72.42 feet to a point for corner at the beginning of a curve to the left;

Southwesterly with said curve to the left through a central angle of 77° 17' 53", having a radius of 74.26 feet, a chord bearing and distance of South 72° 23' 14" West, 92.76 feet, an arc distance of 100.19 feet to a point for corner at the end of said curve;

South 32° 42' 59" West, a distance of 214.37 feet to a point for corner at the beginning of a curve to the right;

Southwesterly with said curve to the right, through a central angle of 15° 52' 20", having a radius of 100.00 feet, a chord bearing and distance of South 40° 39' 09" West, 27.61 feet, an arc distance of 27.70 feet to a point for corner at the end of said curve;

South 48° 15' 12" West, a distance of 143.43 feet to a point for corner at the beginning of a curve to the right;

Southwesterly with said curve to the right, through a central angle of 39° 01' 51", having a radius of 80.00 feet, a chord bearing and distance of South 67° 46' 08" West, 53.45 feet, an arc distance of 54.50 feet to a point for corner at the end of said curve;

South 87° 17' 03" West, a distance of 21.75 feet to a point for corner at the beginning of a non-tangent curve to the left;

Southwesterly with said curve to the left, through a central angle of 29° 10' 05", having a radius of 115.00 feet, a chord bearing and distance of South 72° 38' 19" West, 57.91 feet, an arc distance of 58.54 feet to a point for corner at the beginning of a non-tangent curve to the left;

Southwesterly with said curve to the left, through a central angle of 17° 25' 14", having a radius of 500.00 feet, a chord bearing and distance of South 48° 17' 09" West, 151.44 feet, an

are distance of 152.02 feet to a point for corner at the end of said curve;

South 39° 34' 31" West, a distance of 264.86 feet to a point for corner at the beginning of a curve to the left;

Southerly with said curve to the left, through a central angle of 45° 56' 25", having a radius of 160.00 feet, a chord bearing and distance of South 16° 36' 21" West, 124.88 feet, an arc distance of 128.29 feet to a point for corner at the end of said curve;

South 06° 21' 52" East, a distance of 18.73 feet to a point for corner at the beginning of a curve to the left;

Southeasterly with said curve to the left, through a central angle of 43° 49' 50", having a radius of 288.01 feet, a chord bearing and distance of South 29° 55' 41" East, 214.99 feet, an arc distance of 220.33 feet to a point for corner at the end of said curve;

South 83° 08' 39" West, a distance of 32.72 feet to a point for corner at the beginning of a non-tangent curve to the right;

Northwesterly with said curve to the right, through a central angle of 39° 38' 37", having a radius of 312.01 feet, a chord bearing and distance of North 27° 46' 12" West, 211.60 feet, an arc distance of 215.88 feet to a point for corner at the end of said curve;

North 06° 21' 52" West, a distance of 19.07 feet to a point for corner at the beginning of a curve to the right;

Northeasterly with said curve to the right, through a central angle of 45° 56' 25", having a radius of 184.00 feet, a chord bearing and distance of North 16° 36' 21" East, 143.61 feet, an arc distance of 147.53 feet to a point for corner at the end of said curve;

North 39° 34' 31" East, a distance of 264.86 feet to a point for corner at the beginning of a curve to the right;

Northeasterly with said curve to the right, through a central angle of 17° 26' 39", having a radius of 524.00 feet, a chord bearing and distance of North 48° 17' 51" East, 158.92 feet, an arc distance of 159.53 feet to a point for corner at the beginning of a non-tangent curve to the right;

Northeasterly with said curve to the right, through a central angle of 29° 16' 06", having a radius of 139.00 feet, a chord bearing and distance of North 72° 35' 39" East, 70.24 feet, an arc distance of 71.00 feet to a point for corner at the end of said curve;

North 87° 17' 03" East, a distance of 21.76 feet to a point for corner at the beginning of a curve to the left;

Northeasterly with said curve to the left, through a central angle of 39° 01' 51", having a radius of 56.00 feet, a chord bearing and distance of North 67° 46' 08" East, 37.41 feet, an arc distance of 38.15 feet to a point for corner at the end of said curve;

North 48° 15' 12" East, a distance of 143.51 feet to a point for corner at the beginning of a curve to the left;

Northeasterly with said curve to the left, through a central angle of 15° 55' 18", having a radius of 76.00 feet, a chord bearing and distance of North 40° 40' 38" East, 21.05 feet, an arc distance of 21.12 feet to a point for corner at the end of said curve;

North 32° 42' 59" East, a distance of 214.57 feet to a point for corner at the beginning of a curve to the right;

Northeasterly with said curve to the right, through a central angle of 77° 45' 45", having a radius of 98.26 feet, a chord bearing and distance of North 72° 29' 09" East, 123.36 feet, an arc distance of 123.36 feet, an arc distance of 133.36 feet to a point for corner at the end of said curve;

South 66° 25' 57" East, a distance of 72.91 feet to the beginning of a curve to the left;

Northeasterly with said curve to the left, through a central angle of 85° 48' 28", having a radius of 10.00 feet, a chord bearing and distance of North 70° 39' 49" East, 13.62 feet, an arc distance of 14.98 feet to a point for corner at the end of said curve and the beginning of a curve to the right;

Northeasterly with said curve to the right, through a central angle of 20° 07' 33", having a radius of 259.98 feet, a chord bearing and distance of North 37° 49' 21" East, 90.85 feet, an arc distance of 91.32 feet to a point for corner at the end of said curve;

South 65° 26' 11" East, a distance of 26.39 feet to the POINT OF BEGINNING and containing 0.8955 acre (39,008 square feet) of land, more or less.

TRACT 3:

Easement Estate created in Access Easement Agreement executed by and between Windsor Ridge Homeowners Association and BF Las Colinas Development, LP, a Delaware limited partnership, as recorded under Clerk's File No. 20080387093, Official Public Records, Dallas County, Texas, across the following herein described property:

All that certain lot, tract or parcel of land situated in the John Cox Survey, Abstract No. 219, City of Irving, Dallas, County, Texas, and being known as part of O'Connor Ridge Boulevard as shown on the Final Plat of the Enclave at TPC Las Colinas Phase 2, an addition to the City of Irving, according to the Plat thereof recorded in Volume 99029, Page 67 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the North line of O'Connor Ridge Boulevard (variable width private drive) with the West line of Fuller Drive (60' public R.O.W.);

THENCE South 32° 08' 38" West, a distance of 100.35 feet to a point for corner on the South line of O'Connor Ridge Boulevard, said point being at the beginning of a non-tangent curve to the left having a central angle of 41° 31' 59", a radius of 314.90 feet, and a chord bearing and distance of North 84° 05' 20" West, 223.30 feet;

THENCE along the South line of O'Connor Ridge Boulevard the following calls:

Northerly along said curve to the left for an arc length of 228.27 feet to a point for corner;

South 75° 08' 38" West, a distance of 105.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 16° 30' 00", a radius of 590.01 feet, and a chord bearing and distance of South 83° 23' 38" West, 169.32 feet;

Westerly along said curve to the right for an arc length of 169.91 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 57° 29' 19", a radius of 398.80 feet, and a chord bearing and distance of North 59° 47' 49" West, 383.57 feet;

Northwesterly along said curve to the right for an arc length of 400.14 feet to a point for corner;

South 24° 33' 49" West, a distance of 21.56 feet to a point for corner;

North 65° 26' 11" West, a distance of 60.00 feet to a point for corner;

North 24° 33' 49" East for a distance of 72.07 feet to a point for corner at the beginning of a curve to the left having a central angle of 65° 05' 35", a radius of 207.19 feet, and a chord bearing and distance of North 07° 58' 59" West, 222.93 feet;

Northerly along said curve to the left for an arc length of 235.39 feet to a point for corner;

North 40° 31' 46" West, a distance of 150.23 feet to a point for corner at the most easterly corner of Lot 15 of the above-cited Enclave Plat;

THENCE North 33° 09' 08" East, a distance of 62.52 feet to a point for corner in the North line of O'Connor Ridge Boulevard, said point also being the most southerly corner of Lot 14 of said Enclave Plat;

THENCE along the North line of O'Connor Ridge Boulevard the following calls:

South 40° 31' 46" East, a distance of 167.77 feet to a one-half inch iron rod found for corner;

North 34° 47' 48" East, a distance of 15.51 feet to a point for corner;

THENCE along the North line of O'Connor Ridge Boulevard the following calls:

South 40° 31' 46" East, a distance of 3.92 feet to a point for corner at the beginning of a curve to the right having a central angle of 30° 40' 52", a radius of 282.19 feet, and a chord bearing and distance of South 25° 11' 42" East, 149.31 feet;

Southerly along said curve to the right for an arc length of 151.11 feet to a point for corner;

South 09° 50' 54" East, a distance of 49.99 feet to a point for corner at the beginning of a curve to the left having a central angle of 32° 30' 28", a radius of 282.50 feet, and a chord bearing and distance of South 26° 06' 08" East, 158.14 feet;

Southerly along said curve to the left for an arc length of 160.28 feet to a point for corner;

South 47° 38' 38" West, a distance of 15.00 feet to a point for corner at the beginning of a curve to the left having a central angle of 46° 00' 00", a radius of 297.50 feet, and a chord bearing and distance of South 65° 21' 22" East, 232.49 feet;

Southeasterly along said curve to the left for an arc length of 238.85 feet to a point for corner at the beginning of a curve to the left having a central angle of 16° 30' 00", a radius of 490.01 feet, and a chord bearing and distance of North 83° 23' 38" East, 140.63 feet;

Easterly along said curve to the left for an arc length of 141.11 feet to a point for corner;

North 75° 08' 02" East, a distance of 105.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 42° 51' 12", a radius of 414.90 feet, and a chord bearing and distance of South 83° 25' 46" East, 303.13 feet;

Easterly along said curve to the right for an arc length of 310.32 feet to the POINT OF BEGINNING and containing 128,181 square feet or 2.943 acres of land, more or less.

TRACT 4:

Easement Estate created in Utility Easement Agreement executed by and between BF Las Colinas, LP, a Delaware limited partnership, and BF Las Colinas Development, LP, a Delaware limited partnership, as recorded under Clerk's File No. 20080387094, Official Public Records, Dallas County, Texas, across the following herein described property:

A tract of land situated in the City of Irving, Dallas County, Texas, and being a portion of the G. W. Clark Survey, Abstract No. 371, the John Cox Survey, Abstract No. 219, and the Wm. B. Laughlin Survey, Abstract No. 786, and being a portion of Tracts 1, 8 and 13 as described in a Special Warranty Deed to BF Las Colinas, LP, as recorded in Instrument No. 200600226682 of the Official Public Records of Dallas County, Texas, and also being a portion of Lot 1, Block A of Four Seasons Resort and Club, Second Replat, an addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded in Volume 95245, Page 4285, Deed Records, Dallas County, Texas, and further

described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner at the intersection of the northeasterly line of Byron Nelson Way (formerly known as Mills Lane, a 60 foot wide public right-of-way, with the northwesterly line of Leland Drive (100 foot wide public right-of-way);

THENCE North 35 degrees 17 minutes 25 seconds West, along the northeasterly line of said Byron Nelson Way, a distance of 25.00 feet to a point for corner;

THENCE North 54 degrees 43 minutes 22 seconds East, departing the northeasterly line of said Byron Nelson Way, a distance of 223.40 feet to a point for corner at the beginning of a tangent curve to the left having a radius of 2348.77 feet;

THENCE in a northeasterly direction along said curve to the left, an arc distance of 193.69 feet through a central angle of 04 degrees 43 minutes 30 seconds and a chord bearing and distance of North 52 degrees 21 minutes 37 seconds East, 193.64 feet to a point of tangency for corner;

THENCE North 49 degrees 59 minutes 52 seconds East, a distance of 96.79 feet to a point for corner;

THENCE North 40 degrees 54 minutes 05 seconds West, a distance of 26.65 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 200.00 feet;

THENCE in a northwesterly direction along said curve to the right, an arc distance of 97.71 feet, through a central angle of 27 degrees 59 minutes 35 seconds and a chord bearing and distance of North 26 degrees 03 minutes 49 seconds West, 96.75 feet to a point of tangency for corner;

THENCE North 12 degrees 04 minutes 01 seconds West, a distance of 100.00 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 100.00 feet;

THENCE in a northwesterly direction along said curve to the left, an arc distance of 42.86 feet, through a central angle of 24 degrees 33 minutes 17 seconds and a chord bearing and distance of North 24 degrees 20 minutes 34 seconds West, 42.53 feet to a point of non-tangency for corner;

THENCE North 36 degrees 37 minutes 08 seconds West, a distance of 661.81 feet to a point for corner;

THENCE North 31 degrees 29 minutes 28 seconds East, a distance of 413.44 feet to a point for corner;

THENCE North 05 degrees 49 minutes 46 seconds East, a distance of 195.49 feet to a point for corner on the common line between said Tract 13 and Tract 3 as described in a Special Warranty Deed to BF Las Colinas, LP as recorded in Instrument No. 200600326682 of the

Official Public Records of Dallas County, Texas;

THENCE South 43 degrees 18 minutes 05 seconds East, along the common line between said Tract 3 and 13, a distance of 33.06 feet to a capped iron rod for corner;

THENCE along the easterly lines of said Tract 8 and said Tract 13 the following courses and distances:

South 05 degrees 49 minutes 46 seconds West, a distance of 179.55 feet to a capped iron rod for corner;

South 31 degrees 29 minutes 28 seconds West, a distance of 402.24 feet to a point for corner;

THENCE along the easterly line of said Tract 1, the following courses and distance:

South 36 degrees 37 minutes 08 seconds East, a distance of 644.91 feet to a 5/8 inch iron rod with yellow cap stamped BDD for corner at the beginning of a non-tangent curve to the right having a radius of 125.00 feet;

Along a southeasterly direction along said curve to the right, an arc distance of 53.57 feet, through a central angle of 24 degrees 33 minutes 15 seconds, and a chord bearing and distance of South 24 degrees 20 minutes 34 seconds East, 53.16 feet to a 5/8 inch iron rod with yellow cap stamped BDD for a non-tangent point for corner;

South 12 degrees 04 minutes 01 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with yellow cap stamped BDD for corner from which a 1/2 inch iron rod found bears S 70° 15' 35" W, 0.90 feet, said iron rod being at the beginning of a tangent curve to the left having a radius of 175.00 feet;

Along a southeasterly direction along said curve to the left, an arc distance of 85.32 feet, through a central angle of 27 degrees 55 minutes 06 seconds, and a chord bearing and distance of South 26 degrees 02 minutes 04 seconds East, 84.48 feet to a 5/8 inch iron rod with yellow cap stamped BDD for a non-tangent point for corner;

South 40 degrees 54 minutes 05 seconds East, a distance of 51.86 feet to a 5/8 inch iron rod with yellow cap stamped BDD for corner in the northwesterly line of said Leland Drive;

THENCE along the northwesterly line of said Leland Drive and along the southeasterly line of said Tract 1, the following courses and distances:

South 49 degrees 59 minutes 52 seconds West, a distance of 122.19 feet to a 5/8 inch iron rod with yellow cap stamped BDD for corner at the beginning of a tangent curve to the right having a radius of 2373.77 feet;

Along a southwesterly direction along said curve to the right, an arc distance of 195.76 feet, through a central angle of 04 degrees 43 minutes 30 seconds, and a chord bearing and distance

of South 52 degrees 21 minutes 37 seconds West, 195.70 feet to a 5/8 inch iron rod with yellow cap stamped BDD for the point of tangency from which a capped iron rod bears N 86° 27' 24" W, 3.87 feet;

South 54 degrees 43 minutes 22 seconds West, a distance of 223.39 feet to the POINT OF BEGINNING and containing 51,383 square feet or 1.180 acres of land, more or less.

Unofficial Copy

**FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
THE RESIDENCES CONDOMINIUMS**

EXHIBIT B-1

PLAT AND CONDOMINIUM PLANS

Unofficial Copy

**FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
THE RESIDENCES CONDOMINIUMS**

EXHIBIT C-1

UNIT SIZES, OWNERSHIP PERCENTAGES AND ESTIMATED ASSESSMENTS

Unofficial Copy

Address/Building	Residence	Approx. Conditioned Square Feet*	Approx. Outdoor Living Square Feet*	Approx. Total Living Square Feet*	Programme d Garage Spaces	Percentage Interest	Estimated Monthly Assessment	Level
300 O'Connor Ridge Boulevard								
VILLA ONE								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	14	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	15	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	16	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	24	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	25	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	26	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	30,964	2,340	33,304	36	18.78271%	\$11,822.92	
310 O'Connor Ridge Boulevard								
VILLA TWO								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	14	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	15	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	24	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	25	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	25,726	1,950	27,676	30	15.60864%	\$ 9,824.98	
320 O'Connor Ridge Boulevard								
VILLA THREE								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	14	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	15	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	24	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	25	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	25,726	1,950	27,676	30	15.60864%	\$ 9,824.98	
330 O'Connor Ridge Boulevard								
VILLA FOUR								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	14	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	24	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	25	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	20,604	1,560	22,164	24	12.50000%	\$ 7,868.22	
340 O'Connor Ridge Boulevard								
VILLA FIVE								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	14	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	24	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	20,604	1,560	22,164	24	12.50000%	\$ 7,868.22	
350 O'Connor Ridge Boulevard								
VILLA SIX								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	14	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	24	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	20,604	1,560	22,164	24	12.50000%	\$ 7,868.22	
360 O'Connor Ridge Boulevard								
VILLA SEVEN								
	11	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	12	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	13	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 1
	14	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 1
	21	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	22	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	23	2,561	195	2,756	3	1.55432%	\$ 978.38	Level 2
	24	2,590	195	2,785	3	1.57068%	\$ 988.68	Level 2
	Subtotal	20,604	1,560	22,164	24	12.50000%	\$ 7,868.22	
Totals		164,832	12,480	177,312	192	100.00000%	\$62,945.76	

* Square footages are approximates and may vary from final construction drawings

AFTER RECORDING RETURN TO:
Jennifer McCormick
Kensington Vanguard
5005 LBJ Freeway, Suite 200
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