



CONDO DE 2010046741

18 PGS

146

AFTER RECORDING RETURN TO:



Robert D. Burton, Esq.
Armbrust & Brown, L.L.P.
100 Congress Ave., Suite 1300
Austin, Texas 78701

B
BLUFFS
AT BALCONES

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR BLUFFS AT BALCONES
(A Residential Condominium in Travis County, Texas)**

Cross reference to that certain Declaration of Condominium Regime for Bluffs at Balcones
recorded as Document No. 2008171271, Official Public Records of Travis County, Texas.

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
BLUFFS AT BALCONES**

This First Amendment to Declaration of Condominium Regime for Bluffs at Balcones (the "**Amendment**") is made by SDI 2008-BLUFFS, LTD., a Texas limited partnership (the "**Declarant**"), and is as follows:

RECITALS:

A. Bluffs at Balcones, a residential condominium project (the "**Regime**"), located in Travis County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Bluffs at Balcones recorded as Document No. 2008171271, Official Public Records of Travis County, Texas (the "**Declaration**").

B. Pursuant to *Provision A.3.10* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to add real property to the Property and create Units, General Common Elements and Limited Common Elements within the Property.

C. In accordance with *Provision A.3.8* of Appendix "A" to the Declaration, Declarant has reserved the right, during the Development Period, to create Units, General Common Elements, and Limited Common Elements within the Property. The "Development Period" as such term is defined in the Declaration, is a seven (7) year period commencing on the date the Declaration was recorded in the Official Public Records of Travis County, Texas. The Declaration was recorded in the Official Public Records of Travis County, Texas, on October 15, 2008.

D. Section 82.058(c) of the Texas Uniform Condominium Act (the "**Act**") provides that a common element not previously allocated as a limited common element may not be allocated except pursuant to the declaration made in accordance with Section 82.055(7) of the Act. Section 82.058(c) further provides that the allocated shall be made by amendment to the declaration.

E. As provided in *Section A.3.10* of Appendix "A" to the Declaration, Declarant has reserved the right to unilaterally amend the Declaration to reallocate General Common Elements as Limited Common Elements for the exclusive use and benefit of one or more Owners.

F. Declarant desires to amend the Declaration for the purpose of: (i) creating five (5) additional Units within the Regime; and (ii) converting certain General Common Elements into Yard LCE, as depicted on the New Plats and Plans (as hereinafter defined). The total number of Units within the Regime after giving effect to this Amendment is equal to eleven (11), and the

total number of Units which Declarant has reserved the right to create by amendment is equal to nineteen (19).

NOW THEREFORE, Declarant hereby amends and modifies the Declaration, as follows:

1. **Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.8* and *A.3.10* of Appendix "A" to the Declaration, Declarant hereby creates five (5) Units, which are designated as Unit Nos. 20, 21, 22, 23 and 24, Building H (collectively, the "New Units"). The New Units are hereby classified as Units which MUST BE BUILT.

2. **Yard LCE.** The following provision is hereby added as Section 1.32 of the Declaration:

1.32. "Yard LCE" means any yard space within the Regime which has been designated on the Plat and Plans or in any other written notice executed by Declarant and recorded in the Official Public Records of Travis County, Texas as a Limited Common Element for the exclusive benefit of an Owner of a Unit. The Association maintains, as a common expense, any Yard LCE. Yard LCE shall not constitute an Area of Common Responsibility.

3. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in their entirety and the Plats and Plans attached hereto as Exhibit "A" (the "New Plats and Plans") are substituted in their 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; (iii) depict those General Common Element portions of the Regime reallocated hereby as Yard LCE; and (iv) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

4. **Replacement of Attachment 2.** The Percentage Interests allocated to all Units within the Regime, after the addition of the New Units, is set forth on Exhibit "B", attached hereto. Exhibit "B", attached hereto, will supersede and replace Attachment 2 attached to the Declaration.

5. **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 on MARCH 24TH, 2010.

DECLARANT:

SDI 2008 -BLUFFS, LTD., a Texas limited partnership

By: Spicewood Development, Inc., a Texas corporation, its General Partner

By: *RFZ*
Printed Name: RYAN ZIEHE
Title: VP LAND DEVELOPMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 24 day of MARCH, 2010, by Ryan Ziehe, VP of Land Development of Spicewood Development, Inc., a Texas corporation, General Partner of SDI 2008-Bluffs, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

[seal]



Sue Fitzpatrick
Notary Public, State of TX

EXHIBIT "A"

**ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
BLUFFS AT BALCONES**

[CONDOMINIUM PLATS AND PLANS]

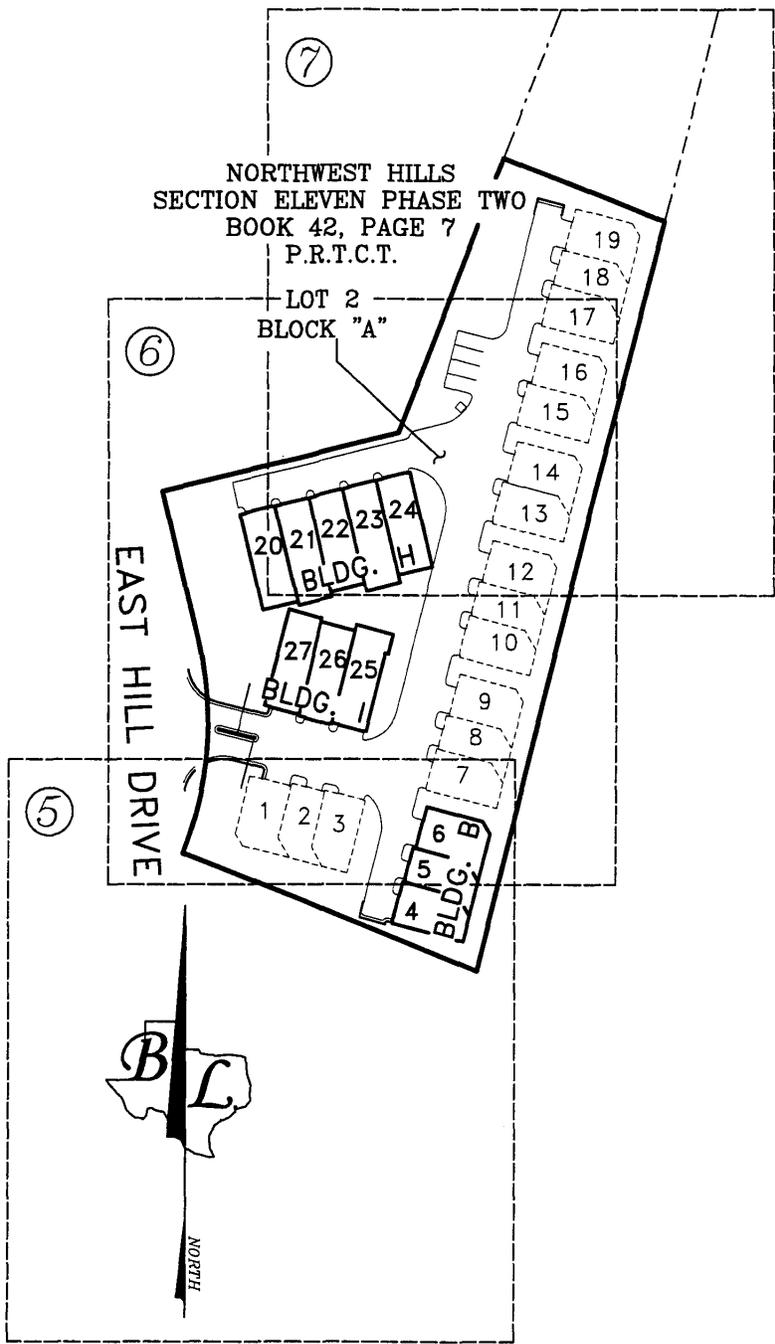
The plats and plans, attached hereto as Attachment 1 contains the information required by the Texas Uniform Condominium Act.

Printed Name: _____
RPLS or License No. _____

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, and/or balcony space may or may not be included.

SEE SHEET 2 OF 12 OF ATTACHMENT 1 FOR ORIGINAL CERTIFICATION



"ATTACHMENT 1"

THE BLUFFS AT BALCONES CONDOMINIUMS
 BEING 1.926 ACRES OF LAND OUT OF THE
 T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
 AND BEING KNOWN AS LOT 2, BLOCK A,
 NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
 A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.tx.com

File: S:\Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	Layer State: Condo Regime
Job No.	Scale (Hor.): 1"=100'
Date: 03/25/10	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET
 1 of 12

"ATTACHMENT 1"
 THE BLUFFS AT BALCONES CONDOMINIUMS
 [PLATS AND PLANS]

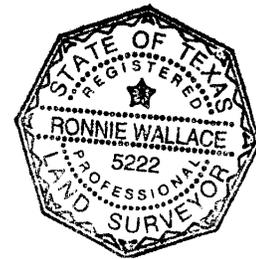
§ Certification of Surveyor §

The attached plats and plans, attached hereto as "Attachment 1" contains the information required by Section 82.052 and Section 82.059 of the Texas Uniform Condominium Act, as applicable.

Ron. Wallace

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

Date: 25 March 2010



"ATTACHMENT 1"

THE BLUFFS AT BALCONES CONDOMINIUMS
 BEING 1.926 ACRES OF LAND OUT OF THE
 T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
 AND BEING KNOWN AS LOT 2, BLOCK A,
 NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
 A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78757
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austln.r.com

File: S: Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	
Job No.	Layer State: Condo Regime
Scale (Hor.): N/A	Scale (Vert.):
Date: 03/25/10	Checked By: JSL Drawn By: RLW

SHEET
 2 of 12

GENERAL NOTES

- 1) THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE BUILDINGS IS BASED UPON THE CONSTRUCTION DOCUMENTS PREPARED BY ECKOLS & ASSOCIATES AIA, AND ARE NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.
- 2.) 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 DECLARATION OF CONDOMINIUM REGIME FOR THE BLUFFS AT BALCONES CONDOMINIUMS; OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
- 3.) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM REGIME FOR THE BLUFFS AT BALCONES CONDOMINIUMS.
- 4.) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN THE DECLARATION OF CONDOMINIUM REGIME FOR THE BLUFFS AT BALCONES 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 (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION (iii) 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 AND (iv) 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 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. AS PROVIDED IN 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.

"ATTACHMENT 1"

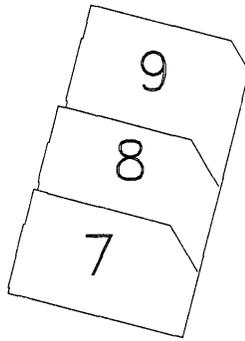
**THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS**

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austln.r.r.com

File: S: Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg		SHEET 3 of 12
Job No.	Layer State: Condo Regime	
Scale (Hor.): N/A	Scale (Vert.):	
Date: 03/25/10	Checked By: JSL Drawn By: RLW	

LEGEND

- ▣ CONCRETE MONUMENT FOUND (TYPE II)
- 1/2" IRON REBAR FOUND; (NOTED, IF CAPPED)
- ▲ NAIL FOUND
- △ CALCULATED POINT
- PROPOSED WALL
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- G.C.E. GENERAL COMMON ELEMENT
- () RECORD INFORMATION



FUTURE PLANNED BUILDING (SUBJECT TO DEVELOPMENT RIGHTS—
"NEED NOT BE BUILT")

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	222.01'	135.53'	34°58'40"	N03°52'35"E	133.44'
(C1)	222.01'	135.62'	35°00'01"	N12°19'00"E	133.52'

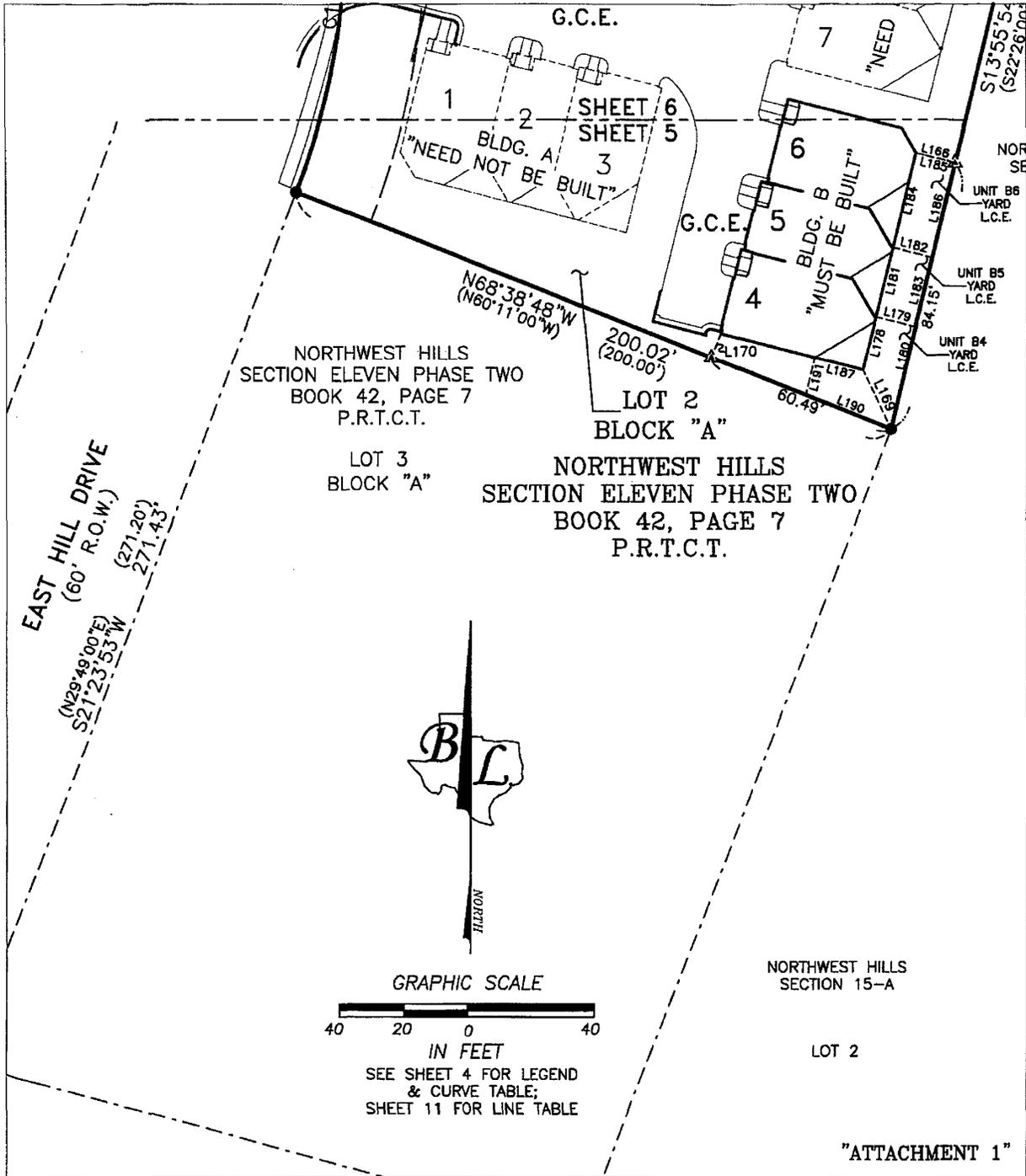
"ATTACHMENT 1"

**THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS**

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: S: Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	
Job No.	Layer State: Condo Regime
Scale (Hor.): N/A	Scale (Vert.):
Date: 03/25/10	Checked By: JSL Drawn By: RLW

SHEET
4 of 12



THE BLUFFS AT BALCONES CONDOMINIUMS
 BEING 1.926 ACRES OF LAND OUT OF THE
 T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
 AND BEING KNOWN AS LOT 2, BLOCK A,
 NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
 A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

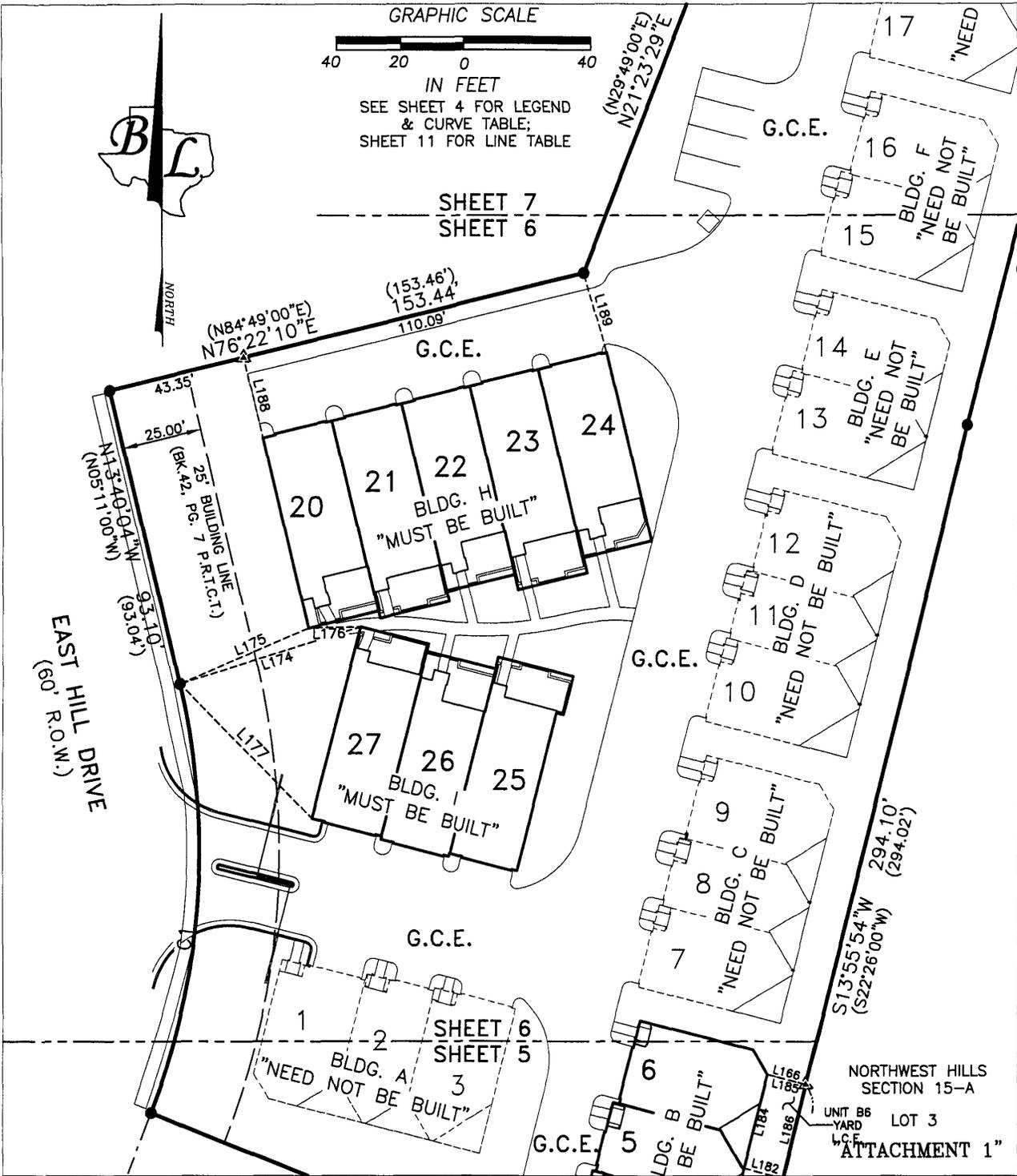
OFFICE: 512.374.9722 FAX: 512.875.9743

ron-baseline@austin.rr.com

File: S:\Projects\Bluffs at Balcones\Drawings\Bluffs at Balcones.dwg	
Job No.:	Layer State: Condo Regime
Scale (Hor.): N/A	Scale (Vert.):
Date: 03/25/10	Checked By: JSL Drawn By: RLW

SHEET

5 of 12

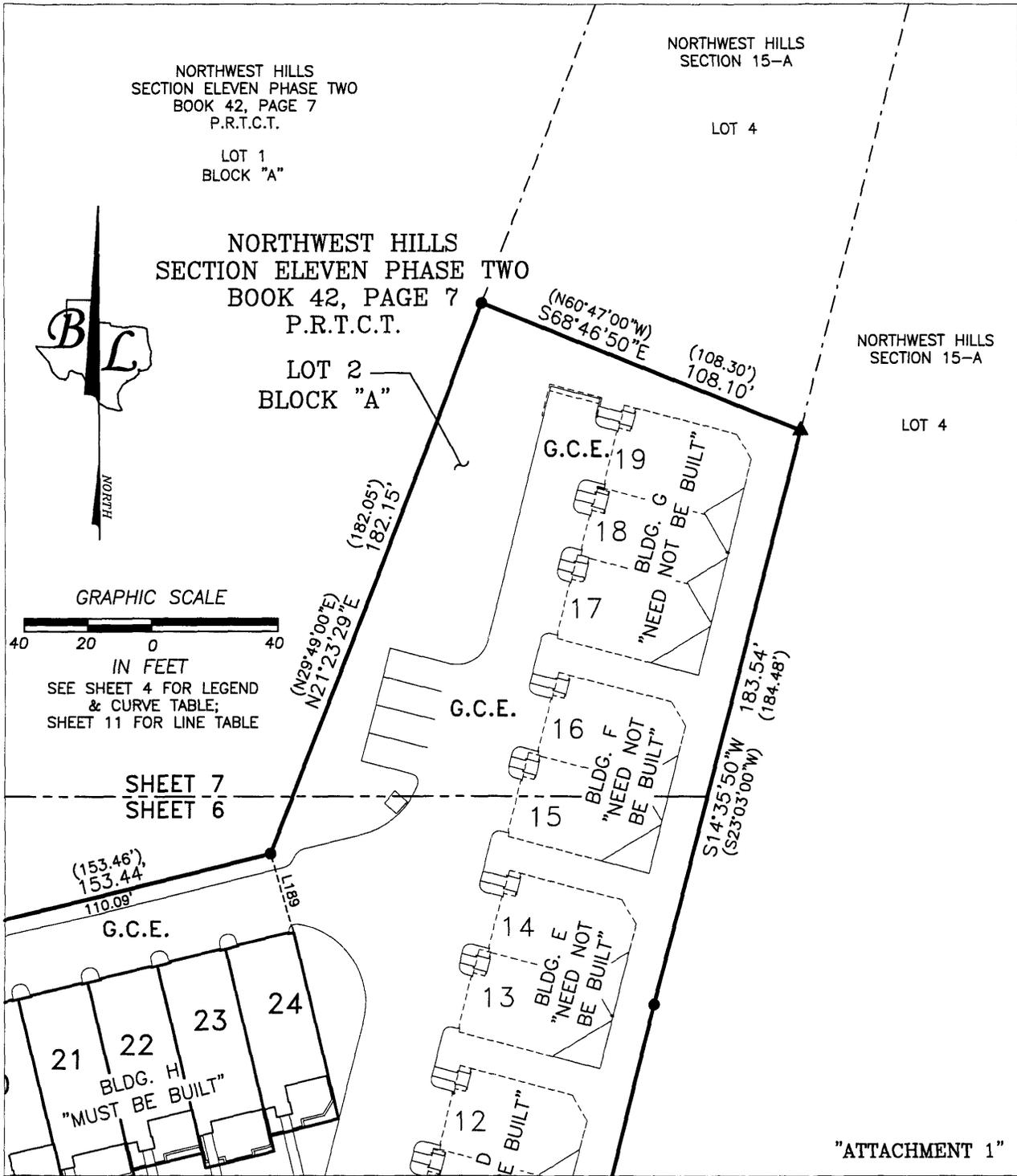


THE BLUFFS AT BALCONES CONDOMINIUMS
 BEING 1.926 ACRES OF LAND OUT OF THE
 T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
 AND BEING KNOWN AS LOT 2, BLOCK A,
 NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
 A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78757
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.rr.com

File: S:\Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	SHEET
Job No.	Layer State: Condo Regime
Scale (Hor.): N/A	Scale (Vert.):
Date: 03/25/10	Checked By: JSL Drawn By: RLW

6 of 12



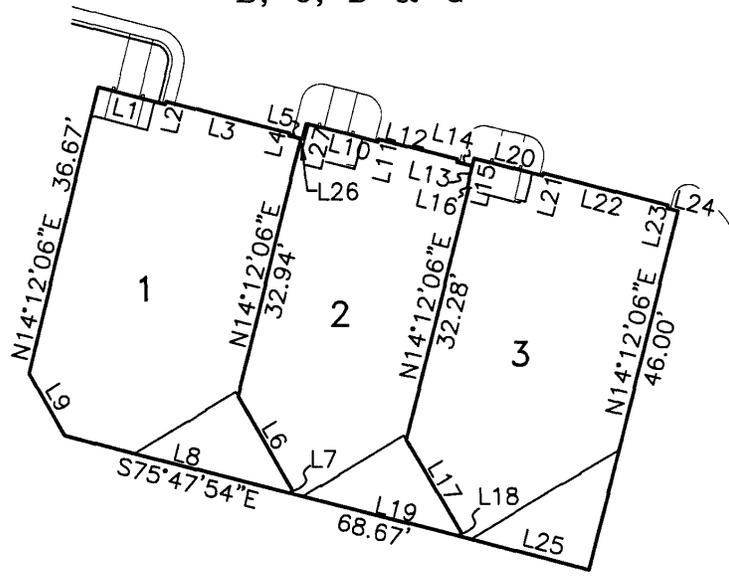
THE BLUFFS AT BALCONES CONDOMINIUMS BEING 1.926 ACRES OF LAND OUT OF THE T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS AND BEING KNOWN AS LOT 2, BLOCK A, NORTHWEST HILLS SECTION ELEVEN, PHASE 2; A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78757
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austln.r.com

File: S: Projects\Bluffs at Balcones\Dwg\Bluffs at Balcones.dwg	Layer State: Condo Regime
Job No.	Scale (Hor.): N/A
Date: 03/25/10	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET
7 of 12

**ANNOTATION DETAIL SHEET FOR BUILDINGS A,
B, C, D & G**



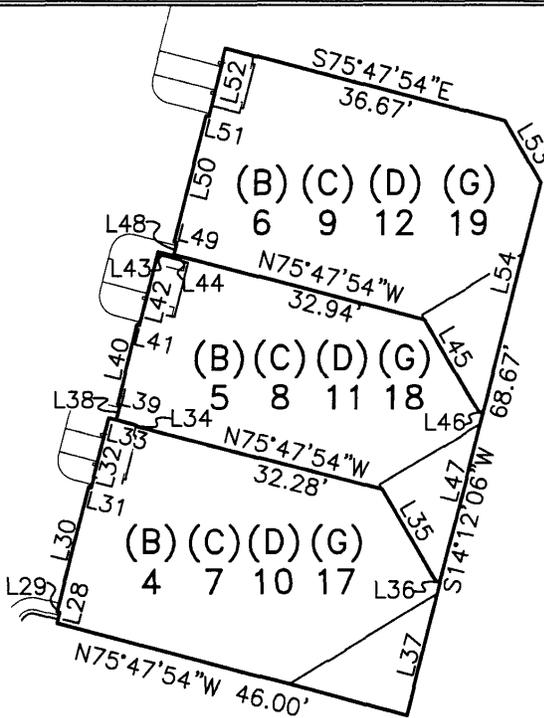
BUILDING A (UNITS 1, 2 & 3) - "NEED NOT BE BUILT"

**BUILDING B
(UNITS 4, 5 & 6) -
"MUST BE BUILT"**

**BUILDING C
(UNITS 7, 8 & 9) -
"NEED NOT BE BUILT"**

**BUILDING D
(UNITS 10, 11 & 12) -
"NEED NOT BE BUILT"**

**BUILDING G
(UNITS 17, 18 & 19) -
"NEED NOT BE BUILT"**



"ATTACHMENT 1"

**THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS**

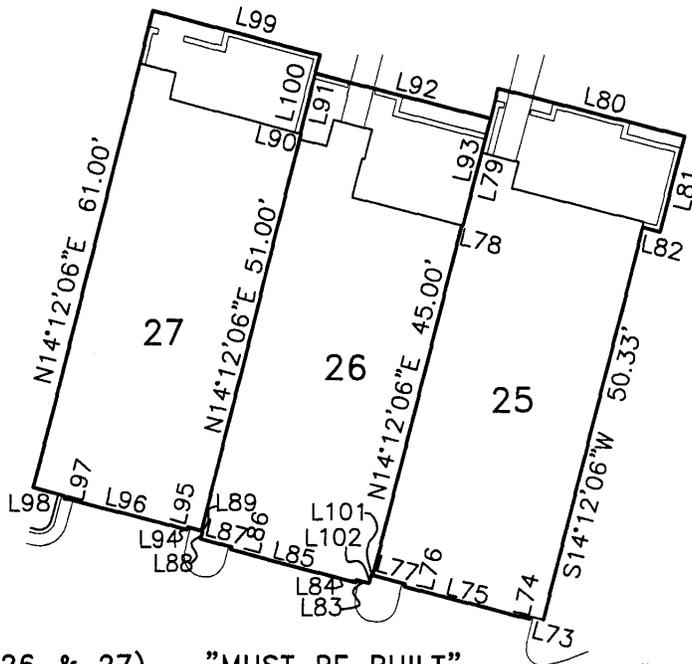
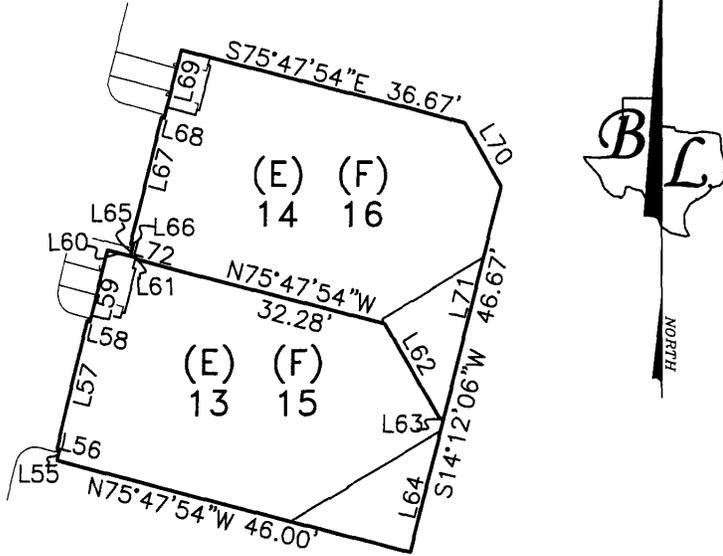
BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: S: Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg		SHEET 8 of 12
Job No.	Layer State: Condo Regime	
Scale (Hor.): 1"=20'	Scale (Vert.):	
Date: 09/15/08	Checked By: JSL Drawn By: RLW	

ANNOTATION DETAIL SHEET FOR BUILDINGS E, F, & I

BUILDING E
(UNITS 13 & 14) -
"NEED NOT BE BUILT"

BUILDING F
(UNITS 15 & 16) -
"NEED NOT BE BUILT"



BUILDING I (UNITS 25, 26 & 27) - "MUST BE BUILT"

"ATTACHMENT 1"

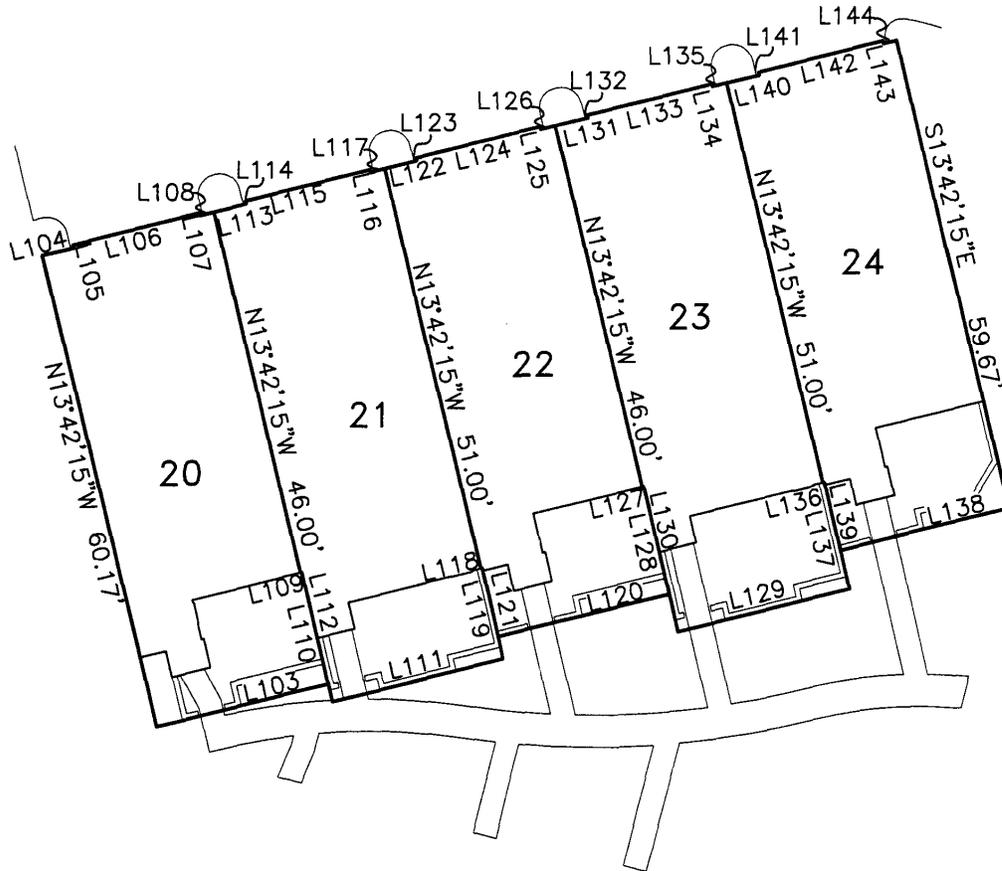
THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: S: Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	Layer State: Condo Regime
Job No.	Scale (Vert.):
Scale (Hor.): 1"=20'	Drawn By: RLW
Date: 09/15/08	Checked By: JSL

SHEET
9 of 12

ANNOTATION DETAIL SHEET FOR BUILDING H



BUILDING H (UNITS 20, 21, 22, 23 & 24) - "MUST BE BUILT"

"ATTACHMENT 1"

THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: S:\Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	
Job No.	Layer State: Condo Regime
Scale (Hor.): 1"=20'	Scale (Vert.):
Date: 03/25/10	Checked By: JSL Drawn By: RLW

SHEET
10 of 12

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°47'54"E	8.71'
L2	N14°12'06"E	0.35'
L3	S75°47'54"E	16.25'
L4	S14°12'06"W	0.35'
L5	S75°47'54"E	1.54'
L6	S30°47'54"E	13.48'
L7	S14°12'06"W	0.53'
L8	N75°47'54"W	29.70'
L9	N30°47'54"W	8.96'
L10	S75°47'54"E	9.38'
L11	N14°12'06"E	0.35'
L12	S75°47'54"E	10.25'
L13	S14°12'06"W	0.35'
L14	S75°47'54"E	2.04'
L15	S14°12'06"W	2.67'
L16	S75°47'54"E	0.17'
L17	S30°47'54"E	13.48'
L18	S14°12'06"W	0.53'
L19	N75°47'54"W	22.00'
L20	S76°01'49"E	9.05'
L21	N14°12'06"E	0.35'
L22	S75°47'54"E	16.25'
L23	S14°12'06"W	0.35'
L24	S75°47'54"E	1.38'
L25	N75°47'54"W	16.97'
L26	S75°47'54"E	0.17'
L27	N14°12'06"E	2.00'
L28	N14°12'06"E	1.37'
L29	N75°47'54"W	0.35'
L30	N14°12'06"E	16.25'
L31	S75°47'54"E	0.35'
L32	N14°12'06"E	9.04'
L33	S75°47'54"E	3.67'
L34	S14°12'06"W	0.17'
L35	S30°47'54"E	13.48'
L36	S75°47'54"E	0.53'
L37	S14°12'06"W	16.97'
L38	N14°12'06"E	2.04'
L39	N75°47'54"W	0.35'
L40	N14°12'06"E	10.25'
L41	S75°47'54"E	0.35'
L42	N14°12'06"E	9.37'
L43	S75°47'54"E	2.00'
L44	N14°12'06"E	0.17'
L45	S30°47'54"E	13.48'
L46	S75°47'54"E	0.53'
L47	S14°12'06"W	22.00'
L48	N14°12'06"E	1.54'
L49	N75°47'54"W	0.35'
L50	N14°12'06"E	16.25'
L51	S75°47'54"E	0.35'
L52	N14°12'06"E	8.71'
L53	S30°47'54"E	8.96'
L54	S14°12'06"W	29.70'
L55	N14°12'06"E	1.37'
L56	N75°47'54"W	0.35'
L57	N14°12'06"E	16.25'
L58	S75°47'54"E	0.35'
L59	N14°12'06"E	9.04'
L60	S75°47'54"E	3.67'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S14°12'06"W	0.17'
L62	S30°47'54"E	13.48'
L63	S75°47'54"E	0.53'
L64	S14°12'06"W	16.97'
L65	N14°12'06"E	1.37'
L66	N75°47'54"W	0.35'
L67	N14°12'06"E	16.25'
L68	S75°47'54"E	0.35'
L69	N14°12'06"E	8.71'
L70	S30°47'54"E	8.96'
L71	S14°12'06"W	29.70'
L72	N75°47'54"W	0.67'
L73	N75°47'54"W	1.71'
L74	S14°12'06"W	0.35'
L75	N75°47'54"W	16.25'
L76	N14°12'06"E	0.35'
L77	N75°47'54"W	4.21'
L78	S75°47'54"E	0.17'
L79	N14°12'06"E	17.50'
L80	S75°47'54"E	24.33'
L81	S14°12'06"W	12.17'
L82	N75°47'54"W	2.33'
L83	N75°47'54"W	1.71'
L84	S14°12'06"W	0.35'
L85	N75°47'54"W	16.25'
L86	N14°12'06"E	0.35'
L87	N75°47'54"W	4.04'
L88	N14°12'06"E	1.00'
L89	N75°47'54"W	0.17'
L90	N75°47'54"W	0.17'
L91	N14°12'06"E	7.67'
L92	S75°47'54"E	22.67'
L93	S14°12'06"W	13.67'
L94	N75°47'54"W	1.87'
L95	S14°12'06"W	0.35'
L96	N75°47'54"W	16.25'
L97	N14°12'06"E	0.35'
L98	N75°47'54"W	4.04'
L99	S75°47'54"E	22.00'
L100	S14°12'06"W	10.00'
L101	N75°47'54"W	0.17'
L102	S14°12'06"W	1.00'
L103	S76°17'45"W	22.33'
L104	N76°17'45"E	4.04'
L105	N13°42'15"W	0.35'
L106	N76°17'45"E	16.25'
L107	S13°42'15"E	0.35'
L108	N76°17'45"E	1.87'
L109	N76°17'45"E	0.17'
L110	S13°42'15"E	14.17'
L111	S76°17'45"W	22.33'
L112	N13°42'15"W	16.50'
L113	N76°17'45"E	4.21'
L114	N13°42'15"W	0.35'
L115	N76°17'45"E	16.25'
L116	S13°42'15"E	0.35'
L117	N76°17'45"E	1.87'
L118	N76°17'45"E	0.17'
L119	S13°42'15"E	11.50'
L120	S76°17'45"W	22.33'

LINE TABLE		
LINE	BEARING	LENGTH
L121	N13°42'15"W	8.67'
L122	N76°17'45"E	4.21'
L123	N13°42'15"W	0.35'
L124	N76°17'45"E	16.25'
L125	S13°42'15"E	0.35'
L126	N76°17'45"E	1.87'
L127	N76°17'45"E	0.17'
L128	S13°42'15"E	13.67'
L129	S76°17'45"W	22.33'
L130	N13°42'15"W	18.50'
L131	N76°17'45"E	4.21'
L132	N13°42'15"W	0.35'
L133	N76°17'45"E	16.25'
L134	S13°42'15"E	0.35'
L135	N76°17'45"E	1.87'
L136	N76°17'45"E	0.17'
L137	S13°42'15"E	13.50'
L138	S76°17'45"W	22.00'
L139	N13°42'15"W	8.67'
L140	N76°17'45"E	4.21'
L141	N13°42'15"W	0.35'
L142	N76°17'45"E	16.25'
L143	S13°42'15"E	0.35'
L144	N76°17'45"E	1.71'
L145	N21°13'10"E	12.85'
L146	S75°24'10"E	12.82'
L147	S75°24'10"E	12.35'
L148	S14°12'14"W	16.35'
L149	S02°28'17"E	10.45'
L150	S02°25'12"E	10.49'
L151	S75°24'10"E	11.91'
L152	S14°12'14"W	16.38'
L153	S75°24'10"E	11.80'
L154	S76°04'06"E	11.75'
L155	S14°12'17"W	16.35'
L156	S76°04'06"E	11.83'
L157	S02°27'46"E	10.46'
L158	S54°53'41"W	46.35'
L159	N71°42'27"W	43.98'
L160	S02°26'00"E	10.48'
L161	S76°04'06"E	12.15'
L162	S14°12'17"W	16.37'
L163	S76°04'06"E	12.23'
L164	S76°04'06"E	12.56'
L165	S14°12'17"W	16.36'
L166	S76°04'06"E	12.63'
L167	S02°27'18"E	10.46'
L168	S84°49'31"E	39.57'
L169	S25°59'47"E	20.19'
L170	S21°21'12"W	7.95'
L171	S21°21'12"W	26.07'
L172	S21°21'12"W	17.53'
L173	S11°55'17"W	44.94'
L174	S72°41'52"W	59.21'
L175	S66°54'53"W	43.96'
L176	N88°40'23"E	16.09'
L177	S45°01'40"E	58.75'
L178	N14°12'06"E	16.97'
L179	S76°04'06"E	12.88'
L180	S13°55'54"W	16.97'

"ATTACHMENT 1"

THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File S: Projects\Bluffs at Balcones\Drawings\Bluffs at Balcones.dwg	Layer State: Condo Regime
Job No.	Scale (Vert.):
Scale (Hor.): 1"=20'	Scale (Vert.):
Date: 03/25/10	Checked By: JSL
	Drawn By: RLW

SHEET
11 of 12

LINE TABLE		
LINE	BEARING	LENGTH
L181	N14°12'06"E	22.00'
L182	S76°04'06"E	12.77'
L183	S13°55'54"W	22.00'
L184	N14°12'06"E	29.70'
L185	S76°04'06"E	12.63'
L186	S13°55'54"W	29.69'
L187	S75°47'54"E	15.50'
L188	N13°37'50"W	25.71'
L189	N16°24'26"W	25.60'
L190	N68°38'48"W	28.75'
L191	N14°12'06"E	11.84'

"ATTACHMENT 1"

THE BLUFFS AT BALCONES CONDOMINIUMS
BEING 1.926 ACRES OF LAND OUT OF THE
T.J. CHAMBERS SURVEY IN TRAVIS COUNTY, TEXAS
AND BEING KNOWN AS LOT 2, BLOCK A,
NORTHWEST HILLS SECTION ELEVEN, PHASE 2;
A SUBDIVISION OF RECORD IN BOOK 42, PAGE 7
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78757
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austln.r.com

File: S: Projects\Bluffs at Balcones\Draw\Bluffs at Balcones.dwg	
Job No.	Layer State: Condo Regime
Scale (Hor.): 1"=20'	Scale (Vert.):
Date: 03/25/10	Checked By: JSL Drawn By: RLW

SHEET
12 of 12

EXHIBIT "B"

**ATTACHMENT 2 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
BLUFFS AT BALCONES**

ALLOCATED INTERESTS

The Percentage of Common Element Ownership and Share of Common Expenses for each Unit is 1/11. Each Unit is allocated one (1) vote.

THE ALLOCATED INTEREST ASSIGNED TO A PARTICULAR UNIT WILL DECREASE AS ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2010 Apr 06 11:36 AM 2010046741

HOLMC \$84.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

382375-1 02/25/2010

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
BLUFFS AT BALCONES