



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Feb 25, 2020 08:48 AM Fee: \$ 118.00

2020029843

Electronically Recorded

SECOND AMENDMENT TO

DECLARATION OF CONDOMINIUM REGIME

FOR

**LIVE OAK ON SPICEWOOD SPRINGS,
A RESIDENTIAL CONDOMINIUM**

RECITALS

WHEREAS, by instrument entitled “Declaration of Condominium Regime for Live Oak on Spicewood Springs, a Residential Condominium,” dated May 21, 2018, and recorded under Document No. 2018078243, of the Official Public Records of Travis County, Texas (the “Original Declaration”); as amended by that instrument entitled “First Amendment to Declaration of Condominium Regime for Live Oak on Spicewood Springs, a Residential Condominium” recorded under Document No. 2019013351, in the Official Public Records of Travis County, Texas (the “First Amendment”); and as supplemented by that instrument entitled “First Supplement to Declaration of Condominium Regime for Live Oak on Spicewood Springs, a Residential Condominium” recorded under Document No. 2019015527, in the Official Public Records of Travis County, Texas (the “First Supplement”); SYCAMORE COURT, LLC, a Texas limited liability company (the “Original Declarant”), created Live Oak on Spicewood Springs, a Residential Condominium, located in Travis County, Texas (the “Condominium Regime”) (the Original Declaration as amended by the First Amendment and as supplemented by the First Supplement shall be referred to herein as the “Declaration”);

WHEREAS, by instrument entitled “Partial Assignment of Declarant’s Rights” recorded under Document No. 2018140964, of the Official Public Records of Travis County, Texas, the Original Declarant assigned all of the Original Declarant’s rights, title, interest, powers, privileges, benefits and obligations as “Declarant” under the Declaration for Units 1, 2, and 3, to WES PEOPLES HOMES, LLC, a Texas limited liability company (“Homes”);

WHEREAS, by instrument entitled “Partial Assignment of Declarant’s Rights” recorded under Document No. 2019025666, of the Official Public Records of Travis County, Texas, the Original Declarant assigned all of the Original Declarant’s rights, title, interest, powers, privileges, benefits and obligations as “Declarant” under the Declaration for Units 4, 5, 6, and 7, to Homes;

WHEREAS, by instrument entitled “Partial Assignment of Declarant’s Rights” recorded under Document No. 2019020323, of the Official Public Records of Travis County, Texas, the Original Declarant assigned all of the Original Declarant’s rights, title, interest, powers, privileges, benefits and obligations as “Declarant” under the Declaration for Units 8, 9, 10, and 11, to Homes;

WHEREAS, by instrument entitled “Partial Assignment of Declarant’s Rights” recorded under Document No. 2018097466, of the Official Public Records of Travis County, Texas, the Original Declarant assigned all of the Original Declarant’s rights, title, interest, powers, privileges, benefits and obligations as “Declarant” under the Declaration for Units 12, 13, 14, and 15, to Homes;

WHEREAS, by instrument entitled “Certificate of Amendment” filed with the Texas Secretary of State on June 28, 2019, Homes amended its legal name to Wes Peoples Homes – Condos, LLC, a Texas limited liability company (the “Declarant”);

WHEREAS, pursuant to Section A.3.3 of the Declaration, during the Development Period, Declarant may withdraw portions of the Land from the Regime;

WHEREAS, pursuant to Section 12.5 of the Declaration, Declarant, during the Development Period, may at any time amend the Declaration without the consent of any other Owners or First Mortgagees for the sole purpose of having the Declaration comply with financing eligibility requirements of any underwriting lender;

WHEREAS, pursuant to Section B4-2.2-03 of the Selling Guide for the Federal National Mortgage Association (“FNMA”), the underwriting lender FNMA requires all units and buildings in the legal phase in which a unit securing a mortgage is located to be complete, subject to the installation of buyer selection items, such as appliances;

WHEREAS, the Declarant desires to amend the Condominium Regime to remove Building 4’s Units 8, 9, 10, and 11 from Phase 2 in preparation of the completion and sale of Building 3’s Units 4, 5, 6, and 7 in compliance with FNMA’s requirements; and

WHEREAS, the Declarant desires to file this Second Amendment to Declaration of Condominium Regime for Live Oak on Spicewood Springs, a Residential Condominium (the “Second Amendment”) and, as evidenced by signature below, consents to the following action without a meeting;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT:

1. Withdrawal of Real Property. Declarant hereby withdraws from the Condominium Regime that certain real property more particularly described in Exhibit “A-1” attached hereto (the “Withdrawn Property”). After removal of the Withdrawn Property, the Land subjected to the Declaration shall encompass that certain real property more particularly described in Exhibit “A-2” attached hereto. Exhibit “A-2” shall replace Exhibit “A” that was originally attached to the Declaration.

2. Amendment of Phase 2. As a result of the withdrawal of the Withdrawn Property, the total number of Units now existing under Phase 2 is equal to 4. Those Units remaining in Phase 2 are Units 4, 5, 6, and 7, as noted on the Plat.

3. Amendment of the Plat and Plans. Declarant hereby replaces the Plat and Plans contained within Exhibit “B” to the Declaration with the Plat and Plans contained in Exhibit “B”

attached hereto, which depicts the Units and Common Elements within the Condominium Regime subsequent to this Second Amendment.

4. Amendment of Exhibit "C" Percentages. Declarant hereby replaces the entire Exhibit "C" to the Declaration with the revised Percentage of Ownership of Common Elements and Percentage Responsibility for Common Expenses contained in Exhibit "C" attached hereto, which shows the allocated interest in Common Elements for the entire Condominium Regime, including all Units included in Phase 1 and Phase 2, as amended. The attached Exhibit "C" will replace Exhibit "C" that was attached to the Declaration.

5. Definitions. All capitalized terms shown in this Second Amendment shall have their meaning as expressed under the Declaration unless otherwise indicated herein.

6. No Other Modifications. Except as expressly modified by this Second Amendment, the covenants, restrictions, agreements, easements, terms and provisions of the Declaration shall continue in full force and effect.

7. Counterparts. This Second Amendment may be executed in multiple originals, each of which shall constitute an original for all purposes and together which shall constitute a fully executed amendment.

[SIGNATURE PAGE TO FOLLOW.]

EXHIBIT "A-1"

LEGAL DESCRIPTION OF THE WITHDRAWN PROPERTY

Second Amendment

Exhibit "A-1"

FIELD NOTES

BEING 6,589 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF LOT 2, AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN DOC. NO. 201500067, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO SYCAMORE COURT, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC. NO. 2017140541, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6,589 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a cotton spindle found in the east line of that certain tract of land conveyed to CWS Caprock Bridge LP, by deed as recorded in Doc. No. 2000002696, Official Public Records, Travis County, Texas, as further described in Vol. 11782, Pg. 1148, Real Property Records, Travis County, Texas, for the Southwest corner of Lot 1, Brighton Gardens Subdivision, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 90, Pg. 83, Plat Records, Travis County, Texas, same being the most Westerly Northwest corner of said Lot 2;

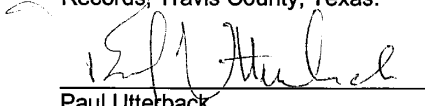
THENCE: S10°13'53" W 44.95 feet, over and across said Lot 2, to a calculated point for the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: continuing over and across said Lot 2, the following three (3) courses:

- 1) S62°37'31" E 58.97 feet to a calculated point for the Northeast corner of the herein described tract;
- 2) S27°22'29"W 111.73 feet to a calculated point for the Southeast corner of the herein described tract;
- 3) N62°37'31" W 58.97 feet to a calculated point for the Southwest corner of the herein described tract, from which to a Mag Nail found in the east line of the said CWS Caprock Bridge tract, same being at the Northwest corner of The Trails Phase 1B, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 75, Pg. 235, Plat Records, Travis County, Texas same being at the Southwest corner of said Lot 2, bears S49°02'32"W 42.85 feet;

THENCE: N27°22'29"E 111.73 feet, over and across said Lot 2, to the **POINT OF BEGINNING**, containing 6,589 square feet of land, more or less.

Bearings cited hereon are based on AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION, according to the map or plat as recorded as Doc. No. 201500067, Official Public Records, Travis County, Texas.



Paul Utterback
Registered Professional Land Surveyor No. 5738
February 17, 2020
TBPLS FIRM REG. # 10126000

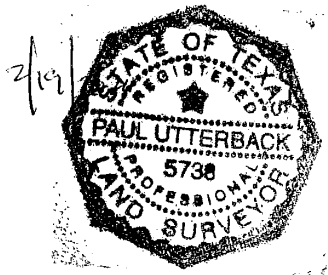


EXHIBIT "A-2"

**LEGAL DESCRIPTION OF THE PROPERTY
SUBJECT TO THE DECLARATION**

Lot 2, AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201500067 of the Official Public Records of Travis County, Texas, SAVE AND EXCEPT that certain 6,589 square feet of land more particularly described by the metes and bounds description attached hereto as **Exhibit "A-1"** and incorporated herein by reference.

EXHIBIT "B"

AMENDED PLATS AND PLANS

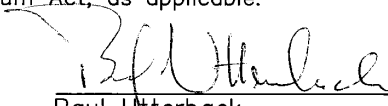
Second Amendment

Exhibit "B"

LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN TRAVIS COUNTY, TEXAS ESTABLISHED ON LOT 2, AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN DOC. NO. 201500067, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT AS CONVEYED TO SYCAMORE COURT, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC. NO. 2017140541, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 6,589 SQUARE FEET OF LAND, MORE OR LESS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1" ATTACHED TO THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR LIVE OAK ON SPICEWOOD SPRINGS, A RESIDENTIAL CONDOMINIUM.

The plats and plans attached hereto contain the information required by Sections 82.052 and 82.059 of the Texas Uniform Condominium Act, as applicable.



Paul Utterback
Registered Professional
Land Surveyor No. 5738



SHEET 1 OF 15

ATS Job # 18031253s
Client: Wes Peoples Homes
Date of Field Work: 4/5/2018, 4/6/2018, 4/9/2018 & 5/13/2019
Field: MAlfaro
Tech: MBolton
Date Drawn: 5/11/2018 Revised: 2/1/2019 & 2/17/2020
Path: Projects\BULK\S-Z\SpicewoodSpringsRd4323\Production\Dwgs\
Condo_Amd Phases\CONDO_LiveOakOnSpicewoodSpgs-Amd_200203.dwg



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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

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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 Units (a) in the Declaration of Condominium Regime for LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium (the "Declaration"); or (b) on the plat and plans of the regime.
- 2) Ownership and use of condominium Units is subject to the rights and restrictions contained in the Declaration.
- 3) During the Development Period (as defined in the Declaration), Sycamore Court, LLC, a Texas limited liability company (the "Declarant"), has the absolute right of architectural control. In such capacity, the Declarant may pre-approve any plans or specifications for un-built Units prior to their completion and neither the Board nor any committee shall be able to revoke or modify such approvals without the Declarant's consent. Declarant may also modify the initial development plan to respond to perceived or actual changes and opportunities in the marketplace. Modification may include, without limitation, changes in the sizes, styles, configurations, materials, and appearances of Units, Buildings, and Common Elements.
- 4) As permitted by the Texas Uniform Condominium Act (the "Act"), Declarant reserves the following Statutory Development Rights, which may be exercised during the Development Period in addition to all other rights otherwise reserved in Appendix "A" to the Declaration: (a) to add real property to the Property (as defined in the Declaration); (b) to create Units, General Common Elements, and Limited Common Elements within the Property; (c) to change the numbers, sizes, types and phasing of the Units, including the right to combine and subdivide Units or convert Units into Common Elements, provided such Units are owned by Declarant; (d) to withdraw from the Property any portion of the real property marked on the plat and plans as "Development Rights Reserved," provided that no Unit in the portion to be withdrawn has been conveyed to an Owner other than Declarant.
- 5) Each Unit, Building, Limited Common Element, and General Common Element is subject to special rights reserved by the Declarant as provided in the Declaration. Such rights include: (a) the right to complete or make Improvements indicated on the plat and plans; (b) the right to exercise any development right permitted by the Act and the Declaration; (c) the right to make the Property (as defined in the Declaration) part of a larger condominium or planned community; (d) the right to 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; (e) 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 times and locations that are prohibited to other Owners and residents, and Declarant further reserves an easement and right to maintain, relocate, replace, or remove the same from time to time within the Property; (f) Declarant has an easement and right of ingress and egress in and through the Common Elements and Units owned by or leased by Declarant for purposes of constructing, maintaining, managing, and marketing the Property, and for discharging Declarant's obligations under the Act and the Declaration; (g) the right to appoint or remove any Declarant-appointed officer or director of the Association during the Declarant Control Period consistent with the Act; (h) the exclusive right, but not the duty to, amend the plat and plans and to vary the size, shape, physical layout, or location of any unsold or newly created Unit or Units, and, if Declarant makes any significant variances in Unit sizes, Declarant shall have a right and a duty to correspondingly adjust the percentages or fractions of ownership of the Common Elements; (i) the right to do what is reasonably necessary or advisable in connection with the completion of any work in the Project (as defined in the Declaration), including the right to use easements through the Common Elements as necessary to complete work on the Project; (j) the sole right to approve or reject any plans and specifications submitted by a Unit Owner for approval while in control of the Architectural Control Committee (as defined in the Declaration); (k) the right to modify the landscaping; (l) the right to create Units, Common Elements

(Continued on Sheet 3 OF 15)

SHEET 2 OF 15

CONDOMINIUM PLAT NOTES


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 & Surveyors
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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

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GENERAL NOTES (Continued from Sheet 2 OF 15):

5) (continued) or Limited Common Elements within the Condominium; (m) the right to combine and/or subdivide Units or convert Units into Common Elements; (n) with respect to Units owned by Declarant: (i) Declarant may make improvements or alterations to the Unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the Condominium, but such changes may not change the appearance of the Common Elements or the exterior appearance of the Unit or any other portion of the Condominium; and (ii) removal of partitions or creation of partitions under Section A.4 of the Declaration is not an alteration of boundaries; (o) the right to assign any and all parking spaces in the Project to any Owner as Limited Common Elements and/or to change any and all parking spaces to Limited Common Elements, if any are not already assigned as Limited Common Elements.

6) Declarant reserves the following easements rights, exercisable at Declarant's sole discretion, for the duration of the Development Period: (a) an easement and right to erect, construct, and maintain on and in the Common Elements and Units owned or leased by Declarant whatever Declarant determines to be necessary or advisable in connection with the construction, completion, management, maintenance, and marketing of the Property; (b) the right to sell or lease any Unit owned by Declarant; (c) the right of entry and access to all Units to perform warranty-related work, if any, for the benefit of the Unit being created or Common Elements; (d) an easement and right to make structural changes and alterations on Common Elements and Units used by Declarant as models and offices, as may be necessary to adapt them to the uses permitted herein; (e) the right to provide a reasonable means of access and parking for the homebuying public in connection with the active marketing of Units by Declarant, including the right to require the gates be kept open during certain hours or on certain days; (f) the right, at any time and from time to time, without requesting or receiving the assent of any Owner or any First Mortgagee, to resubdivide the Property, amend the subdivision plat covering the Property, modify, alter, or otherwise change the legal or other status or configuration of the Property to grant easements and to otherwise take such action as may be deemed necessary by the Declarant to satisfactorily expand the Project or to reduce the size of the Project subject to the Regime and to separate any portion thereof to be owned, held and/or developed separate and apart from the Project or as a different condominium regime; (g) an easement over, across and through the Common Elements, for the purpose of ingress and egress, utilities or any other purpose necessary to develop, construct, market and sell any portion of the Project or to those portions which may be withdrawn from or developed separately from the Regime and to further use and enjoy such separated or withdrawn portions after they are built; (h) an easement over the Project, including, without limitation, all Common Elements and the Owner's Unit, for the purpose of ingress and egress, and the inspection, maintenance, repair, and replacement of utilities necessary to develop, construct, market or sell any portion of the Project provided that such easement will not unreasonably interfere with the use of any Unit for residential purposes; (i) the right to grant additional permits, licenses, and easements over and across the Units and Common Elements to the extent necessary or required to provide utilities to Units or for other purposes reasonably necessary for the operation of the Project; provided, however, that such easements will not unreasonably interfere with the use of any Unit for residential purposes; and (j) an easement is hereby created anywhere there are existing utilities within the Project, such easement extending ten feet (10') centered over, in or above the ground over such existing utilities (however, no such easement shall be allowed under the slab of any Unit).

7) Prepared from survey of subject property April 6, 2018 and Site & Architectural Plans provided April 19, 2018, & January 17, 2019.

8) The Notes on this page are paraphrased from the actual language of the Declaration. The Buyer of any Unit should thoroughly review the Declaration for the exact language of each of the reserved rights, easements, privileges or reservations in order to fully understand the powers and authority reserved to Declarant and the Association and the impact it may have on individual Owners, Occupants and Units. This plat does not create easements. Refer to the actual wording of the Declaration to determine the easements that are created by the Declaration. In the event of a conflict between these notes and the wording of the Declaration, the wording of the Declaration shall control.

SHEET 3 OF 15
CONDOMINIUM PLAT NOTES


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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

Surveyor's Note:

Bearings shown hereon are based on AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION, as recorded in Doc. No. 201500067, Official Public Records, Travis County, Texas.

LEGEND	
●	½" (IRF) IRON ROD FOUND (unless noted)
⊙	MAG NAIL FOUND
⊖	COTTON SPINDLE FOUND
△	CALCULATED POINT
()	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS
GCE	GENERAL COMMON ELEMENT
GCE*	GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT RIGHTS
LCE	LIMITED COMMON ELEMENT
ET	ELECTRIC TRANSFORMER
CO	WASTEWATER CLEANOUT
GS	GAS STUBOUT / MARKER
WS	WATER METER STUB OUT
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
MH	MANHOLE (30" ELECTRIC)
UT	UNDERGROUND TELEPHONE VAULT
⊕	POWER POLE AND GUY WIRE
—OE—	OVERHEAD ELECTRIC LINE
MBB	MUST BE BUILT

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	760.00'	S30°00'33"E	46.31'	46.32'
(C1)	(760.00')	(S29°57'56E)	(46.33')	(46.34')

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 10°13'53" W	44.95'
L2	S 62°37'31" E	58.97'
L3	S 27°22'29" W	111.73'
L4	N 62°37'31" W	58.97'
L5	N 27°22'29" E	111.73'
L6	S 49°02'32" W	42.85'

SHEET 4 OF 15

LEGEND
& CURVE TABLE

ATS

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& Surveyors

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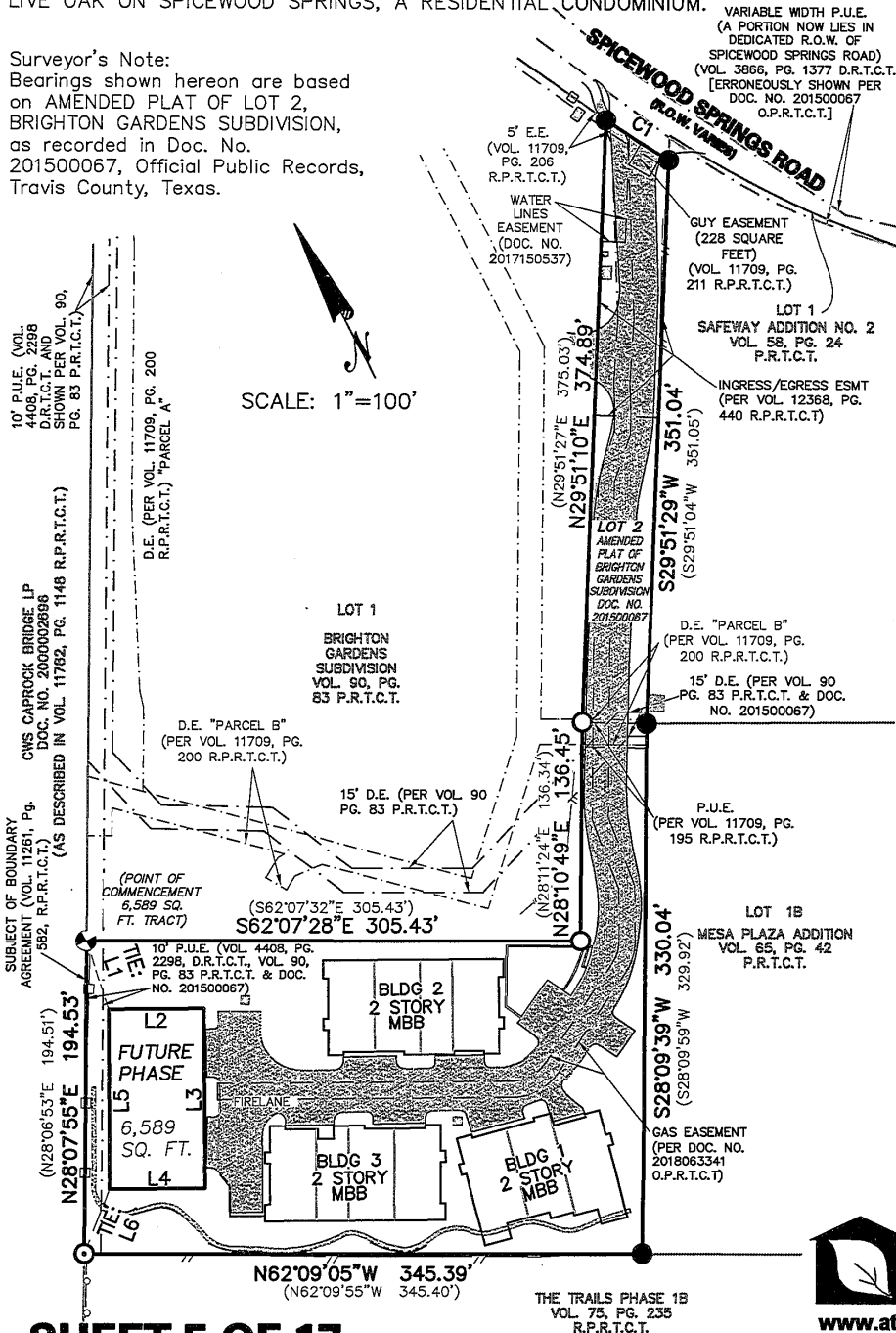
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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

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Surveyor's Note:
Bearings shown hereon are based on AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION, as recorded in Doc. No. 201500067, Official Public Records, Travis County, Texas.

- Notes:
- 1) All easements, of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company according to Title Commitment File No. 649023, issued February 10, 2020, DO AFFECT the subject property (LOT 2). Other than visible easements, no unrecorded or unwritten easements are shown hereon.
 - 2) Restrictive covenants and easements rights as recorded in Vol. 4333, Pg. 3, Deed Records, Vol. 90, Pg. 83, Plat Records, Vol. 12368, Pg. 440, Real Property Records, and Doc. Nos. 201500067, 2018078243, 2018140964 (Unit Specific), 2019013351, 2019020323 (Unit Specific) and 2019015527, Official Public Records, Travis County, Texas.
 - 3) Subject to easements as recorded in Vol. 90, Pg. 83, Plat Records, Vol. 4408, Pg. 2298, Deed Records, Vol. 11709, Pg. 195, Vol. 11709, Pg. 200, Vol. 11709, Pg. 206, Vol. 11709, Pg. 211, Vol. 12368, Pg. 440, Real Property Records, Doc. Nos. 2017150537, 2018063341, 2018078243 and Doc. No. 201500067 (Plat), Official Public Records, Travis County, Texas.
 - 4) Subject to Electric Utility Easement to the City of Austin (general blanket type) as recorded in Doc. No. 2018024080, Official Public Records, Travis County, Texas.
 - 5) Subject to terms, conditions and provisions of Boundary Agreement as recorded in Vol. 11261, Pg. 582, Real Property Records, Travis County, Texas.
 - 6) Easements as recorded in Vol. 594, Pg. 115, Vol. 5827, Pg. 2352, Vol. 763, Pg. 346, Vol. 939, Pg. 502, Vol. 3866, Pg. 1377, Vol. 4718, Pg. 2369, Vol. 3385, Pg. 1066, Deed Records, Travis County, Texas, DO NOT AFFECT the subject tract shown hereon.



SHEET 5 OF 17

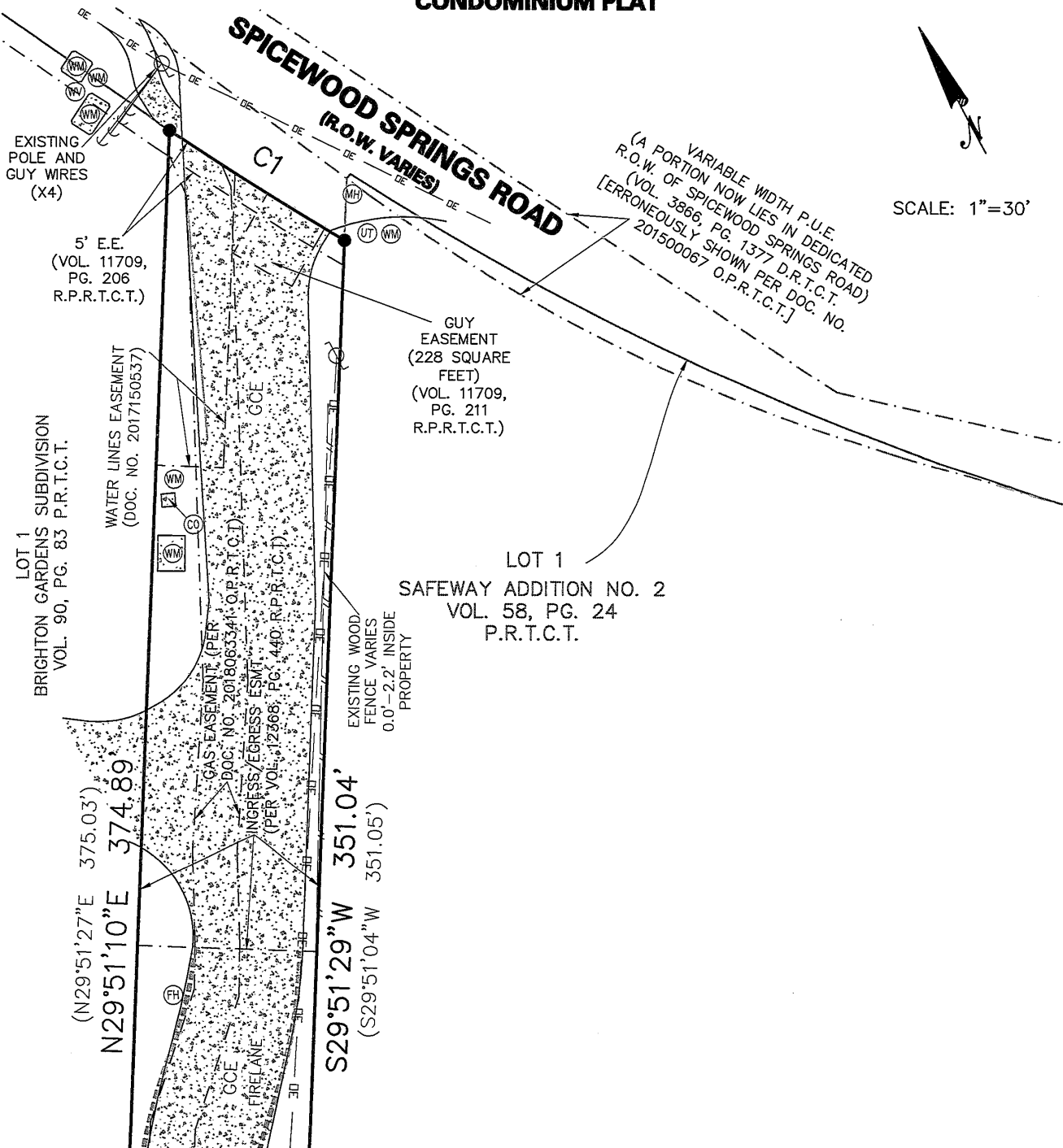
SITE OVERVIEW
SHEET INDEX

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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT



SHEET 6 OF 15

UNIT DETAILS

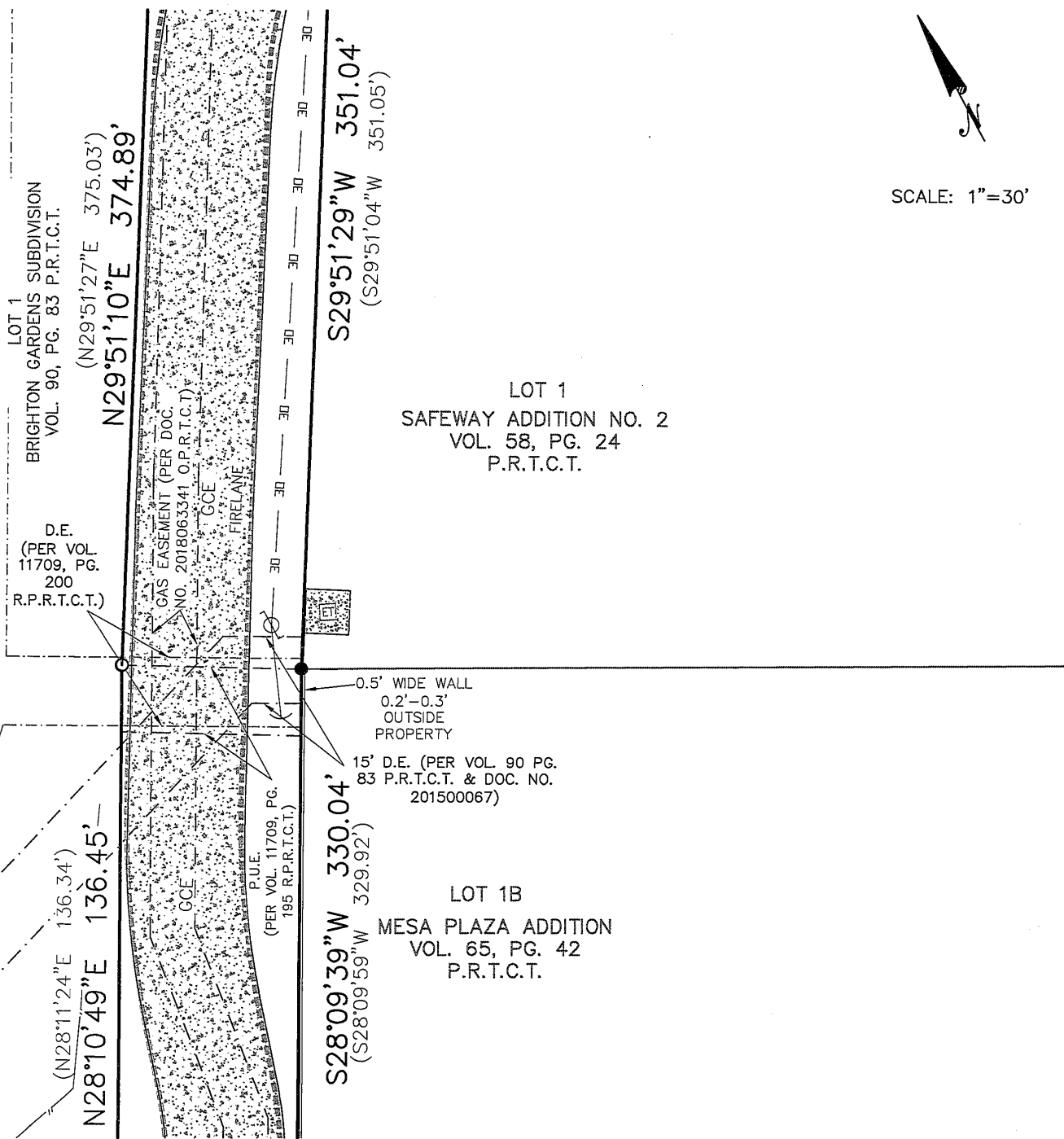
SEE SHEET 4 FOR LEGEND & CURVE TABLES

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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT



SCALE: 1"=30'



SHEET 7 OF 15

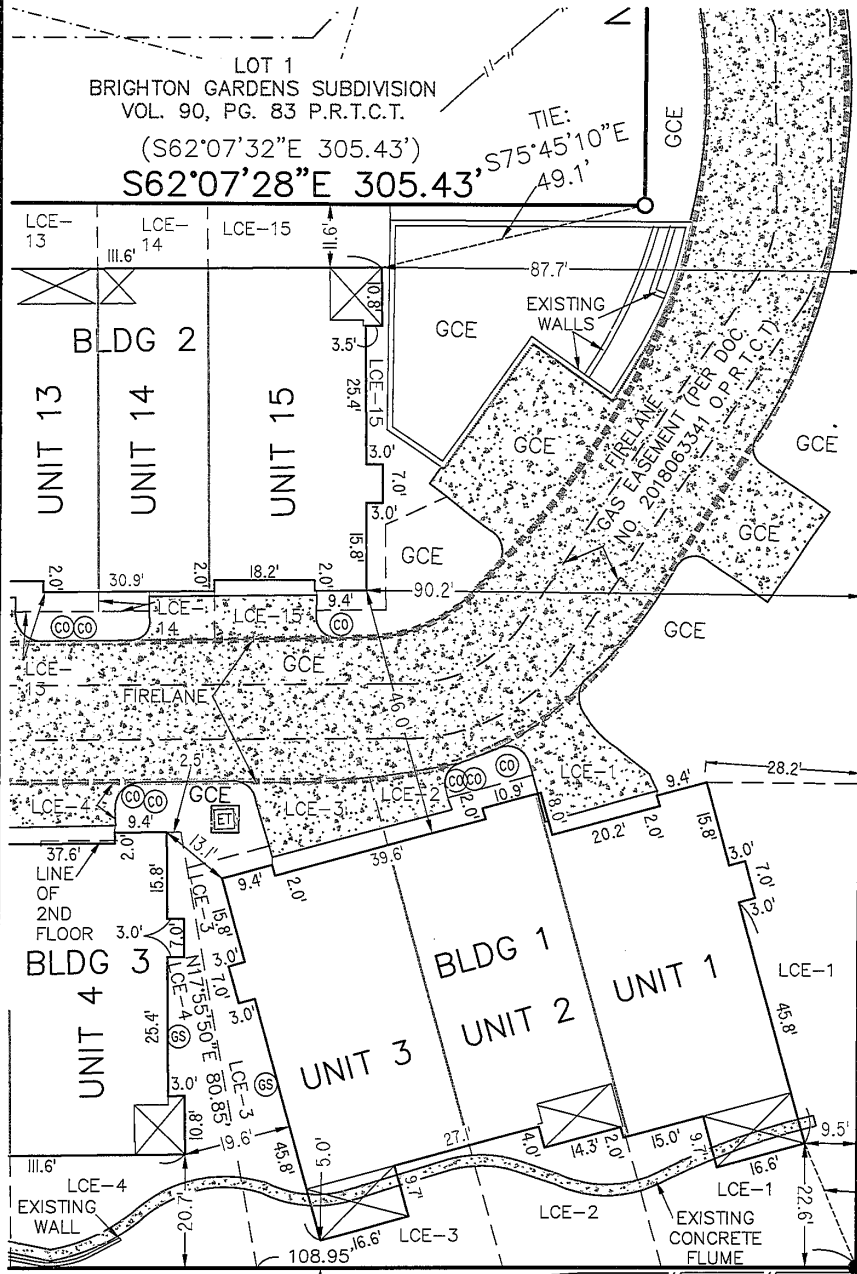
UNIT DETAILS
SEE SHEET 4 FOR LEGEND
& CURVE TABLES

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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT



SCALE: 1"=30'

S28°09'39"W 330.04'
(S28°09'59"W 329.92')

LOT 1B
MESA PLAZA ADDITION
VOL. 65, PG. 42
P.R.T.C.T.

0.5' WIDE WALL
0.2'-0.3'
OUTSIDE
PROPERTY

S05°24'52"W
74.51'
TIE:

N62°09'05"W 345.39'
(N62°09'55"W 345.40')

THE TRAILS PHASE 1B
EXISTING WOOD FENCE VARIES
0.0'-1.9' OUTSIDE
PROPERTY
VOL. 75, PG. 235
R.P.R.T.C.T.

SHEET 8 OF 15
UNIT DETAILS
SEE SHEET 4 FOR LEGEND
& CURVE TABLES

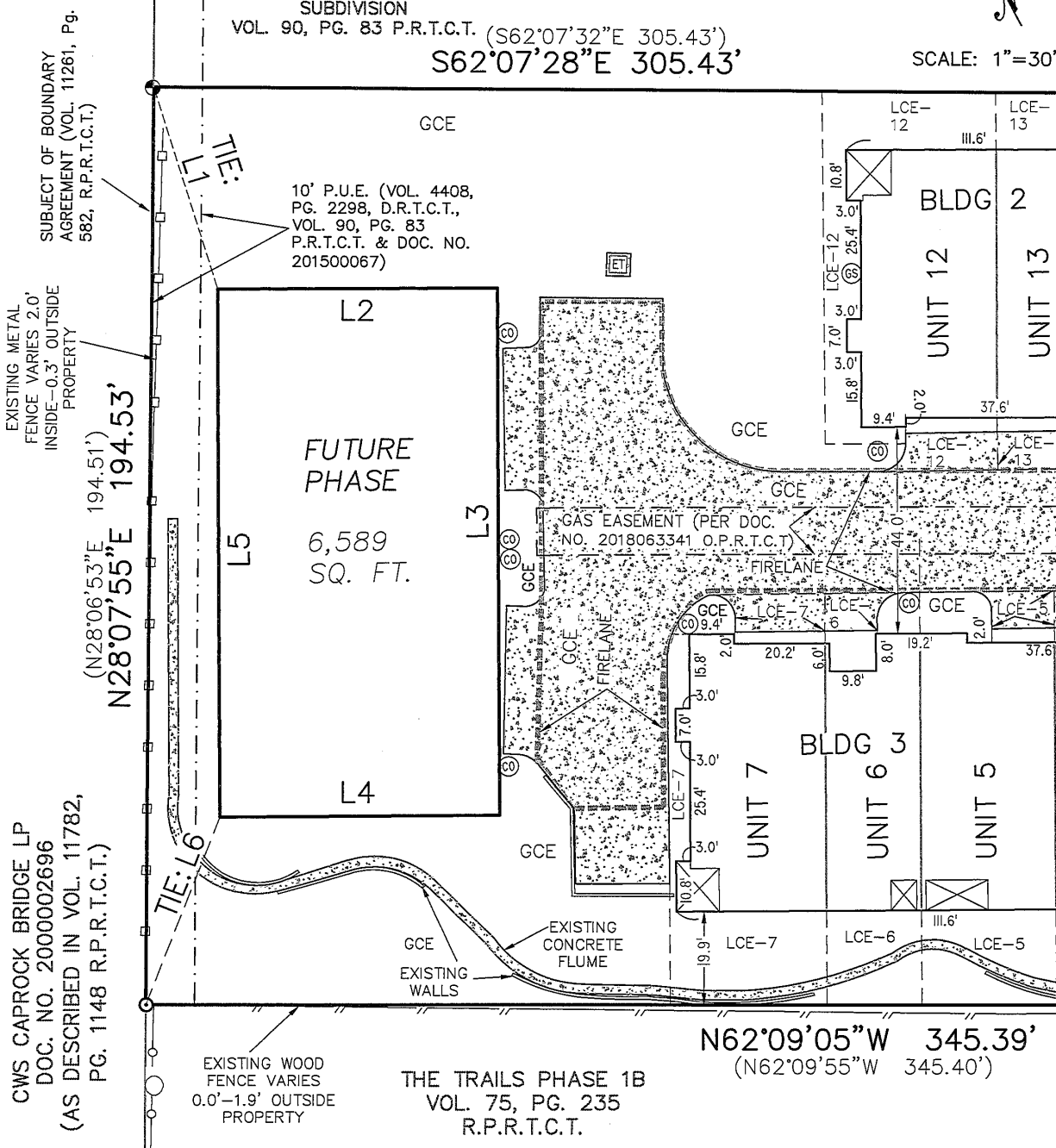
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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT



SCALE: 1"=30'

LOT 1
BRIGHTON GARDENS
SUBDIVISION
VOL. 90, PG. 83 P.R.T.C.T. (S62°07'32"E 305.43')
S62°07'28"E 305.43'



EXISTING METAL FENCE VARIES 2.0' INSIDE-0.3' OUTSIDE PROPERTY

CWS CAPROCK BRIDGE LP
DOC. NO. 2000002696
(AS DESCRIBED IN VOL. 11782, PG. 1148 R.P.R.T.C.T.)

EXISTING WOOD FENCE VARIES 0.0'-1.9' OUTSIDE PROPERTY

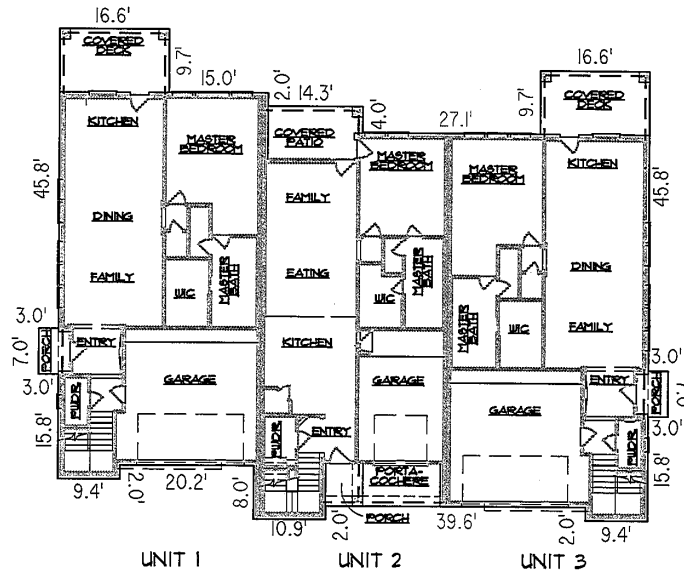
THE TRAILS PHASE 1B
VOL. 75, PG. 235
R.P.R.T.C.T.

SHEET 9 OF 15
UNIT DETAILS
SEE SHEET 4 FOR LEGEND & CURVE TABLES

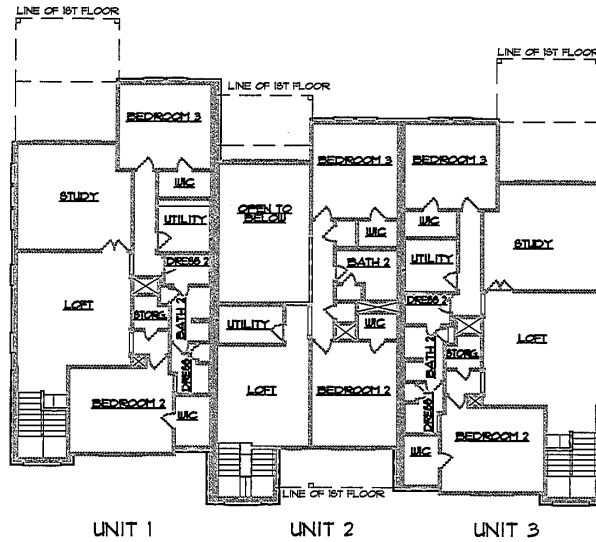
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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

MEASUREMENTS SHOWN
IN DECIMAL FEET



FIRST FLOOR



SECOND FLOOR

NOTE:
Building layout and dimensions shown are based on Architectural/Construction Plans prepared by Kipp, Flores Architects, LLC, provided to ATS Engineers Inspectors & Surveyors April, 2018, & January, 2019.

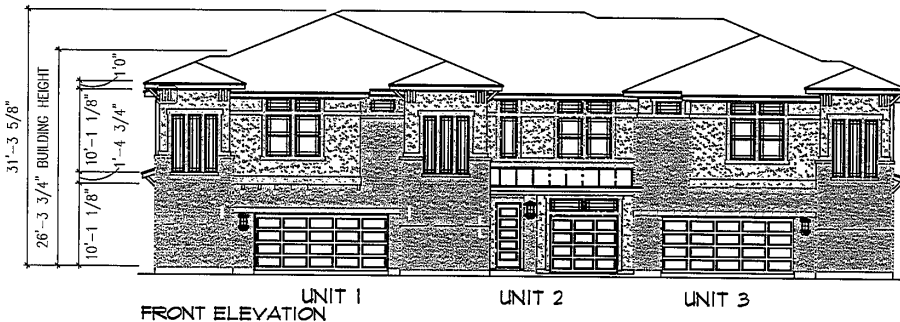
SHEET 10 OF 15

BUILDING 1: UNITS 1, 2 & 3

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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

MEASUREMENTS SHOWN IN
ARCHITECTURAL FEET AND INCHES



UNIT 1
FRONT ELEVATION

UNIT 2

UNIT 3



REAR ELEVATION



RIGHT SIDE ELEVATION

NOTE:
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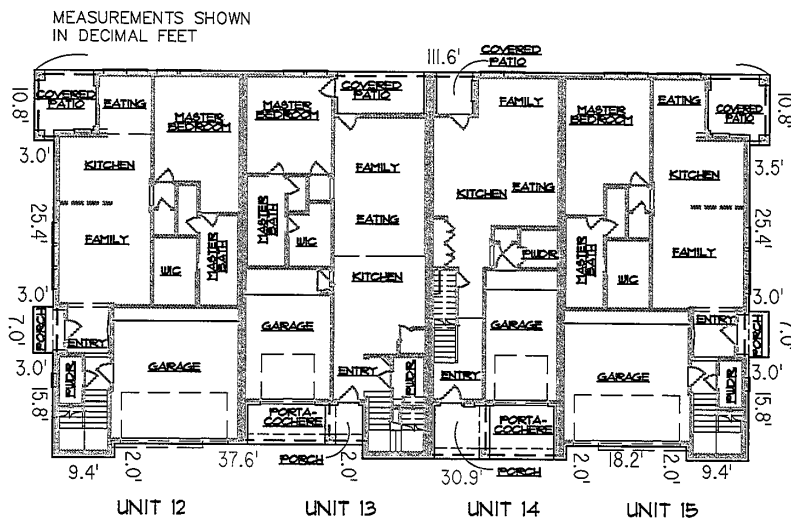
LEFT SIDE ELEVATION

SCALE: 1"=20'

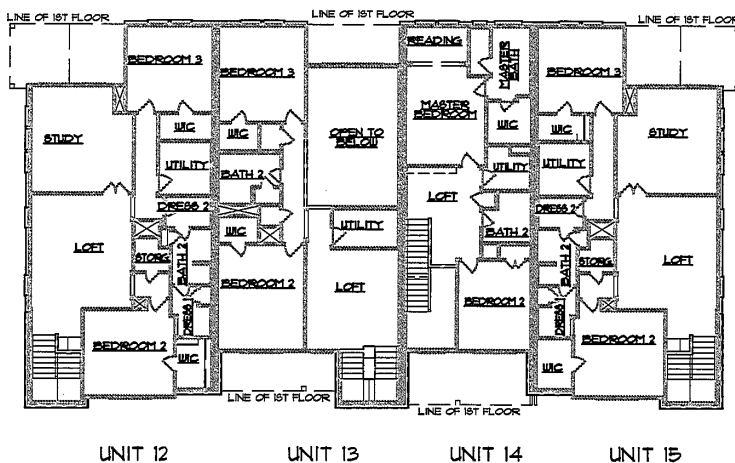
SHEET 11 OF 15
BUILDING 1: UNITS 1, 2 & 3

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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT



FIRST FLOOR



SECOND FLOOR

NOTE: Building layout and dimensions shown are based on Architectural/Construction Plans prepared by Kipp, Flores Architects, LLC, provided to ATS Engineers Inspectors & Surveyors April, 2018, & January, 2019.

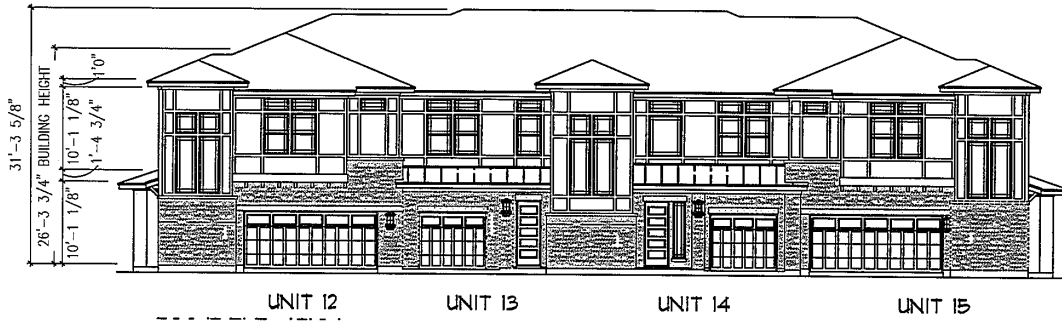
SHEET 12 OF 15

BUILDING 2: UNITS 12, 13, 14 & 15

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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

MEASUREMENTS SHOWN IN
ARCHITECTURAL FEET AND INCHES



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

NOTE:
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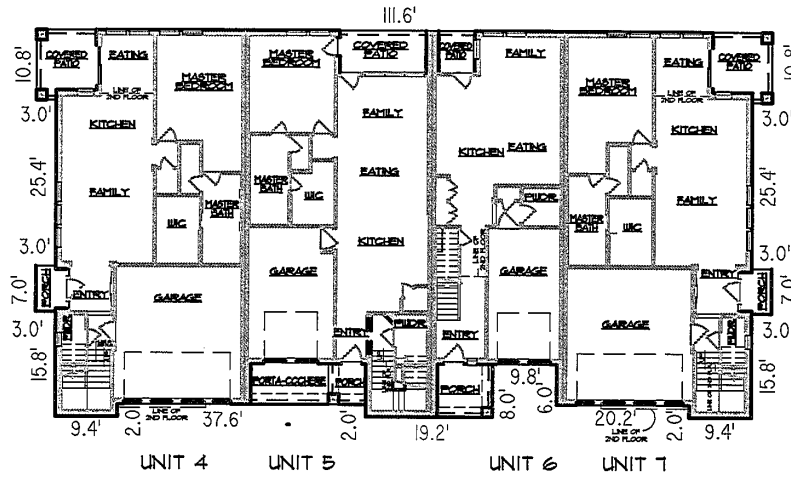
SCALE: 1"=20'

SHEET 13 OF 15
BUILDING 2: UNITS 12, 13, 14 & 15

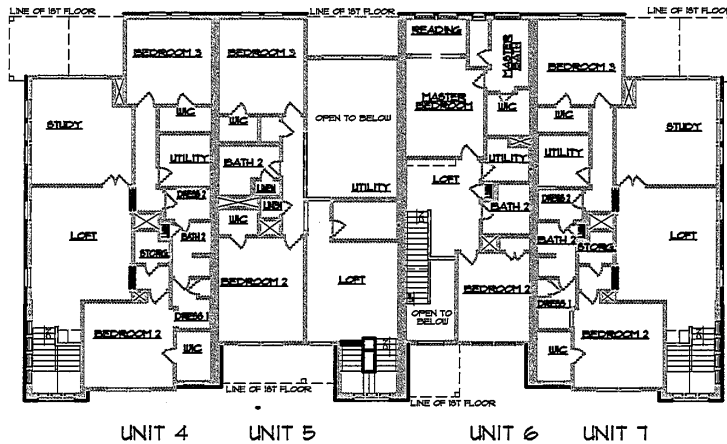
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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

MEASUREMENTS SHOWN
IN DECIMAL FEET



FIRST FLOOR



SECOND FLOOR

NOTE:

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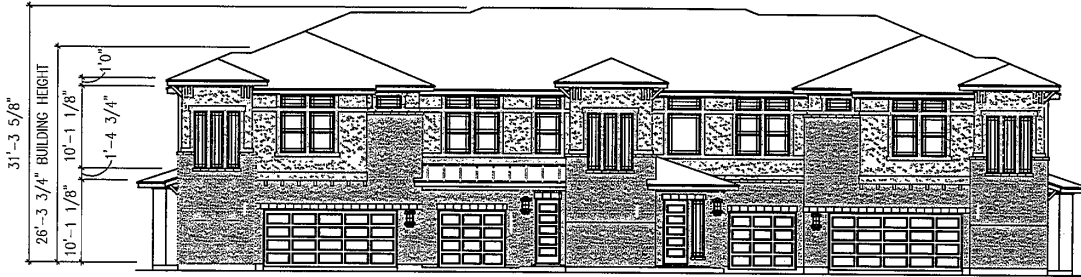
SHEET 14 OF 15

BUILDING 3: UNITS 4, 5, 6 & 7

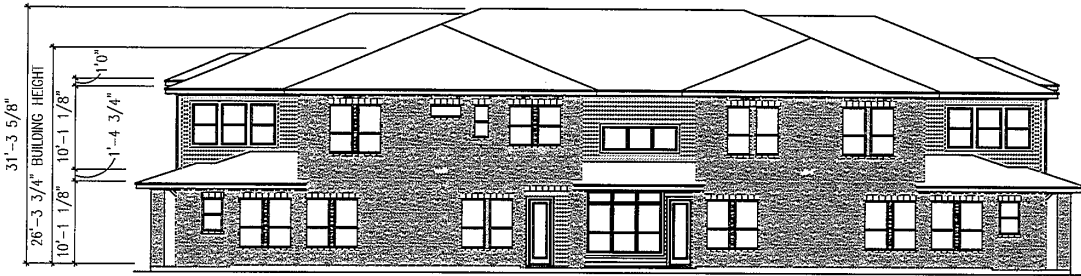
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LIVE OAK ON SPICEWOOD SPRINGS, a Residential Condominium CONDOMINIUM PLAT

MEASUREMENTS SHOWN IN
ARCHITECTURAL FEET AND INCHES



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

NOTE:
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SCALE: 1"=20'

SHEET 15 OF 15
BUILDING 3: UNITS 4, 5, 6, & 7

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EXHIBIT "C"**PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS
AND PERCENTAGE RESPONSIBILITY FOR COMMON EXPENSES**

The Percentages shown on this **EXHIBIT "C"** shall always be based on the estimated square footage of each Unit as a pro-rata share of the total estimated square footage of all the Units included in the Project at each phase.

The following allocations are presented for purposes of determining each Owner's share of ownership and expenses in the Common Elements. These percentages are based on estimates of the square footage of the Units. **Nothing herein shall be construed as a warranty or representation of the amount of actual square footage of any Unit. Each Unit Owner shall independently verify the actual square footage of its Unit prior to Closing.** Each Owner releases Declarant, its successors and assigns, and the Association from any claims or liabilities resulting from the difference in the actual square footage of a Unit and the square footage or percentages stated herein.

UNIT	SHARE OF COMMON ELEMENT OWNERSHIP	SHARE OF COMMON EXPENSE LIABILITY
1	10.5800%	10.5800%
2	9.4714%	9.4714%
3	10.5507%	10.5507%
4	9.6439%	9.6439%
5	9.3135%	9.3135%
6	6.0977%	6.0977%
7	9.6439%	9.6439%
12	9.6439%	9.6439%
13	9.3135%	9.3135%
14	6.0977%	6.0977%
15	9.6439%	9.6439%
11 UNITS	100%	100%

AFTER RECORDING, PLEASE RETURN TO:

McLean & Howard, L.L.P.
Barton Oaks Plaza, Building II
901 South MoPac Expressway, Suite 225
Austin, Texas 78746