



AFTER RECORDING RETURN TO:
JOSHUA D. BERNSTEIN, ESQ.
NORTON ROSE FULBRIGHT US LLP
98 SAN JACINTO BLVD, SUITE 1100
AUSTIN, TEXAS 78701

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
WILSON TRACE CONDOMINIUMS
(A Residential Condominium in Williamson County, Texas)**

DECLARANT: TFCC WILSON'S TRACE LLC, a Texas limited liability company

Cross reference to that certain Declaration of Condominium Regime for Wilson Trace Condominiums, recorded as Document No. 2019037662, in the Official Public Records of Williamson County, Texas; and that certain First Amendment to Declaration of Condominium Regime for Wilson Trace Condominiums, recorded as Document No. 2019051724, in the Official Public Records of Williamson County, Texas.

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
WILSON TRACE CONDOMINIUMS**

This Second Amendment to Declaration of Condominium Regime for Wilson Trace Condominiums (this "Amendment") is made by TFCC WILSON'S TRACE LLC, a Texas limited liability company ("Declarant"), and is as follows:

RECITALS:

A. Wilson Trace Condominiums, a residential condominium project, located in Williamson County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Wilson Trace Condominiums, recorded as Document No. 2019037662, in the Official Public Records of Williamson County, Texas; and that certain First Amendment to Condominium Regime for Wilson Trace Condominiums, recorded as Document No. 2019051724, in the Official Public Records of Williamson County, Texas (the "Declaration").

B. Declarant presently holds all right, title and interest as "Declarant" pursuant to the Declaration.

C. Pursuant to *Provision A.3.10(iv)* of Appendix "A" to the Declaration, during the Development Period, Declarant may 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, in the exercise of statutory Development Rights.

D. The Development Period is still in effect and expires on May 2, 2026.

E. In accordance with the foregoing authority, Declarant now desires to amend the Declaration for the purpose of creating fifty-two (52) Units as shown on the "New Plat and Plans" (as defined below) and as provided herein. By this Amendment, Declarant is creating fifty-two (52) Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to ninety (90), and the total number of Units which Declarant has reserved the right to create by further amendment to the Declaration is equal to one hundred ten (110).

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of New Units.** Declarant hereby creates fifty-two (52) Units in the Regime, numbered as Units 1 through 9, 19 through 23, 34 through 61, and 75 through 84 (the "New Units") as shown on the "New Plats and Plans" (as defined below).

2. **Replacement of Attachment 1.** Due to the creation of New Units within the Regime, Attachment 1 to the Declaration is hereby deleted in its entirety and the Plat and Plans

attached hereto as Attachment 1 (the “**New Plat and Plans**”) are substituted in its place. The New Plats and Plans: (i) assign an identifying number to all Units; (ii) describe the portion of the Limited Common Elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Replacement of Attachment 3.** Due to the creation of New Units within the Regime, Attachment 3 to the Declaration is hereby deleted in its entirety and the Common Interest Allocation attached hereto as Attachment 3 (the “**New Common Interest Allocation**”) is substituted in its place. The New Common Interest Allocation assigns a new Common Interest Allocation to all Units in the Regime.

4. **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.

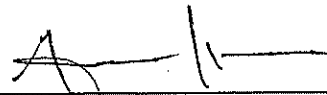
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the date this Amendment has been recorded in the Official Public Records of Williamson County, Texas.

DECLARANT:

TFCC WILSON'S TRACE LLC,
a Texas limited liability company

By: _____



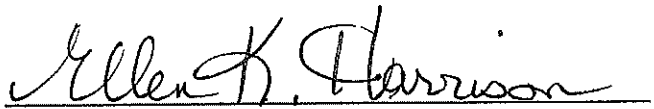
Garrett S. Martin, President of Milestone Community Builders, LLC, a Texas limited liability company ("Milestone"), as Attorney in Fact for TFCC Wilson's Trace LLC, a Texas limited liability company ("TFCC"), pursuant to that certain Special Power of Attorney and Limited Agency Authorization, dated as of March 29, 2019, executed and acknowledged by TFCC in favor of Milestone.

THE STATE OF TEXAS §

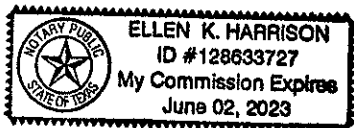
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 29th day of July, 2019 by Garrett S. Martin, President of Milestone Community Builders, LLC, a Texas limited liability company ("Milestone"), as Attorney in Fact for TFCC Wilson's Trace LLC, a Texas limited liability company ("TFCC"), pursuant to that certain Special Power of Attorney and Limited Agency Authorization, dated as of March 29, 2019, executed and acknowledged by TFCC in favor of Milestone, and he acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity herein stated.

(SEAL)



Notary Public Signature



ATTACHMENT 1

[PLATS AND PLANS]

The plats and plans attached hereto as Attachment 1 contain the information required by the Texas Uniform Condominium Act.

Printed Name: Ronnie Wallace
RPLS or License No. 5222

BOUNDARIES OF UNIT

The legal boundaries of each Unit are established by the Declarant and the plats and plans attached hereto. However, each Owner acknowledges that the Unit may be measured and depicted in a manner which differs from the legal boundaries of a Unit. For example, the Unit may be measured or depicted differently for tax purposes, appraisal purposes, sales purposes, and for purposes of carpeting and paint. No single measurement is definitive for all purposes. Measurements may be of the area under roof, or the air conditioned space, or the area within the Unit's legal boundaries. The Unit's partition wall cavities and/or its perimeter wall cavities may or may not be included. The Unit's garage area, attic area, front porch, and/or balcony space may or may not be included.

"ATTACHMENT 1"

WILSON TRACE CONDOMINIUMS

[PLATS AND PLANS]

§ Certification of Surveyor §

The attached plats and plans, attached hereto as "ATTACHMENT 1" contain the information required by Section 82.059 of the Texas Uniform Condominium Act, as applicable.

Ronnie Wallace

Ronnie Wallace
R.P.L.S. No. 5222

Date: *24 July 2019*



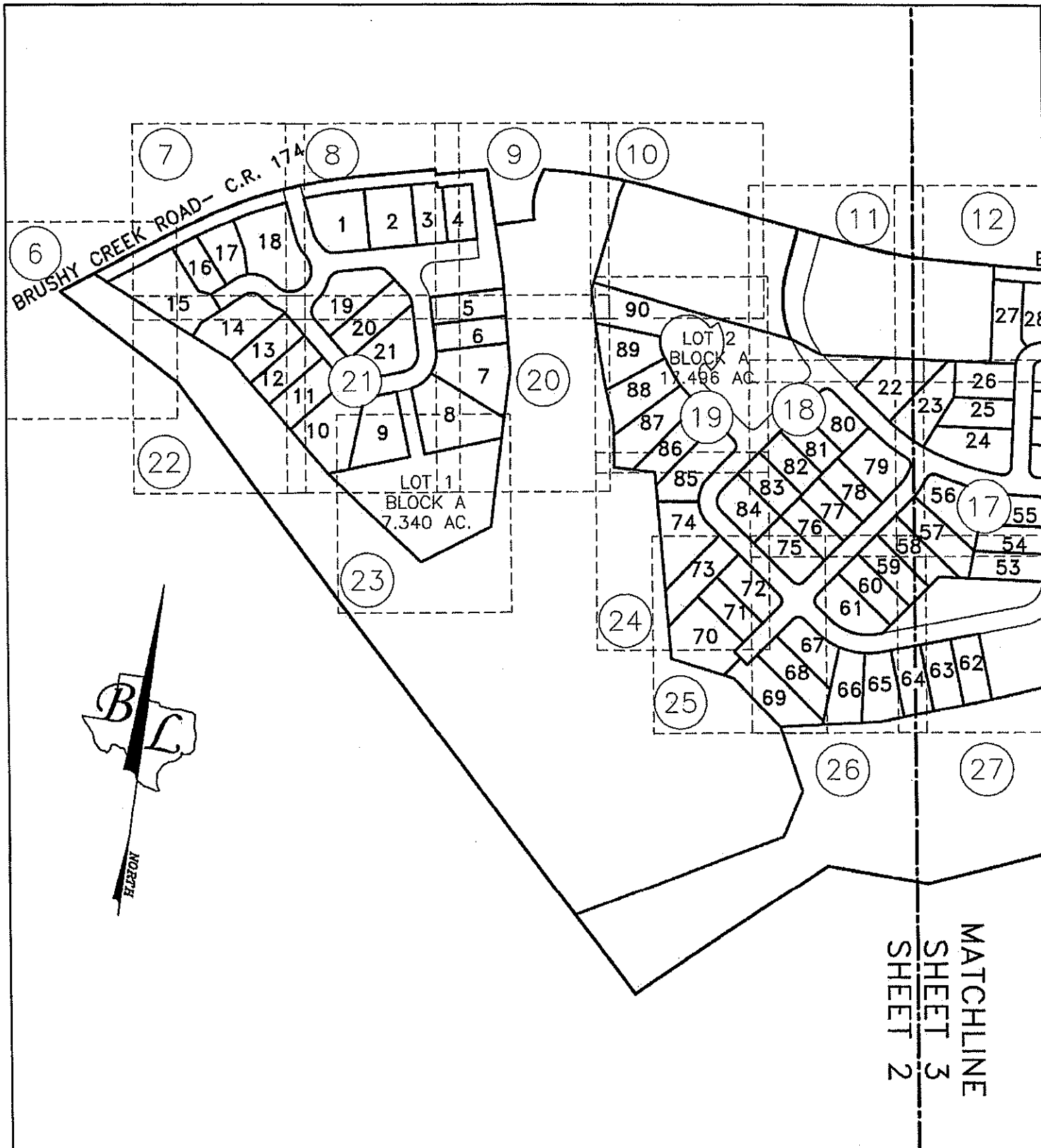
"ATTACHMENT 1"

WILSON TRACE CONDOMINIUMS
BEING ALL OF LOT 1 AND LOT 2, BLOCK A,
WILSON SUBDIVISION;
A SUBDIVISION OF RECORD IN
DOCUMENT NUMBER 2019049764 OF
THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE RD., SUITE 101 AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
OFFICE: 512.374.9722
ron@baselinelandsurveyors.net

File: S:\Projects\Wilson Tract\Condos\Draw\2018 CSD BLS BASE Wilson Trace Condominiums.dwg		
Job No.	Snapshot:	
Scale (Hor.):	Scale (Vert.):	
Date: 07/24/19	Checked By:	Drawn By: RLW

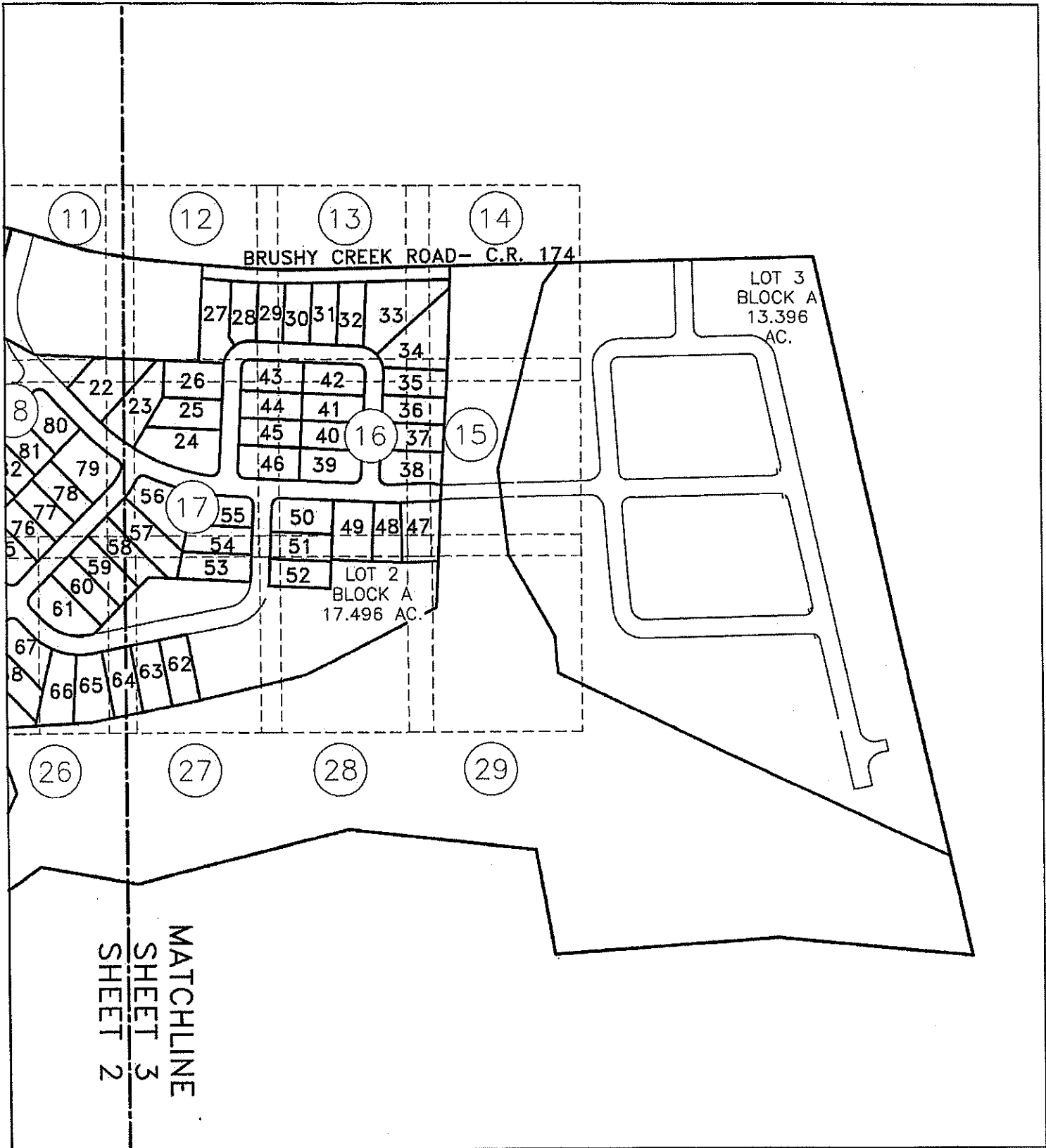
SHEET
1 of 29



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 ron@basellandsurveyors.net

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Job No.	Snapshot:
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Date: 07/24/19	Checked By: JSL Drawn By: RLW



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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 "L.C.E." OR UNITS: (i) IN THE DEVELOPMENT AREA DECLARATION OF CONDOMINIUM REGIME FOR WILSON TRACE CONDOMINIUMS; 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 OF CONDOMINIUM REGIME FOR WILSON TRACE CONDOMINIUMS (THE "DECLARATION").
- 3.) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN APPENDIX "A" OF THE DECLARATION OF CONDOMINIUM REGIME FOR WILSON TRACE CONDOMINIUMS. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO: (i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION; (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME DESCRIBED ON THIS PLAT AS "ADDITIONAL PROPERTY WHICH MAY BE ADDED TO THE REGIME," WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS, AS PROVIDED IN SECTION 2.3 OF THE DECLARATION AND APPENDIX "A" OF THE DECLARATION; (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION; (iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION, AND (v) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DESCRIBED IN THE DECLARATION) CONSISTENT WITH THE TEXAS UNIFORM CONDOMINIUM ACT, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION. AS PROVIDED IN APPENDIX "A" OF THE DECLARATION, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVES AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS AND RESIDENTS. DECLARANT RESERVES AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. AS PROVIDED IN APPENDIX "A" OF THE DECLARATION, DECLARANT HAS AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION.

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REGISTERED FIRM #10015100
OFFICE: 512.374.9722
ron@baselinelandsurveyors.net

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Job No.	Snapshot
Scale (Hor.):	Scale (Vert.):
Date: 07/24/19	Checked By: JSL Drawn By: RLW

SHEET
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LEGEND

- 1/2" REBAR FOUND
- ⊙ COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- △ CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP
- G.C.E. GENERAL COMMON ELEMENT
- G.C.E.* GENERAL COMMON ELEMENT—SUBJECT TO DEVELOPMENT RIGHTS
- R.O.W. RIGHT OF WAY
- () RECORD INFO. PER DOC. NO. 2013011964, O.R.W.C.T.
- [] RECORD INFO. PER DOC. NO. 2011066293, O.P.W.C.T.
- { } RECORD INFO. PER DOC. NO. 1999042137, O.R.W.C.T.
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT. 1 20' WIDE WASTEWATER EASEMENT AND RIGHT-OF-WAY
LOWER COLORADO RIVER AUTHORITY—1.42 ACRES—
DOC. NO. 1999042137 O.P.R.W.C.T.
- ESMT. 2 30' INGRESS & EGRESS EASEMENT
ADLA NELSON AVERY RANCH—VOL. 1629, PAGE 528 O.R.W.C.T.
- ESMT. 3 20' CABLE TELEVISION EASEMENT
SOUTHWEST CABLEVISION LTD.—VOL. 2073, PAGE 641 O.R.W.C.T.
- ESMT. 4 20' WIDE WASTEWATER EASEMENT
CITY OF CEDAR PARK—0.289 AC.—DOC. NO. 2001095243 O.P.R.W.C.T.
- ESMT. 5 10' WIDE WATERLINE EASEMENT—DOC. NO. 2019049764 O.P.R.W.C.T.
- ESMT. 6 25' LANDSCAPE & PEDESTRIAN EASEMENT—DOC. NO. 2019049764 O.P.R.W.C.T.

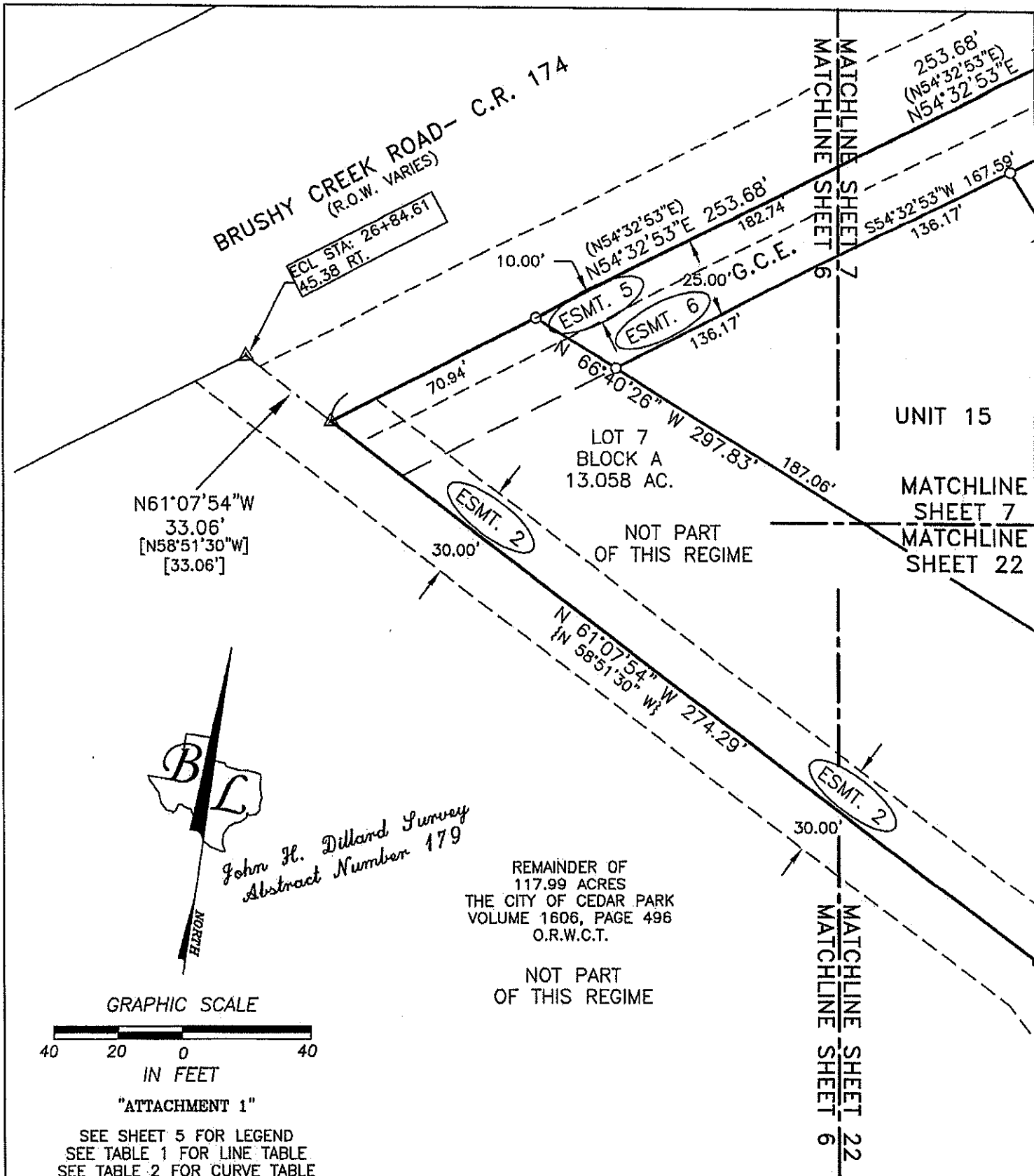
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SHEET
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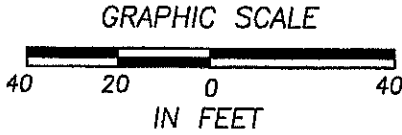


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Date: 07/24/19	Checked By: JSL
	Drawn By: RLW

SHEET
6 of 29



"ATTACHMENT 1"

SEE SHEET 5 FOR LEGEND
SEE TABLE 1 FOR LINE TABLE
SEE TABLE 2 FOR CURVE TABLE

John H. Dillard Survey
Abstract Number 179

MATCHLINE SHEET 8
MATCHLINE SHEET 7

BRUSHY CREEK ROAD - C.R. 174
(R.O.W. VARIES)

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation

0.432 ACRES
GRADING EASEMENT
CITY OF CEDAR PARK
DOC. 2013011962
O.P.R.W.C.T.

ESMT. 5

MATCHLINE SHEET 7
MATCHLINE SHEET 6

253.68'
(N54°32'53"E)
N54°32'53"E

ESMT. 6

S54°32'53"W 167.59'
136.17'

UNIT 16
UNIT 17
UNIT 18

UNIT 18

LOT 1
BLOCK A
7.340 AC.

UNIT 15

MATCHLINE SHEET 7
MATCHLINE SHEET 22

UNIT 15

187.06'

MATCHLINE SHEET 7
MATCHLINE SHEET 22

UNIT 15

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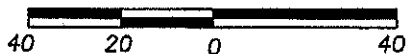
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Job No.	Snapshot:
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 07/24/19	Checked By: JSL
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SHEET
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MATCHLINE SHEET 7
MATCHLINE SHEET 8

MATCHLINE SHEET 8
MATCHLINE SHEET 9

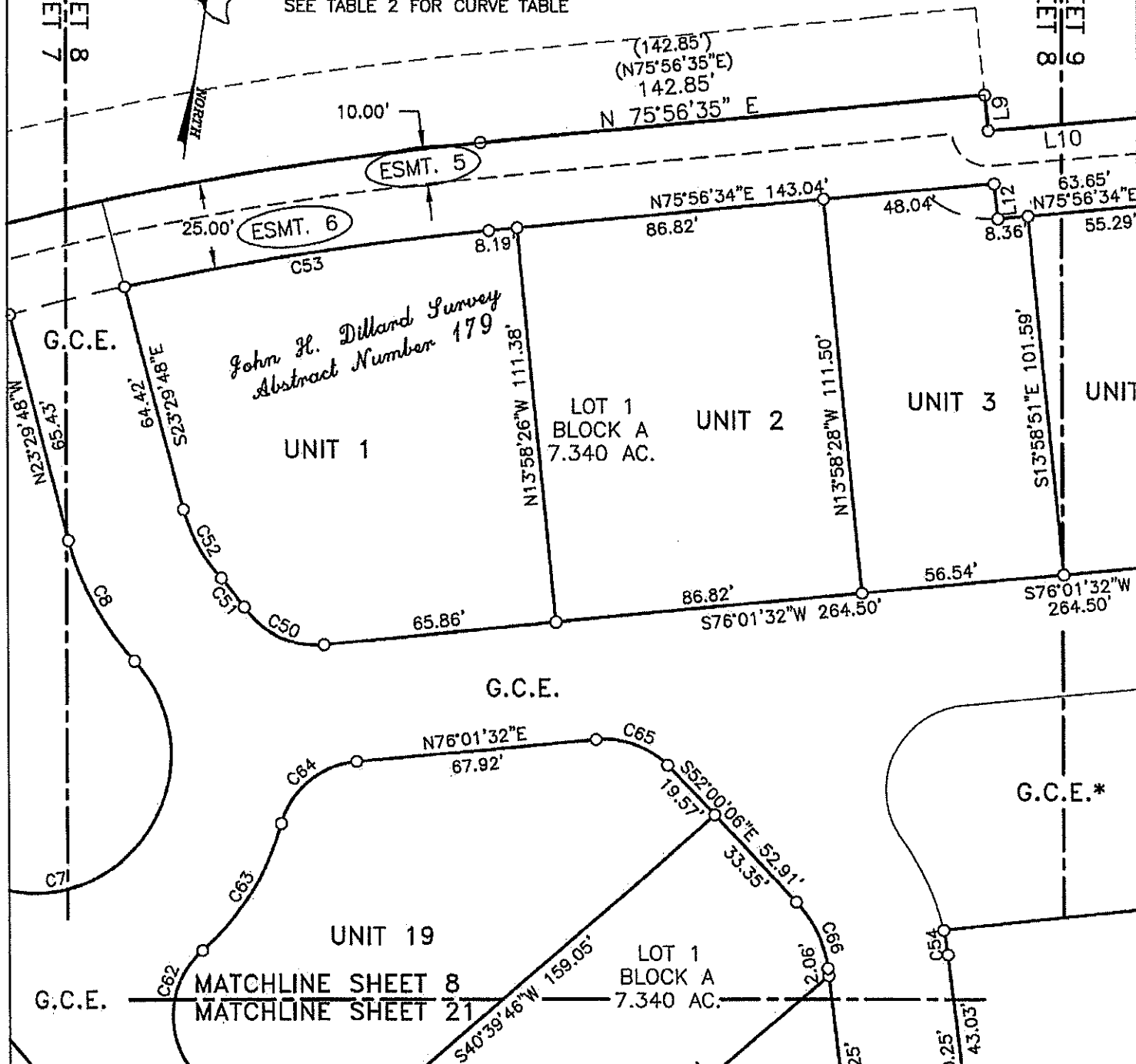
GRAPHIC SCALE



IN FEET

"ATTACHMENT 1" BRUSHY CREEK ROAD- C.R. 174
(R.O.W. VARIES)

SEE SHEET 5 FOR LEGEND
SEE TABLE 1 FOR LINE TABLE
SEE TABLE 2 FOR CURVE TABLE



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SHEET
8 of 29

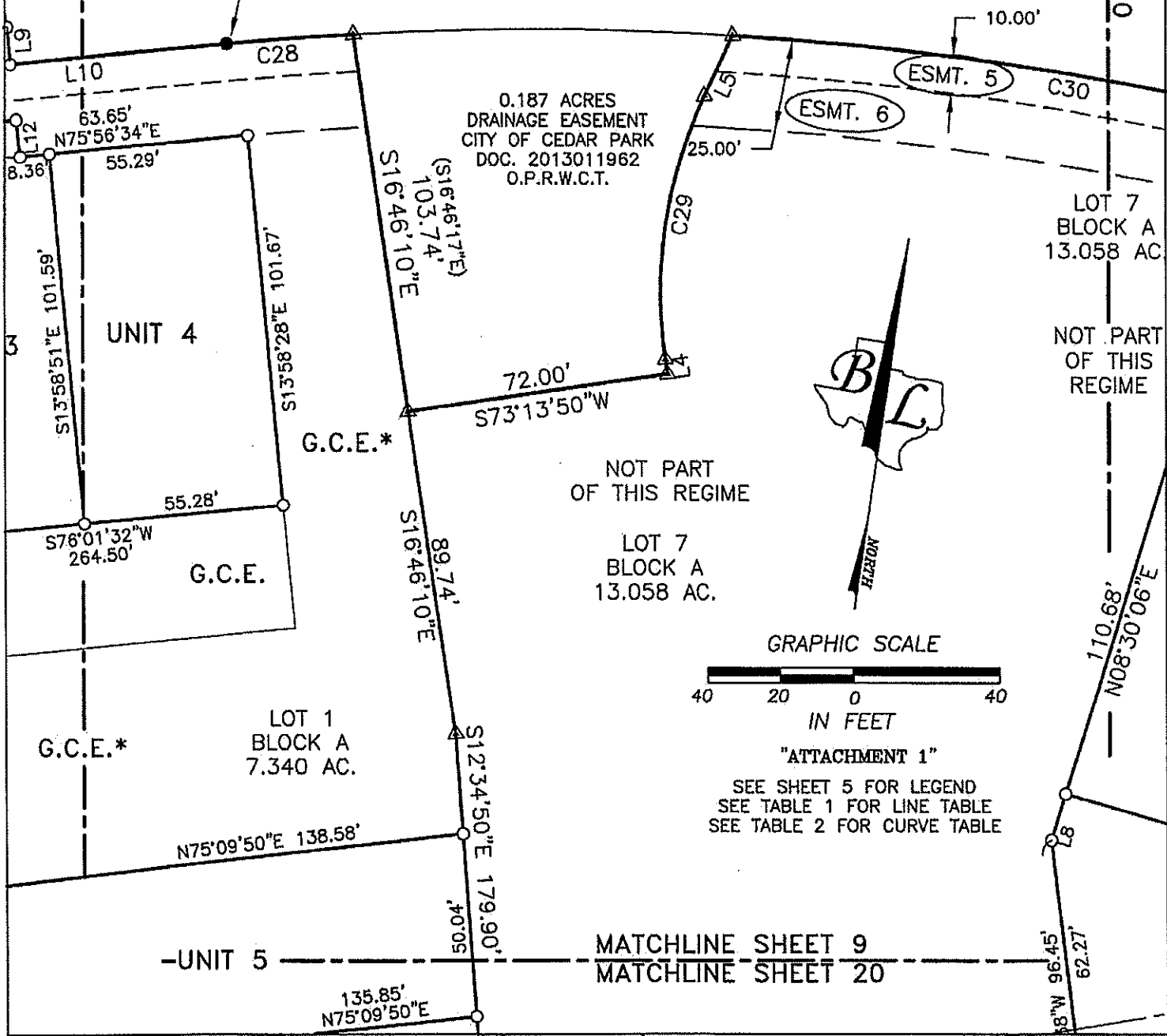
MATCHLINE SHEET 8

MATCHLINE SHEET 10

John H. Dillard Survey
Abstract Number 179

BRUSHY CREEK ROAD- C.R. 174
(R.O.W. VARIES)

ECL STA: 35+29.27
85.00 RT.



WILSON TRACE CONDOMINIUMS
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WILSON SUBDIVISION;
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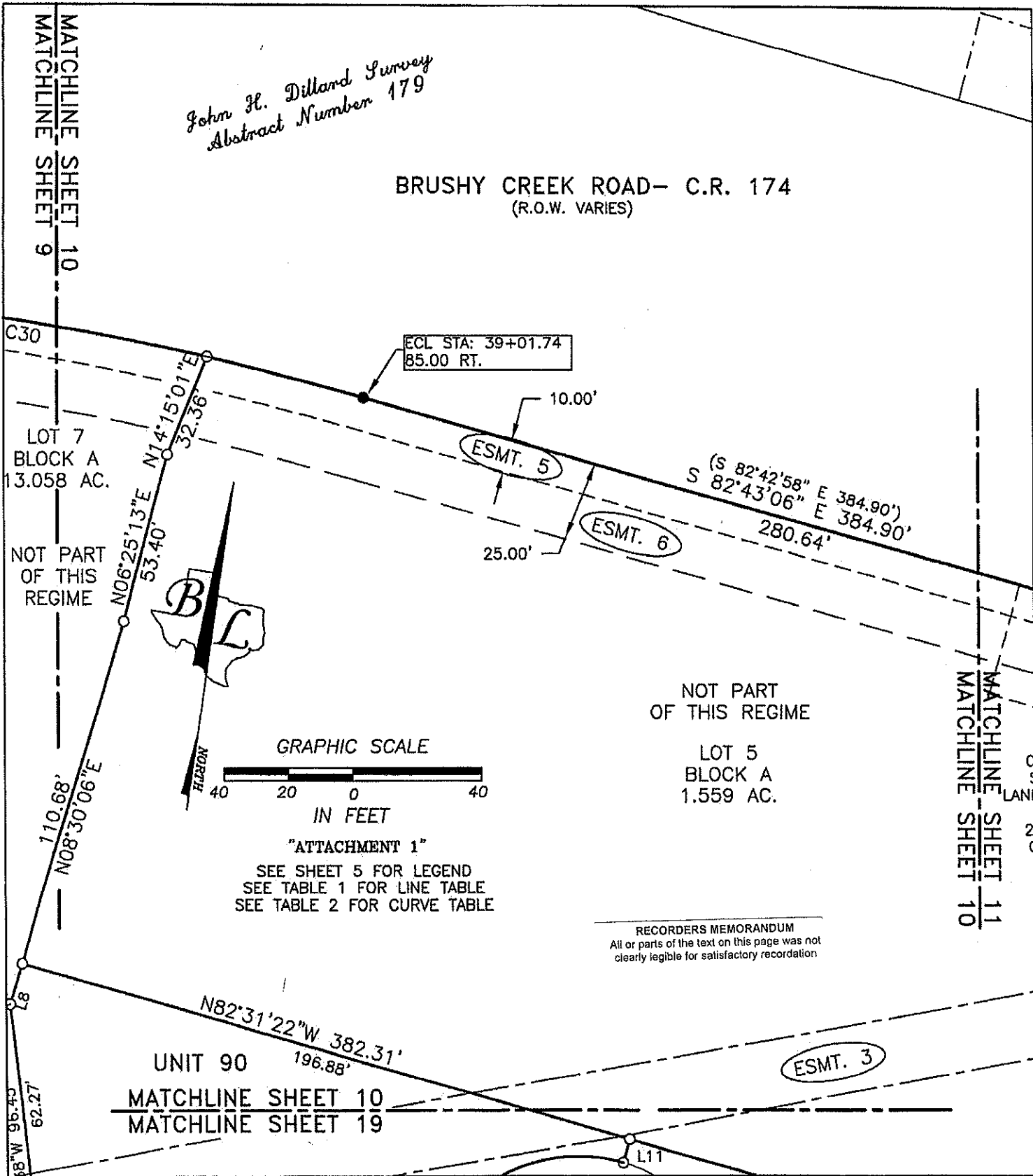
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Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 07/24/19	Checked By:
	Drawn By: RLW

SHEET
9 of 29

*John H. Dillard Survey
Abstract Number 179*

BRUSHY CREEK ROAD - C.R. 174
(R.O.W. VARIES)

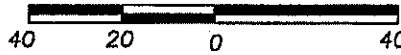


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GRAPHIC SCALE



BRUSHY CREEK ROAD— C.R. 174 IN FEET
(R.O.W. VARIES)

"ATTACHMENT 1"

SEE SHEET 5 FOR LEGEND
SEE TABLE 1 FOR LINE TABLE
SEE TABLE 2 FOR CURVE TABLE



MATCHLINE SHEET 12
MATCHLINE SHEET 11

MATCHLINE SHEET 11
MATCHLINE SHEET 10

0.077 ACRE
SIGNAGE &
LANDSCAPE ESMT.
DOC. NO.
2019029690
O.P.R.W.C.T.

0.202 ACRE
ACCESS EASEMENT
DOC. NO. 2019029687
O.P.R.W.C.T.

0.202 ACRE
ACCESS EASEMENT
DOC. NO. 2019029687
O.P.R.W.C.T.

LOT 4
BLOCK A
1.691 AC.

NOT PART
OF THIS REGIME

*John H. Dillard Survey
Abstract Number 179*

N82°31'22"W
382.31'

N70°58'38"W
62.73'

S84°00'23"W 112.08'

S84°00'23"W
194.11'

N84°00'23"E
116.85'

UNIT 22

LOT 2
BLOCK A
17.496 AC.

MATCHLINE SHEET 11
MATCHLINE SHEET 18
G.C.E.

N34°36'59"E
76.45'

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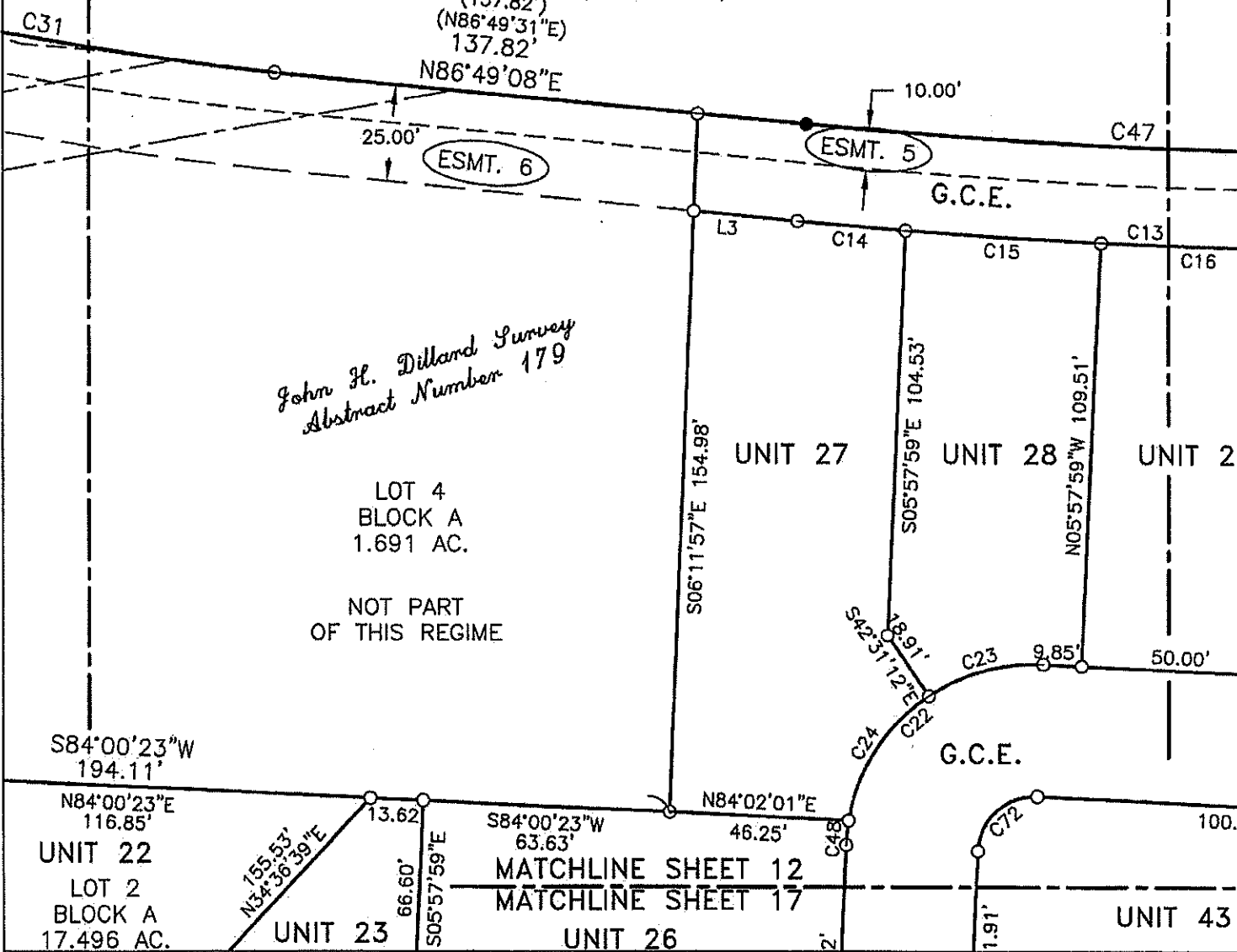
MATCHLINE SHEET 11
 MATCHLINE SHEET 12

MATCHLINE SHEET 12
 MATCHLINE SHEET 13



"ATTACHMENT 1"
 SEE SHEET 5 FOR LEGEND
 SEE TABLE 1 FOR LINE TABLE
 SEE TABLE 2 FOR CURVE TABLE

BRUSHY CREEK ROAD - C.R. 174
 (R.O.W. VARIES)



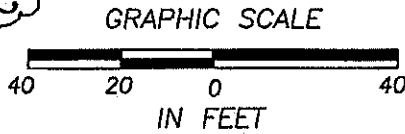
WILSON TRACE CONDOMINIUMS
 BEING ALL OF LOT 1 AND LOT 2, BLOCK A,
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 A SUBDIVISION OF RECORD IN
 DOCUMENT NUMBER 2019049764 OF
 THE OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757
 OFFICE: (512) 374-9722
 REGISTERED FIRM #10015100
 ron@baselineandsurveyors.net

File: S:\Projects\Wilson Tract\Condo\Draw\2018 C30 BLS BASE Wilson Trace Condominiums.dwg	
Job No.	Snapshot:
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Date: 07/24/19	Checked By: JSL
	Drawn By: RLW

MATCHLINE SHEET 13
MATCHLINE SHEET 12

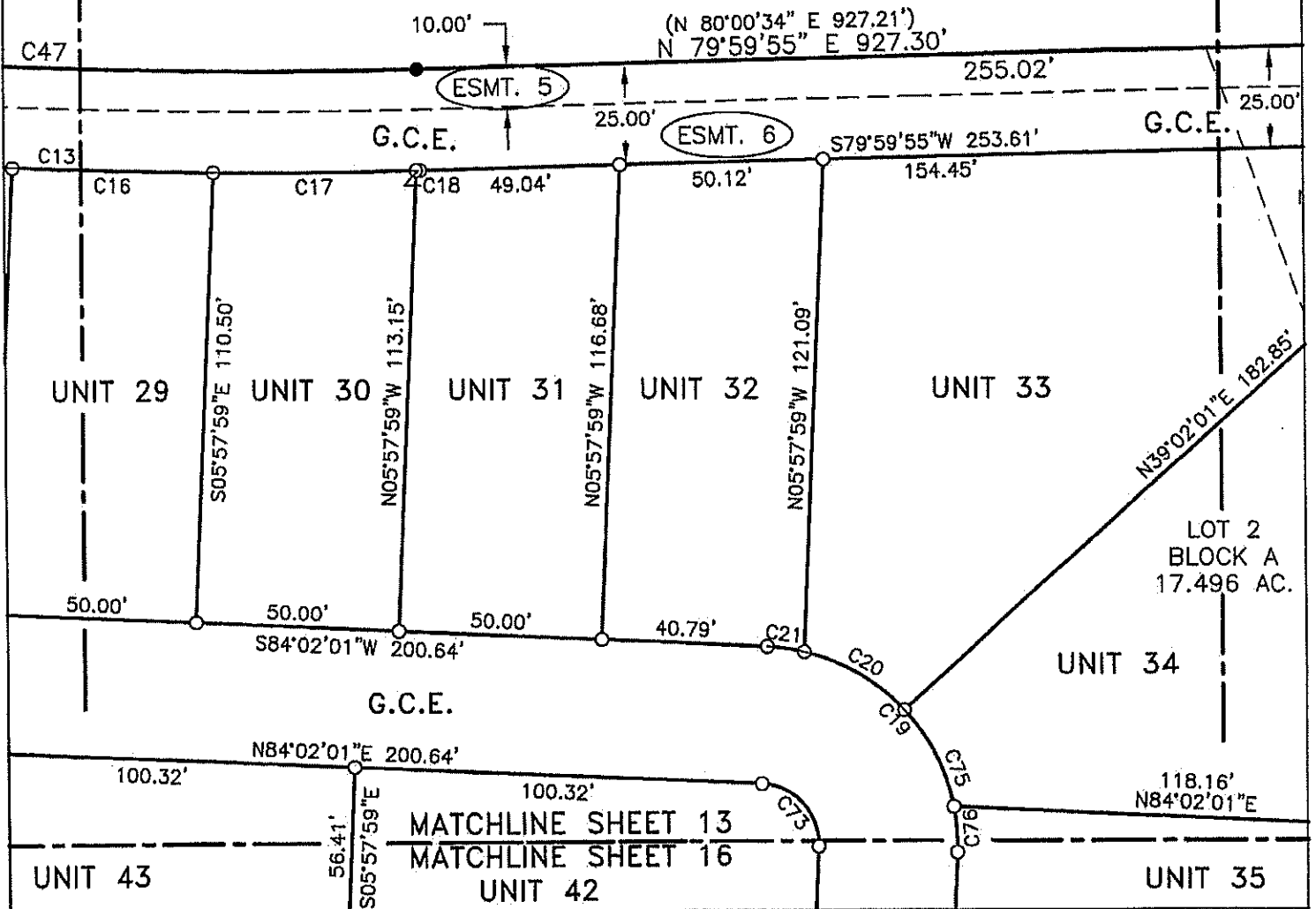
MATCHLINE SHEET 14
MATCHLINE SHEET 13



"ATTACHMENT 1"
SEE SHEET 5 FOR LEGEND
SEE TABLE 1 FOR LINE TABLE
SEE TABLE 2 FOR CURVE TABLE

*John H. Dillard Survey
Abstract Number 179*

BRUSHY CREEK ROAD- C.R. 174
(R.O.W. VARIES)

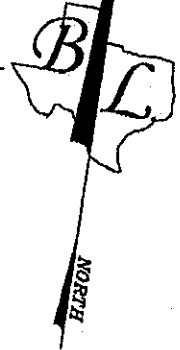


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ron@basellandlandsurveyors.net

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Job No.	Snapshot
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Date: 07/24/19	Checked By: JSL
	Drawn By: RLW

MATCHLINE SHEET 14
MATCHLINE SHEET 13

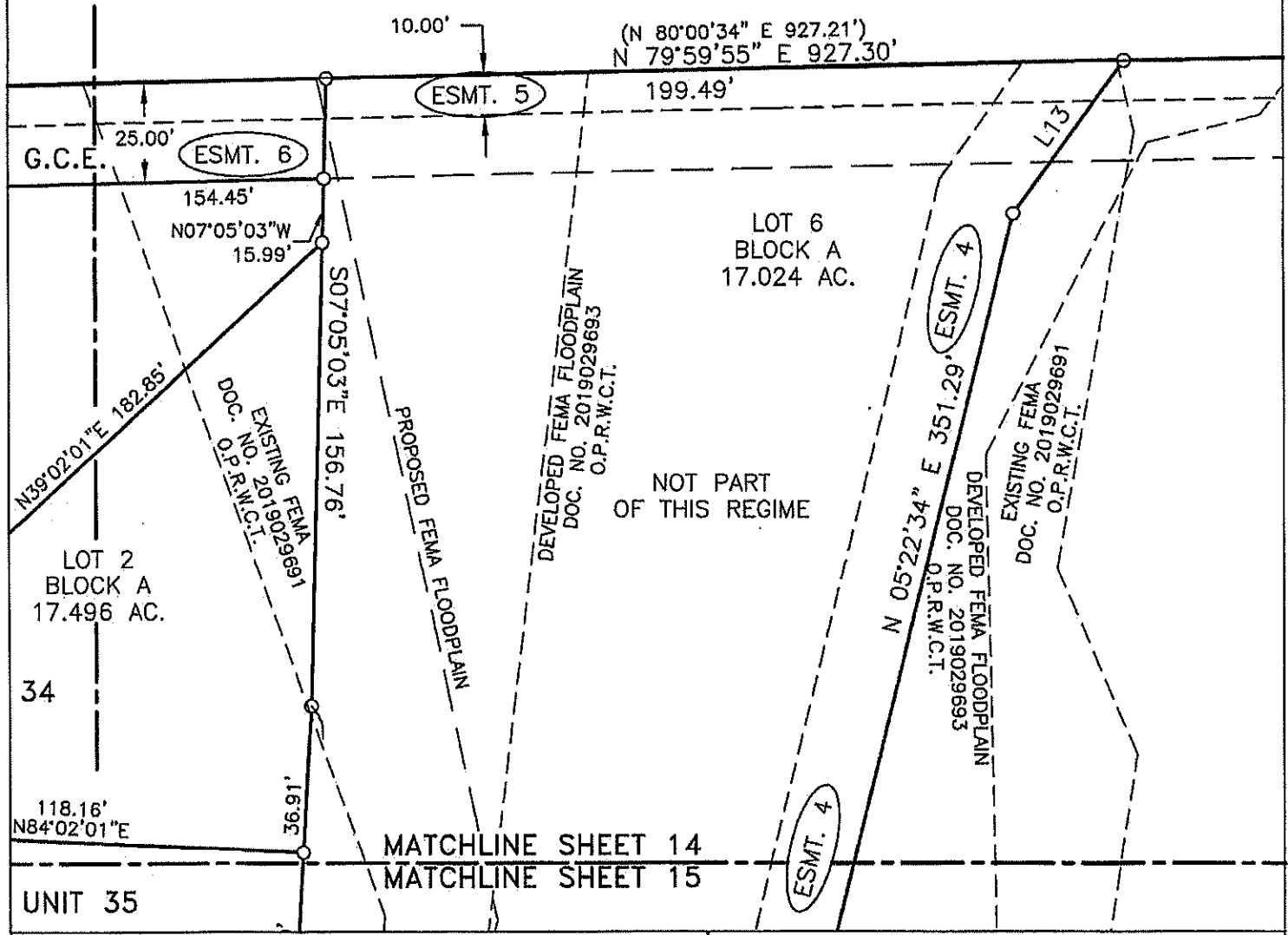


*John H. Dillard Survey
Abstract Number 179*

"ATTACHMENT 1"

SEE SHEET 5 FOR LEGEND
SEE TABLE 1 FOR LINE TABLE
SEE TABLE 2 FOR CURVE TABLE

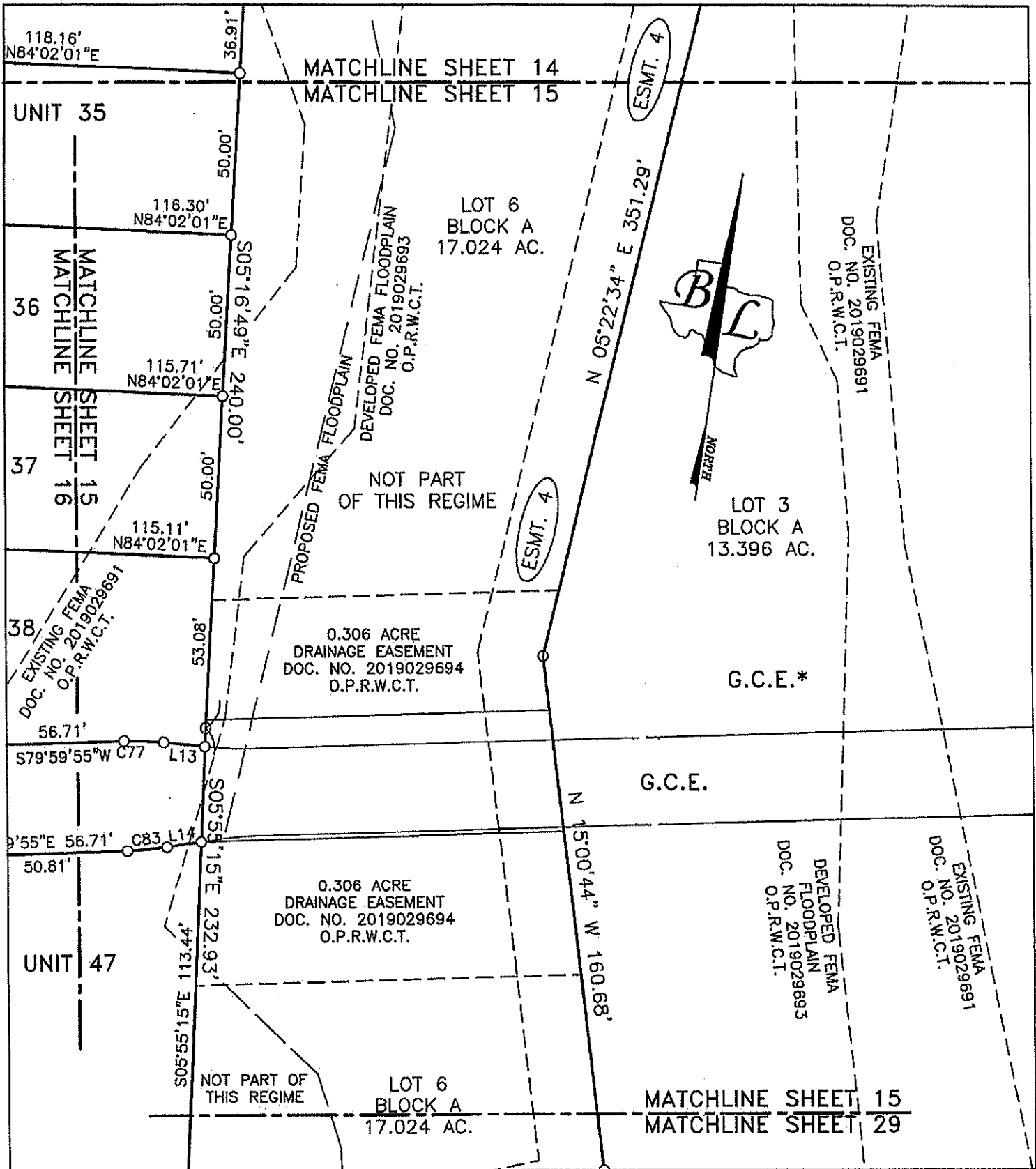
BRUSHY CREEK ROAD- C.R. 174
(R.O.W. VARIES)



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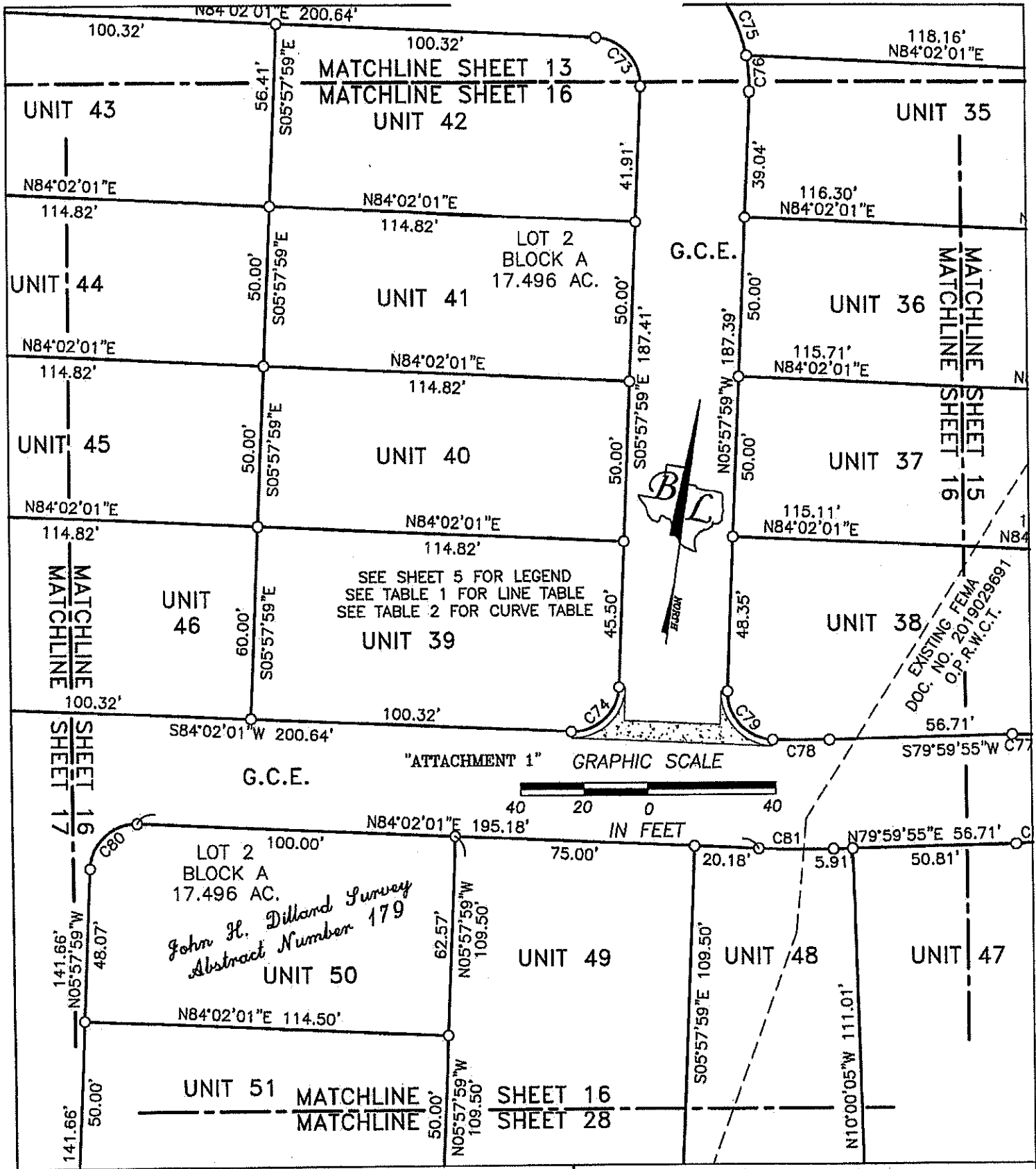
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Date: 07/24/19	Checked By: JSL	Drawn By: RLW



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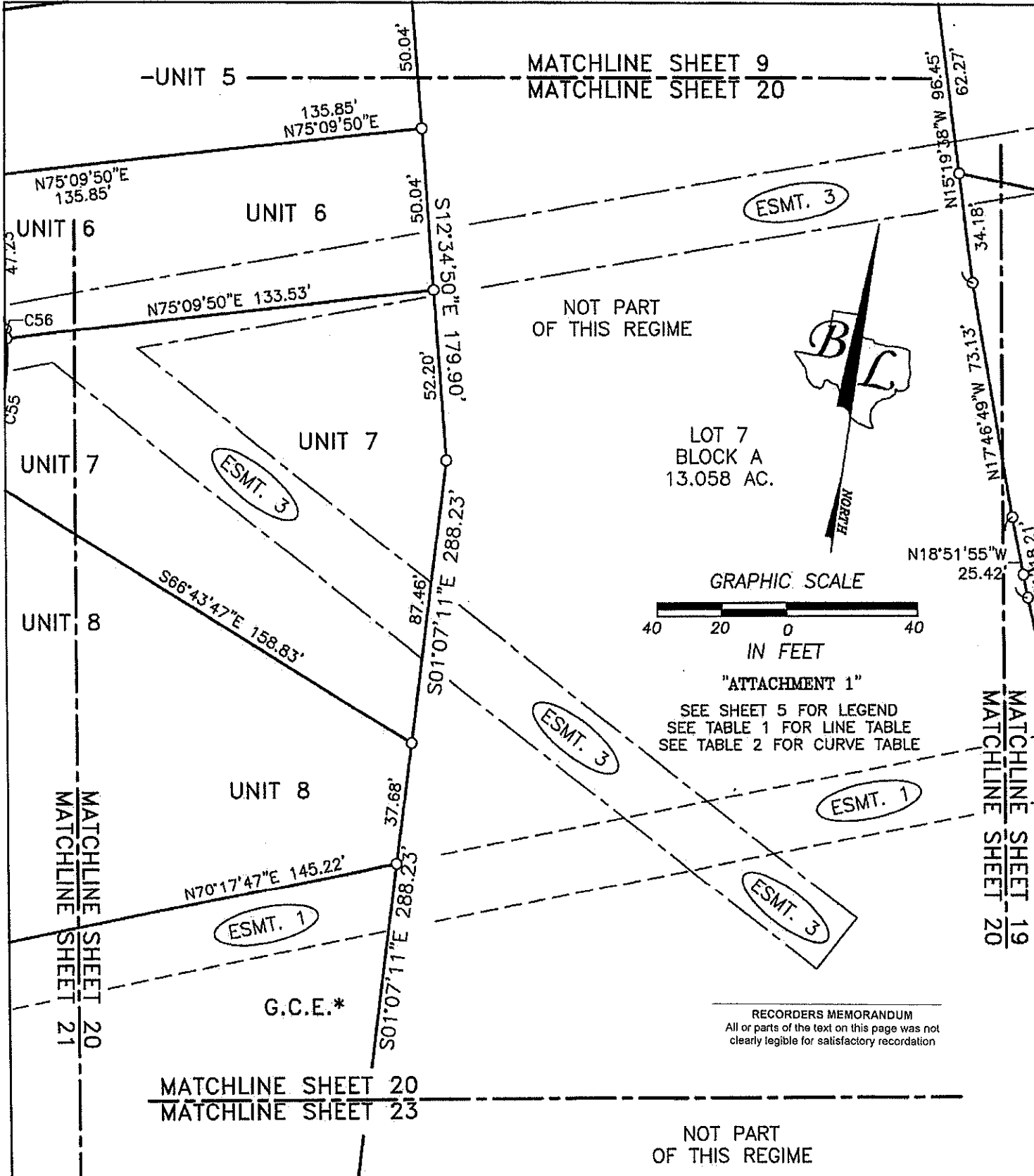
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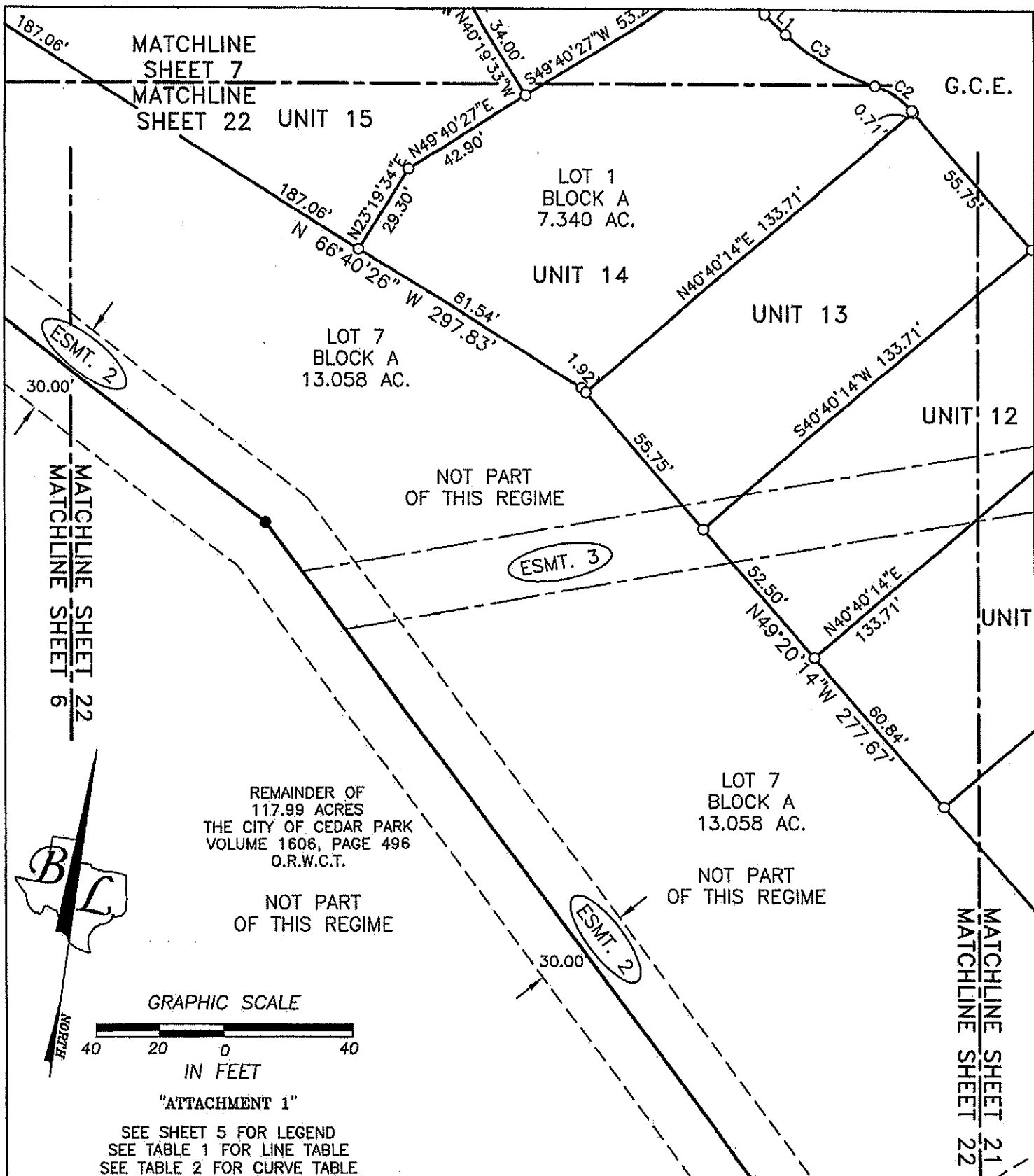


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Job No.	Snapshot
Scale (Hor.): 1"=40'	Scale (Vert.):
Date: 07/24/19	Checked By: JSL Drawn By: RLW

SHEET
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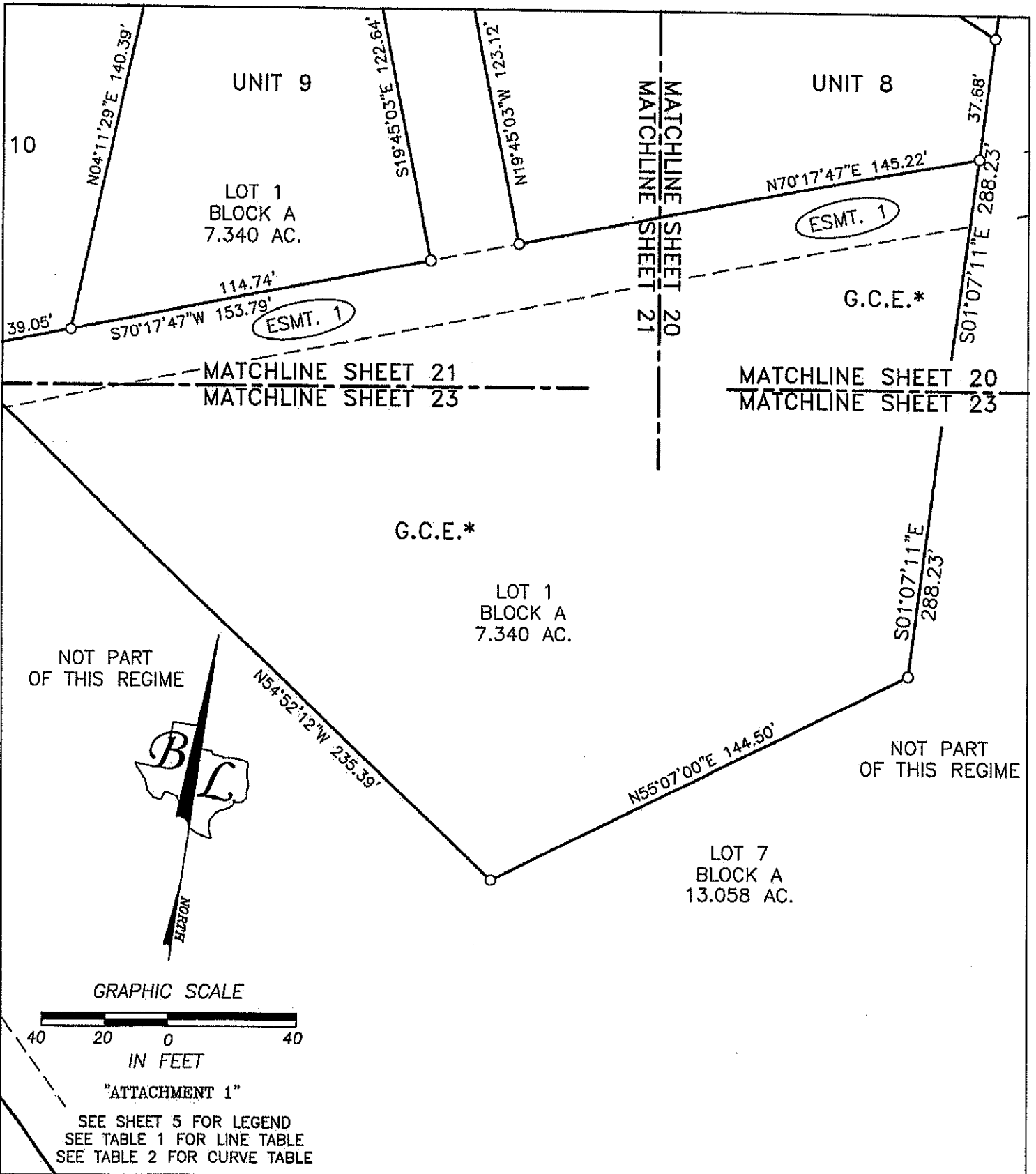


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Job No.	Scale (Vert.):
Scale (Hor.): 1"=40'	Scale (Hor.):
Date: 07/24/19	Checked By: JSL
	Drawn By: RLW

SHEET
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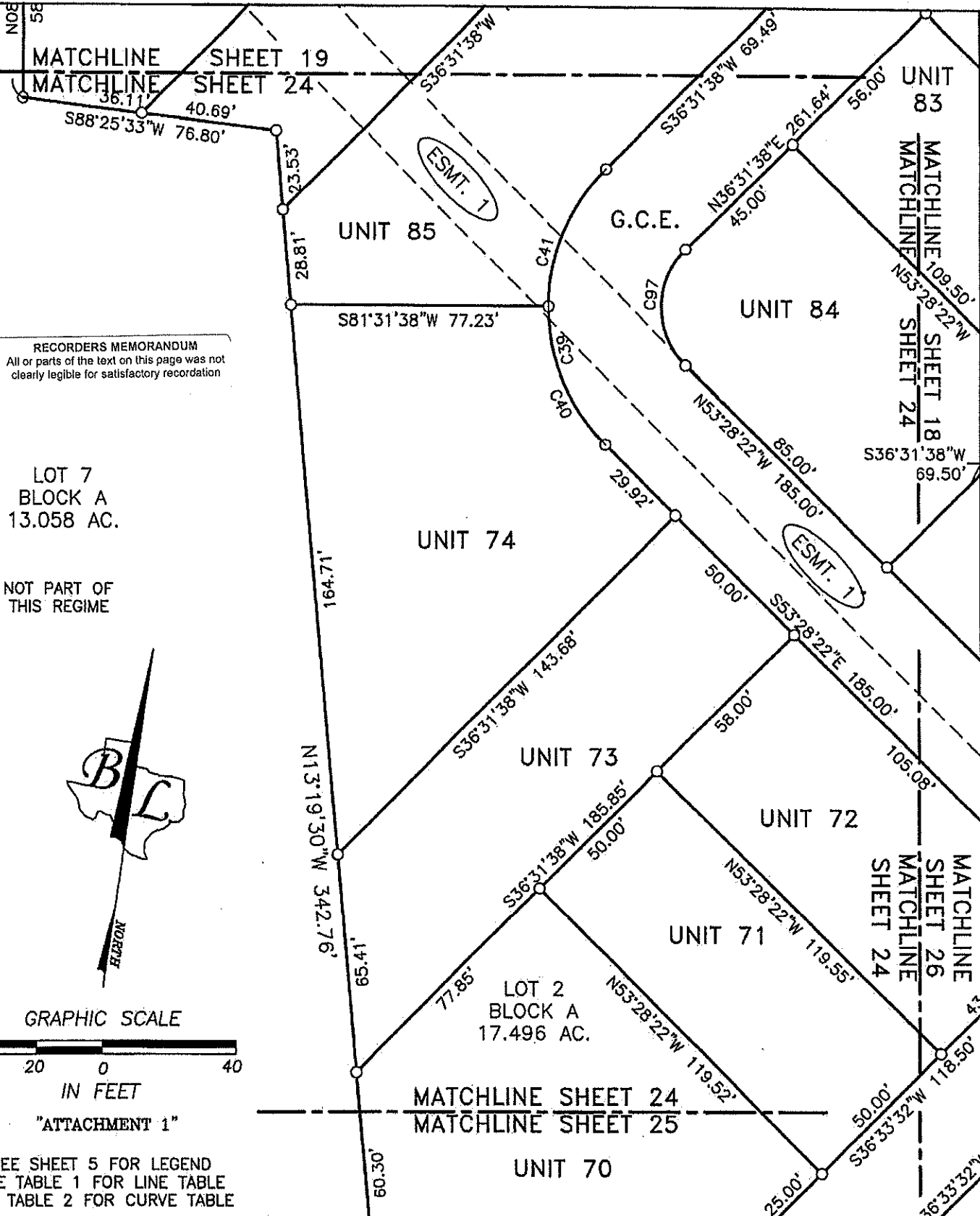


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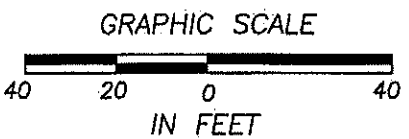
SHEET
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RECORDERS MEMORANDUM
 All or parts of the text on this page was not clearly legible for satisfactory recordation

LOT 7
 BLOCK A
 13.058 AC.

NOT PART OF THIS REGIME



"ATTACHMENT 1"

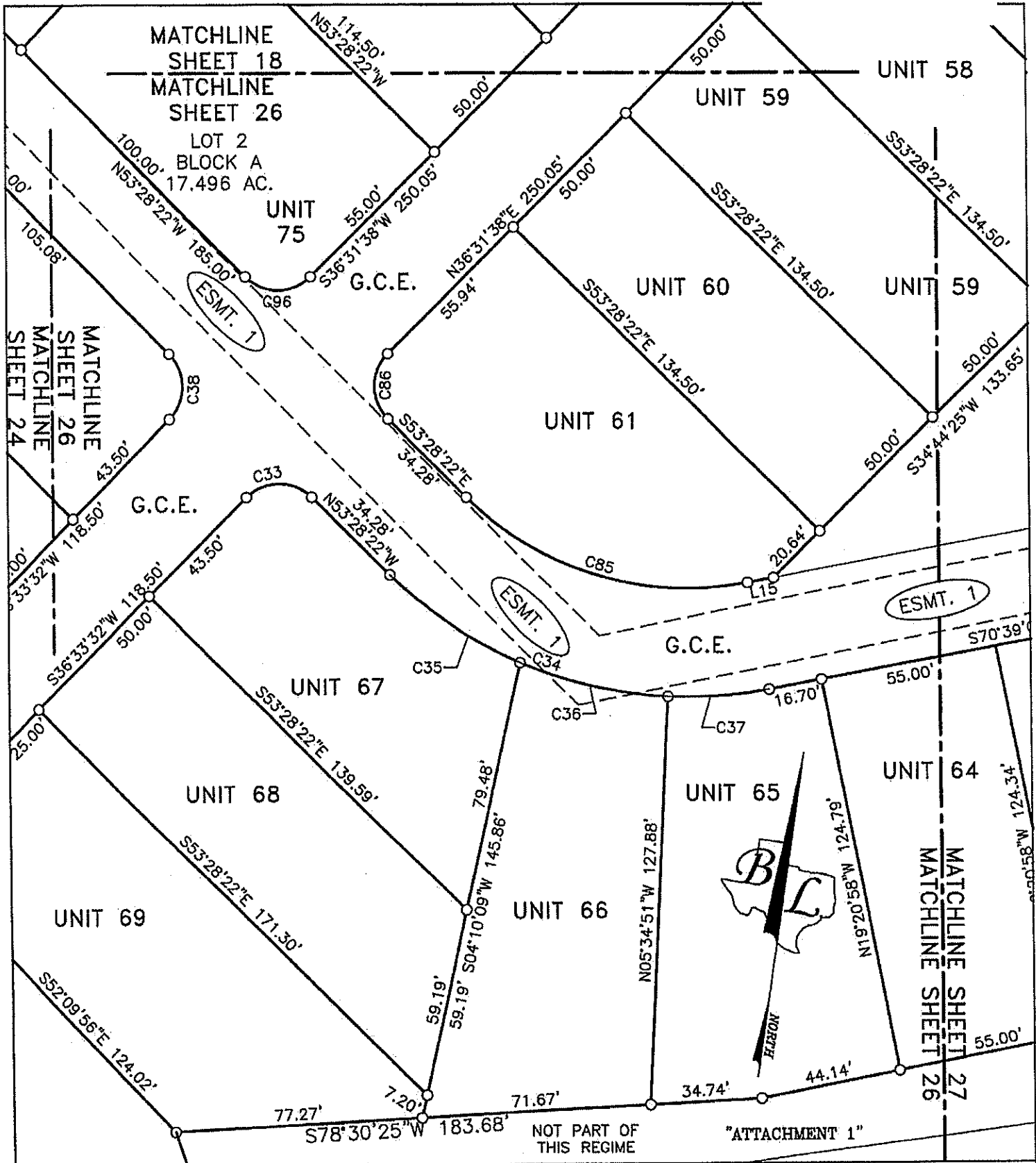
SEE SHEET 5 FOR LEGEND
 SEE TABLE 1 FOR LINE TABLE
 SEE TABLE 2 FOR CURVE TABLE

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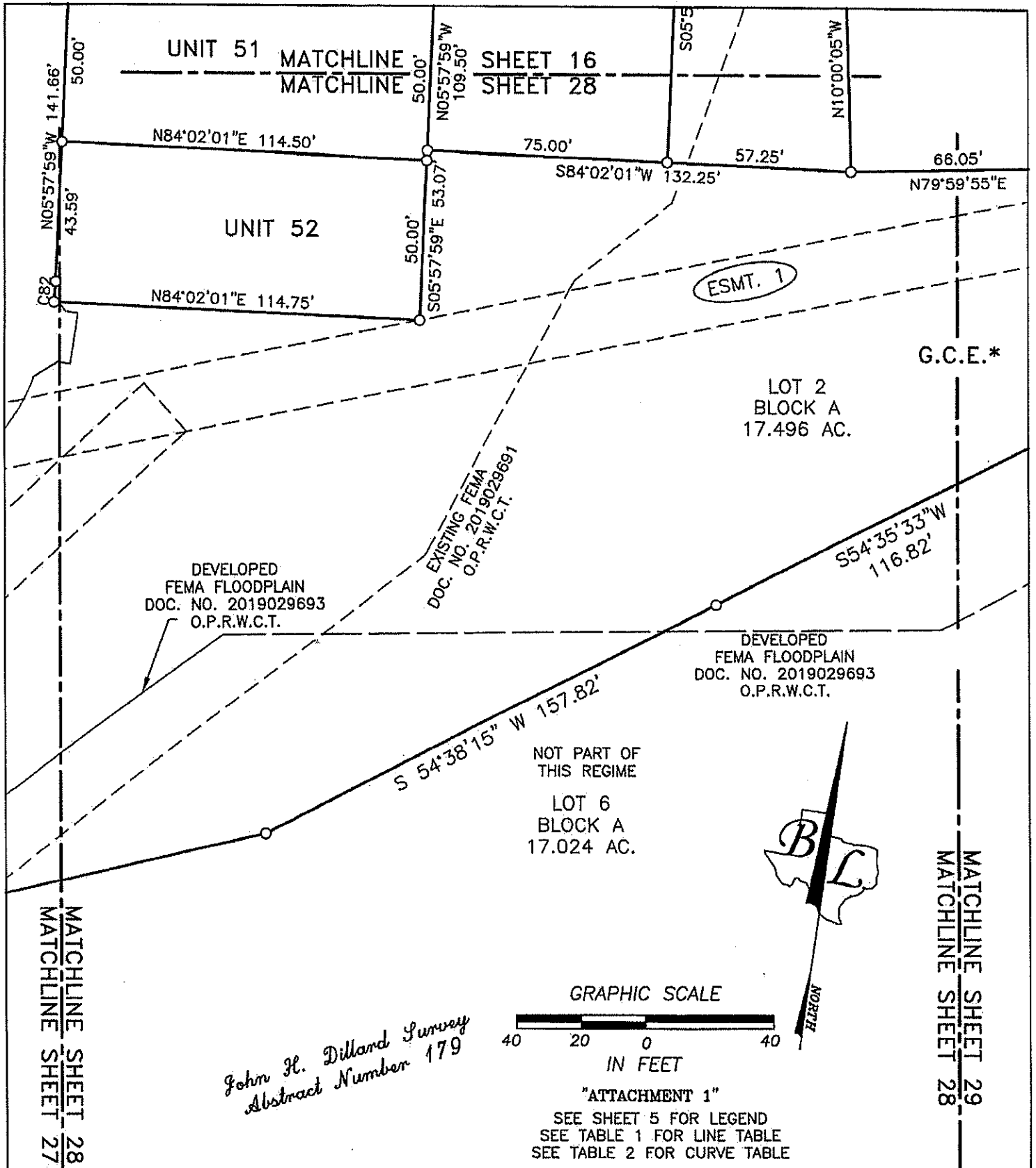
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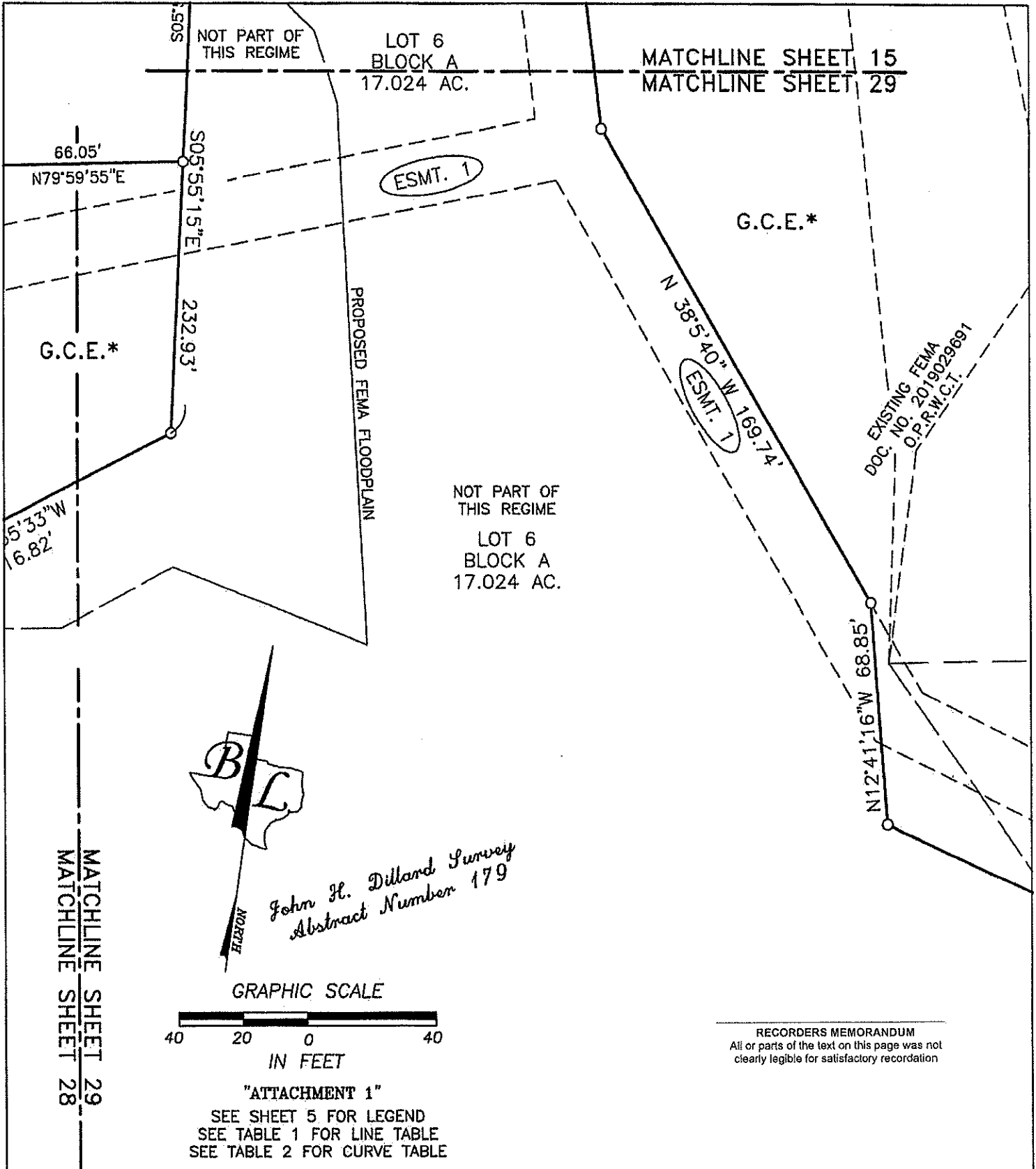


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Job No.	Scale (Hor.): 1"=40'
Date: 07/24/19	Scale (Vert.):
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SHEET
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LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N55°48'18"W	8.87'
L2	S55°48'18"E	8.87'
L3	S86°49'08"W	27.00'
L4	S16°46'10"E	4.12'
L5	S17°05'11"W	18.22'
L6	N68°35'53"E	6.96'
L7	N17°59'25"W	20.40'
L8	S08°30'06"W	13.16'
L9	N14°03'26"W	10.00'
L10	S75°56'34"W	60.48'
L11	N07°28'38"E	7.53'
L12	N14°47'26"W	10.00'
L13	S87°09'56"W	12.98'
L14	N72°49'53"E	10.86'
L15	N70°39'02"E	8.18'
L16	S20°15'32"W	11.89'
L17	S20°15'32"W	11.89'

"ATTACHMENT 1"

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SHEET
TABLE 1

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	67.00'	42.65'	36°28'18"	S67°34'23"E	41.93'
C2	24.50'	13.53'	31°38'38"	N65°09'33"W	13.36'
C3	73.00'	32.08'	25°10'33"	S68°23'35"E	31.82'
C4	24.00'	31.22'	74°31'14"	S86°56'04"W	29.06'
C5	58.00'	24.86'	24°33'17"	S61°57'06"W	24.67'
C6	58.00'	50.58'	49°57'57"	N80°47'17"W	48.99'
C7	39.00'	119.61'	175°43'16"	N36°20'03"E	77.95'
C8	80.00'	39.14'	28°01'46"	S37°30'42"E	38.75'
C9	900.00'	18.79'	1°11'46"	S55°08'46"W	18.79'
C10	900.00'	74.56'	4°44'48"	S58°07'04"W	74.54'
C11	900.00'	104.13'	6°37'45"	S63°48'20"W	104.07'
C12	900.00'	197.48'	12°34'19"	S60°50'03"W	197.08'
C13	1,504.31'	177.99'	6°46'45"	N83°25'46"E	177.88'
C14	1,504.31'	27.90'	1°03'45"	N86°17'16"E	27.90'
C15	1,504.31'	50.01'	1°54'17"	N84°48'15"E	50.00'
C16	1,504.31'	50.01'	1°54'17"	N82°53'58"E	50.01'
C17	1,504.31'	50.07'	1°54'26"	N80°59'36"E	50.07'
C18	1,504.31'	1.09'	0°02'29"	N80°01'09"E	1.09'
C19	48.50'	38.09'	45°00'00"	N73°27'59"W	37.12'
C20	48.50'	28.83'	34°03'33"	N67°59'45"W	28.41'

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Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
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SHEET
TABLE 2

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C21	48.50'	9.26'	10°56'27"	S89°30'15"W	9.25'
C22	48.50'	76.18'	90°00'00"	S39°02'01"W	68.59'
C23	48.50'	30.94'	36°33'13"	S65°45'25"W	30.42'
C24	48.50'	39.11'	46°12'15"	S24°22'41"W	38.06'
C25	14.50'	24.22'	95°42'56"	N41°53'29"E	21.50'
C26	383.00'	152.93'	22°52'43"	S78°48'41"E	151.92'
C27	925.00'	345.40'	21°23'41"	S65°14'44"W	343.40'
C28	915.00'	35.05'	2°11'42"	S77°02'29"W	35.05'
C29	125.00'	73.86'	33°51'17"	S0°09'30"W	72.79'
C30	915.00'	201.26'	12°36'10"	N89°01'07"W	200.86'
C31	835.00'	152.31'	10°27'04"	S87°56'48"E	152.10'
C32	58.00'	75.44'	74°31'14"	S86°56'04"W	70.23'
C33	14.50'	22.78'	90°00'00"	S81°31'38"W	20.51'
C34	132.00'	128.73'	55°52'36"	S81°24'40"E	123.69'
C35	132.00'	49.40'	21°26'26"	S64°11'35"E	49.11'
C36	132.00'	47.61'	20°40'02"	S85°14'49"E	47.36'
C37	132.00'	31.72'	13°46'08"	N77°32'06"E	31.64'
C38	14.50'	22.78'	90°00'00"	N8°28'22"W	20.51'
C39	58.50'	91.89'	90°00'00"	S8°28'22"E	82.73'
C40	58.50'	45.95'	45°00'00"	S30°58'22"E	44.77'

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SHEET
TABLE 2

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C41	58.50'	45.95'	45°00'00"	S14°01'38"W	44.77'
C42	14.50'	22.78'	90°00'00"	N8°28'22"W	20.51'
C43	150.50'	43.40'	16°31'21"	S45°12'42"E	43.25'
C44	150.50'	22.41'	8°31'53"	S49°12'26"E	22.39'
C45	150.50'	20.99'	7°59'29"	S40°56'45"E	20.97'
C46	50.50'	35.51'	40°17'06"	S16°48'28"E	34.78'
C47	1,479.31'	175.96'	6°48'55"	N83°24'40"E	175.86'
C48	48.50'	6.13'	7°14'33"	S2°20'43"E	6.13'
C49	50.50'	82.98'	94°08'32"	S50°24'21"W	73.95'
C50	24.50'	25.93'	60°38'24"	S73°39'17"E	24.74'
C51	73.00'	10.44'	8°11'30"	N47°25'50"W	10.43'
C52	46.00'	22.50'	28°01'46"	S37°30'42"E	22.28'
C53	900.00'	104.57'	6°39'26"	S72°36'51"W	104.51'
C54	67.00'	6.99'	5°58'37"	N18°16'59"W	6.99'
C55	67.00'	42.32'	36°11'26"	N5°10'30"E	41.62'
C56	67.00'	2.78'	2°22'27"	N14°06'27"W	2.78'
C57	67.00'	92.16'	78°48'50"	N24°06'45"E	85.07'
C58	67.00'	47.07'	40°14'57"	N43°23'41"E	46.10'
C59	67.00'	28.00'	23°56'31"	N82°13'13"E	27.79'
C60	67.00'	70.65'	60°24'49"	S79°32'38"E	67.42'

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SHEET
TABLE 2

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C61	33.00'	34.80'	60°24'49"	S79°32'38"E	33.21'
C62	24.50'	38.49'	90°00'09"	S4°20'09"E	34.65'
C63	73.00'	42.66'	33°28'45"	N23°55'33"E	42.05'
C64	24.50'	29.44'	68°50'21"	S41°36'21"W	27.70'
C65	24.50'	22.22'	51°58'23"	N77°59'17"W	21.47'
C66	33.00'	21.14'	36°42'25"	N33°38'53"W	20.78'
C67	33.00'	49.27'	85°32'38"	N27°28'38"E	44.82'
C68	383.00'	76.63'	11°27'49"	S61°38'25"E	76.50'
C69	383.00'	18.44'	2°45'30"	S54°31'46"E	18.44'
C70	383.00'	248.00'	37°06'02"	S71°42'02"E	243.69'
C71	14.50'	22.78'	90°00'00"	S50°57'59"E	20.51'
C72	14.50'	22.78'	90°00'00"	S39°02'01"W	20.51'
C73	14.50'	22.78'	90°00'00"	N50°57'59"W	20.51'
C74	14.50'	22.78'	90°00'00"	N39°02'01"E	20.51'
C75	48.50'	27.03'	31°56'09"	N34°59'54"W	26.68'
C76	48.50'	11.06'	13°03'51"	N12°29'54"W	11.03'
C77	100.50'	12.57'	7°10'01"	S83°34'55"W	12.56'
C78	298.00'	17.73'	3°24'31"	N81°42'10"E	17.73'
C79	14.50'	22.94'	90°37'35"	S51°16'47"E	20.62'
C80	14.50'	22.78'	90°00'00"	S39°02'01"W	20.51'

"ATTACHMENT 1"

WILSON TRACE CONDOMINIUMS
 BEING ALL OF LOT 1 AND LOT 2, BLOCK A,
 WILSON SUBDIVISION;
 A SUBDIVISION OF RECORD IN
 DOCUMENT NUMBER 2019049764 OF
 THE OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8000 ANDERSON SQUARE RD., SUITE 101 AUSTIN, TEXAS 78757
 REGISTERED FIRM #10015100
 OFFICE: 512.374.9722
 ron@baselineandsurveyors.net

File: S:\Projects\Wilson Trace\Condos\Draw\2018 CSD BLS BASE Wilson Trace Condominiums.dwg	
Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 07/24/19	Checked By: JSL Drawn By: RLW

SHEET
TABLE 2

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C81	332.00'	23.38'	4°02'07"	N82°00'58"E	23.38'
C82	83.50'	6.41'	4°24'04"	N3°45'57"W	6.41'
C83	100.50'	12.57'	7°10'01"	N76°24'54"E	12.56'
C84	14.50'	22.78'	90°00'00"	N50°57'59"W	20.51'
C85	98.00'	95.57'	55°52'36"	S81°24'40"E	91.83'
C86	14.50'	22.78'	90°00'00"	S8°28'22"E	20.51'
C87	117.00'	5.20'	2°32'40"	N35°15'18"E	5.20'
C88	117.00'	28.02'	13°43'26"	N27°07'15"E	27.96'
C89	117.00'	33.22'	16°16'06"	N28°23'35"E	33.11'
C90	14.50'	21.72'	85°48'49"	S63°09'56"W	19.74'
C91	417.00'	93.49'	12°50'46"	S80°21'02"E	93.30'
C92	417.00'	66.90'	9°11'33"	N88°37'48"E	66.83'
C93	417.00'	160.40'	22°02'19"	S84°56'49"E	159.41'
C94	14.50'	21.72'	85°48'49"	N22°38'53"W	19.74'
C95	83.00'	23.57'	16°16'06"	N28°23'35"E	23.49'
C96	14.50'	22.78'	90°00'00"	N81°31'38"E	20.51'
C97	24.50'	38.48'	90°00'00"	S8°28'22"E	34.65'
C98	14.50'	22.86'	90°19'21"	S81°41'18"W	20.56'
C99	417.00'	90.28'	12°24'17"	S59°21'09"E	90.10'

"ATTACHMENT 1"

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File: S:\Projects\Wilson Tract\Condo\Draw\2018 CSD BLS BASE Wilson Trace Condominiums.dwg
 Job No. Snapshot:
 Scale (Hor.): Scale (Vert.):
 Date: 07/24/19 Checked By: JSL Drawn By: RLW

SHEET
 TABLE 2

ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for common expenses for each Unit is 1/90. Each Unit is allocated one (1) vote.

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2019069268

COND Fee: \$221.00
07/30/2019 10:44 AM OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas