

FIRST AMENDMENT TO  
CONDOMINIUM DECLARATION FOR  
ARCADIA CONDOMINIUMS

85  
200.  
204  
5306

~~6769~~ \* 33.00  
~~6770~~ \* 20.00

3-74-4895

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WALTER VACKAR-PHIL POKORNY JOINT VENTURE, a Texas joint venture, executed that certain Condominium Declaration for Arcadia Condominiums, which Declaration was filed May 2, 1984, and recorded in Volume 8574, Page 588, of the Condominium Records of Travis County, Texas; and

WHEREAS, the Declarant should correctly have been shown as Walter Vackar Associates, Inc., a Texas corporation and Phil Pokorny & Co., Inc., a Texas corporation (hereinafter jointly called "Declarant"); and

WHEREAS, the Declaration failed to have attached Exhibit "A" and Exhibit "C"; and

WHEREAS, the Plat attached as Exhibit "B" failed to identify the Building Letters; and

WHEREAS, Declarant is the owner of one hundred percent (100%) of the Units in Arcadia Condominiums; and

WHEREAS, it is the desire of Declarant to correct the errors and omissions identified above.

NOW THEREFORE, in consideration of the premises, Declarant hereby amends the Declaration as follows:

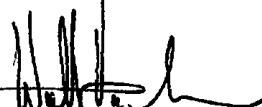
1. The name of the Declarant is hereby amended to Walter Vackar Associates, Inc., a Texas corporation and Phil Pokorny & Co., Inc, a Texas corporation.
2. Exhibit "A" attached hereto shall be inserted as Exhibit "A" of the Declaration.
3. Exhibit "B" to the Declaration is amended to conform to the Exhibit "B" Plat attached hereto.
4. Exhibit "D" attached hereto shall be inserted as Exhibit "D" to the Declaration.

8644 670

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 13 day of June, A.D., 1984.

WALTER VACKAR ASSOCIATES, INC.

By:   
Walter Vackar, President

PHIL POKORNY & CO., INC.

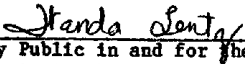
By:   
Phil Pokorny, President

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Walter Vackar, President of Walter Vackar Associates, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13<sup>th</sup> day of June, A.D., 1984.



  
Notary Public in and for the State of Texas  
My Commission Expires: 5-10-87

8644 671

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Phil Pokorny, President of Phil Pokorny & Co., Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13<sup>th</sup> day of June, A.D., 1984.



Wanda Lentz  
Notary Public in and for the State of Texas  
My Commission Expires: 5-10 87

8644 672

ARCADIA CONDOMINIUMS

EXHIBIT "A"

Tract I

BEGINNING at a steel pin set in the west right-of-way line of old U. S. Highway No. 183 at the northeast corner of Tract 1, Lindy Huber Subdivision, a subdivision in Travis County, Texas of record in Plat Book 14 at Page 60 of the Travis County, Texas Plat Records, for the southeast corner of the 3.94 acre tract herein described;

THENCE leaving said Highway and with the north line of said Tract 1, same being the south line of said Williams Tract S 86° - 05' W 748.51 feet to a steel pin at the southeast corner of Lot 5 Block "Y", Point West of Westover Hills Section Three, a subdivision in the City of Austin, Texas found of record in Plat Book 63 at Page 98 of the Travis County, Texas Plat Records, for the southwest corner of the 3.94 acre tract herein described;

THENCE with the east line of said Lot 5 Block "Y" the following two courses:  
1. N 25° - 01' E (Record N 26° - 14' E) 97.68 feet to a steel pin;  
2. N 11° - 07' E (Record N 12° - 20' E) 67.91 feet to a steel pin at the southeast corner of Lot 6 Block "Y", Point West of Westover Hills Section Three, a subdivision in the City of Austin, Texas, found of record in Plat Book 44 at Page 12 of the Travis County, Texas Plat Records;

THENCE with the east line of said Point West of Westover Hills Section Three the following three (3) courses:  
1. N 27° - 13' E (Record N 28° - 26' E) 54.92 feet to a steel pin;  
2. N 25° - 09' E (Record N 26° - 05' E) 65.66 feet to a steel pin;  
3. N 26° - 34' E (Record N 27° - 34' E) 21.62 feet to a steel pin found at a fence corner at the northwest corner of said Williams Tract for the northwest corner of the 3.94 acre tract herein described;

THENCE with the north line of said Williams tract the following two (2) courses:  
1. N 84° - 08' E 368.18 feet to a steel pin found at a fence corner;  
2. N 85° - 55' E 52.76 feet to a steel pin set at the northwest corner of that certain 0.23 acre tract described in Volume 3567 Page 735 of the Travis County, Texas Deed Records for the most northerly northeast corner for the 3.94 acre tract herein described;

THENCE with the west line of said 0.23 acre tract S 17° - 30' E 106.5 feet to a steel pin set at the southwest corner of said 0.23 acre tract for a interior corner of the 3.94 acre tract herein described;

THENCE with the south line of said 0.23 acre tract N 69° - 02' E 116.0 feet to a steel pin set in the curving west line of said old U. S. Highway No. 183 at the southeast corner of said 0.23 acre tract for the most easterly northeast corner of the 3.94 acre tract herein described;

THENCE with the curving west line of said Highway, said curve having a Radius of 1487.05 feet, a subchord bears S 18° - 19' E a distance of 124.29 feet to the place of beginning, containing 3.94 acres of land or 171,642 square feet;

AND

Tract II

Field Notes describing a parcel of land containing 0.24 of an acre out of and a part of the J. P. Wallace Survey No. 18, situated in the City of Austin, Travis County, Texas said parcel being more particularly described as being all of that certain tract of land that was conveyed to Preston Carlton, et al. by deed of record in Volume 3824, Page 35 of the Travis County, Texas Deed Records, said parcel being more fully described by metes and bounds as follows;

BEGINNING at a iron pin found in the curving west line of Old U. S. Highway No. 183 (Jollyville Road), at the southeast corner of said Carlton tract, for the southeast corner of the parcel herein described;

THENCE leaving said road and with the south line of this survey S 69° - 02' W 116.0 feet to an iron pin found for the southwest corner of the parcel herein described;

8644 673

THENCE with the west line of this survey N 17° - 30' W 106.5 feet to an iron pin found at the northwest corner of said Carlton tract to the northwest corner of the parcel herein described;

THENCE with the north line of this survey N 85° - 49' E 124.5 feet to an iron pin found in the west line of the above said highway, at the northeast corner of said Carlton tract, for the northeast corner of the parcel herein described;

THENCE with the curving west line of said highway, along a curve to the left whose Radius is 1487.05 feet, a sub-chord bears S 13° - 10' E a distance of 71.0 feet to the place of BEGINNING containing 0.24 of an acre of land;

LESS AND EXCEPT THE 1.763 ACRE TRACT OF LAND DESCRIBED AS PHASE II ON THE ATTACHED EXHIBIT "D".

# ARCADIA CONDOMINIUMS

4.17 ACRES, JAMES P. WALLACE SURVEY # 18  
 TRAVIS COUNTY, TEXAS  
 AS RECORDED IN VOL. 7937, PG. 143-149

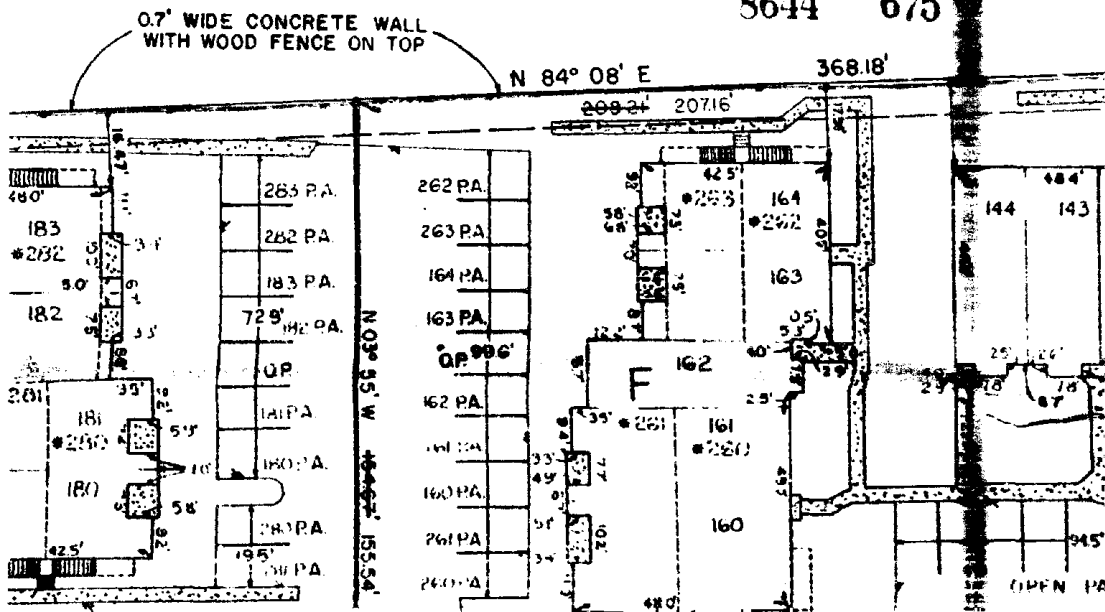
9226 JOLLYVILLE ROAD  
 AUSTIN, TEXAS  
 PHASES 1 & 2

EXHIBIT "B"

T. WILLIAMS

**RECORDERS MEMORANDUM**  
 ALL OR PARTS OF THE TEXT ON THIS  
 PAGE WAS NOT CLEARLY LEGIBLE FOR  
 SATISFACTORY RECORDATION.

8644 675











**NOTES:**

BUILDING DIMENSIONS ARE ACTUAL, AS-BUILT, EXTERIOR DIMENSIONS  
THIS PROPERTY IS SUBJECT TO AN UNRESTRICTED EASEMENT GRANTED TO  
AMERICAN COMMUNICATIONS CORPORATION, d/b/a AMERICAN CABLEVISION OF  
AUSTIN AND RECORDED IN VOL. 8328, PAGE 957 OF THE REAL PROPERTY  
RECORDS OF TRAVIS COUNTY, TEXAS.

LETTERS DESIGNATE EACH BUILDING

TOTAL UNITS-66  
TOTAL PARKING SPACES-123

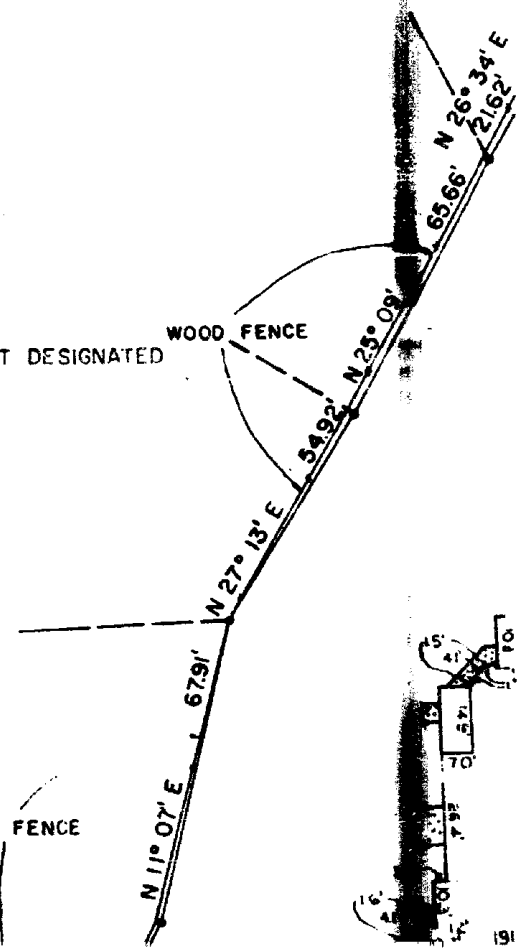
**LEGEND**

-  - ASPHALT
-  - CONCRETE
-  - PERTAINS TO UPPER LEVEL
-  - UPPER UNIT
-  - PARKING AREA LIMITED TO UNIT DESIGNATED
-  - OPEN PARKING
-  - IRON PIPE FOUND
-  - IRON ROD FOUND

REVISED ON 5-24-84

EXHIBIT "B"--Page 2

8644 676







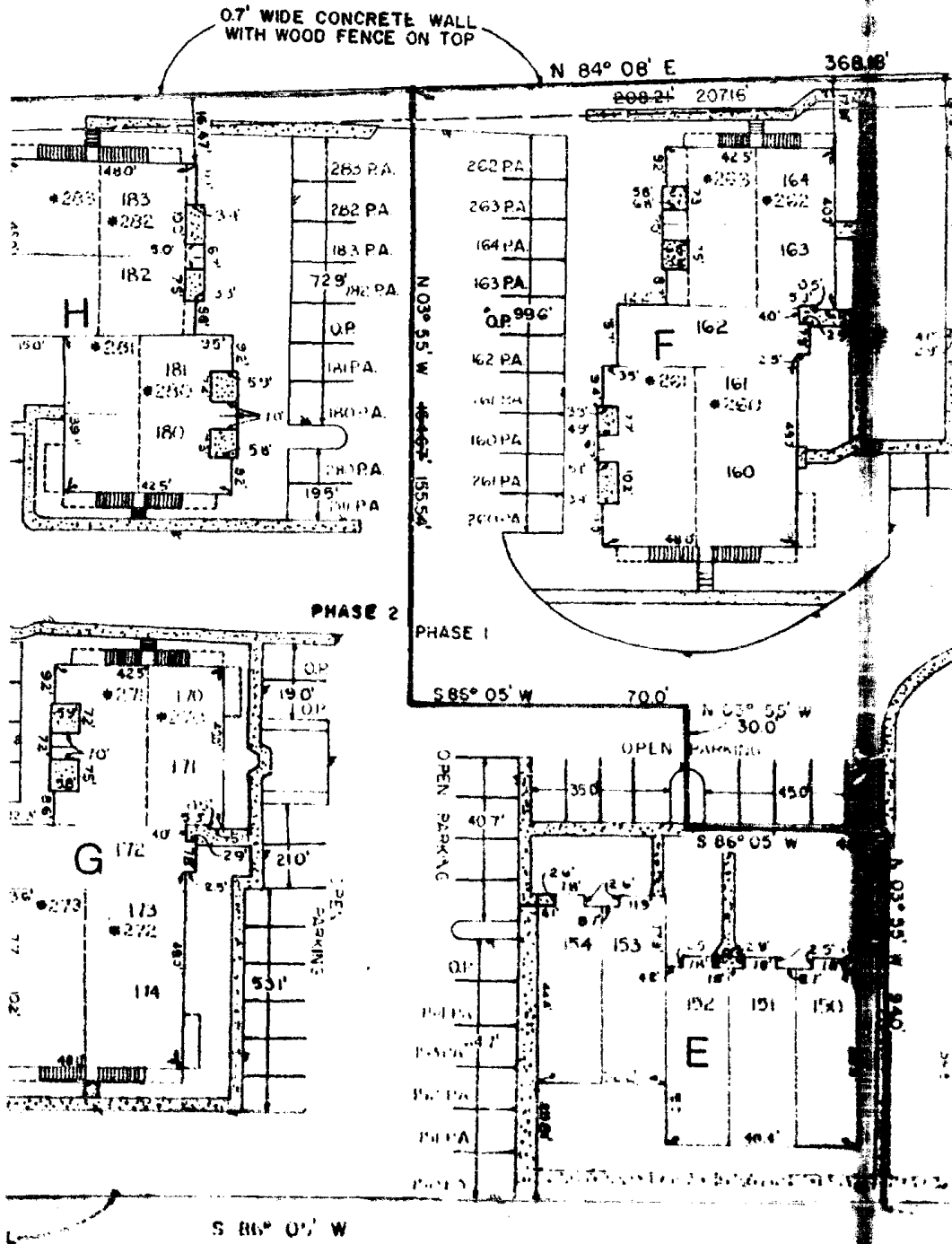


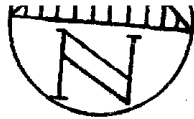
EXHIBIT "B"--Page 4

LINDY HUBER SUBDIVISION  
TRACT I  
14/30

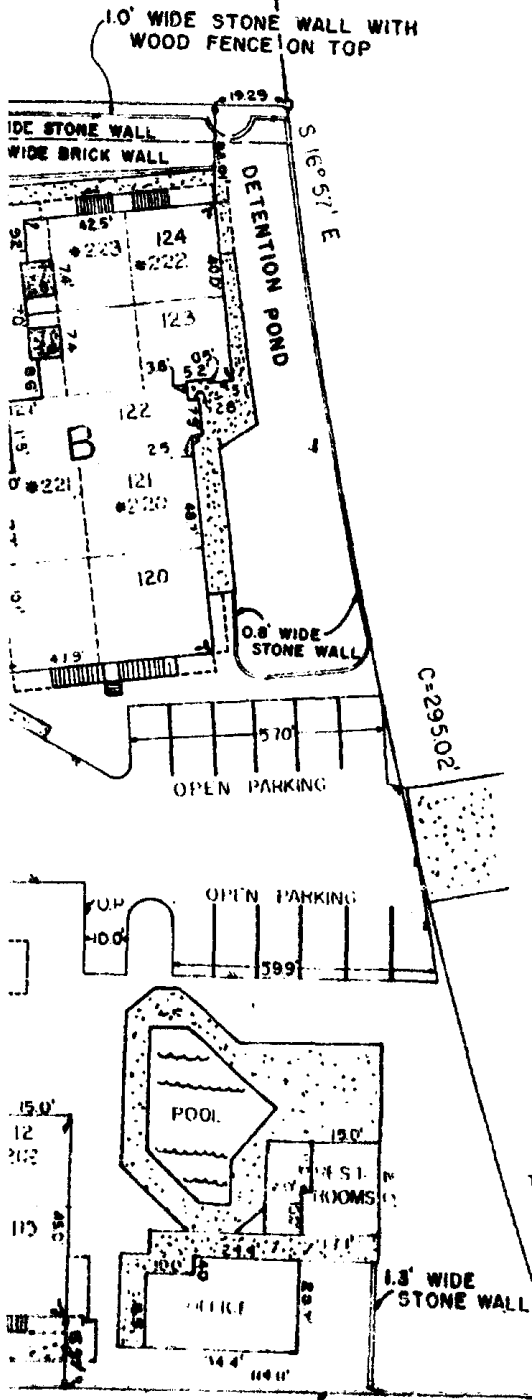
RECORDERS MEMORANDUM  
ALL OR PARTS OF THE TEXT ON THIS  
PAGE WAS NOT CLEARLY LEGIBLE FOR  
SATISFACTORY RECORDATION.

CAPITOL AGGREGATES, INC  
2435/277





SCALE: 1" = 30'



JOLLYVILLE ROAD

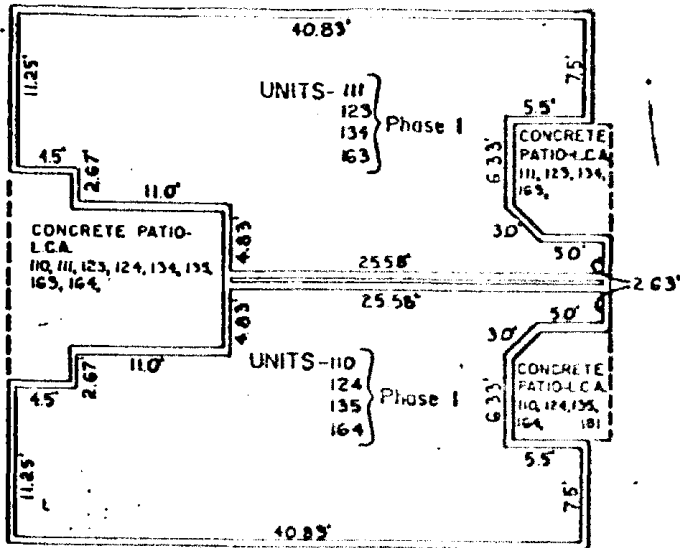
ALL RECORDERS MEMORANDUM PAGE OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION.

# ARCADIA CONDOMINIUMS

## TYPICAL FLOOR PLANS

SCALE: 1"=10'

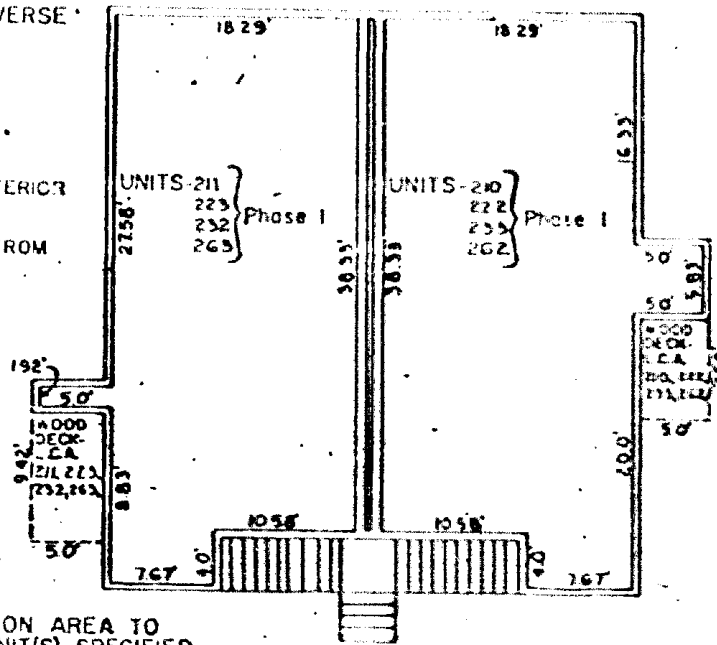
TYPE A LOWER  
669 SQ. FT.



TYPE A LOWER REVERSE  
669 SQ. FT.

TYPE A UPPER REVERSE  
759 SQ. FT.

NOTES:  
DIMENSIONS ARE INTERIOR  
DIMENSIONS.  
SQUARE FEET AND  
DIMENSIONS TAKEN FROM  
ARCHITECT'S PLANS.



**LEGEND**

L.C.A.-LIMITED COMMON AREA TO  
INDIVIDUAL UNIT(S) SPECIFIED

TYPE A UPPER  
759 SQ. FT.

Exhibit "B" - page 7

RECORDERS MEMORANDUM  
ALL OR PARTS OF THE TEXT ON THIS  
PAGE WAS NOT CLEARLY LEGIBLE FOR  
SATISFACTORY RECORDATION.

W 0184246  
PLAT 224 P.76  
PAGE 2 OF 6

S611 681

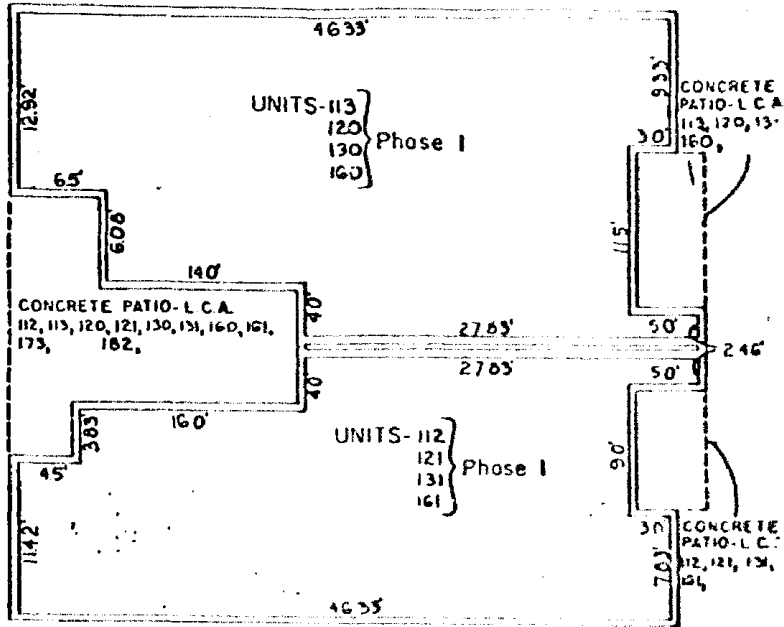
EXHIBIT "B"  
**ARCADIA CONDOMINIUMS**

**TYPICAL FLOOR PLANS**

SCALE: 1"=10'

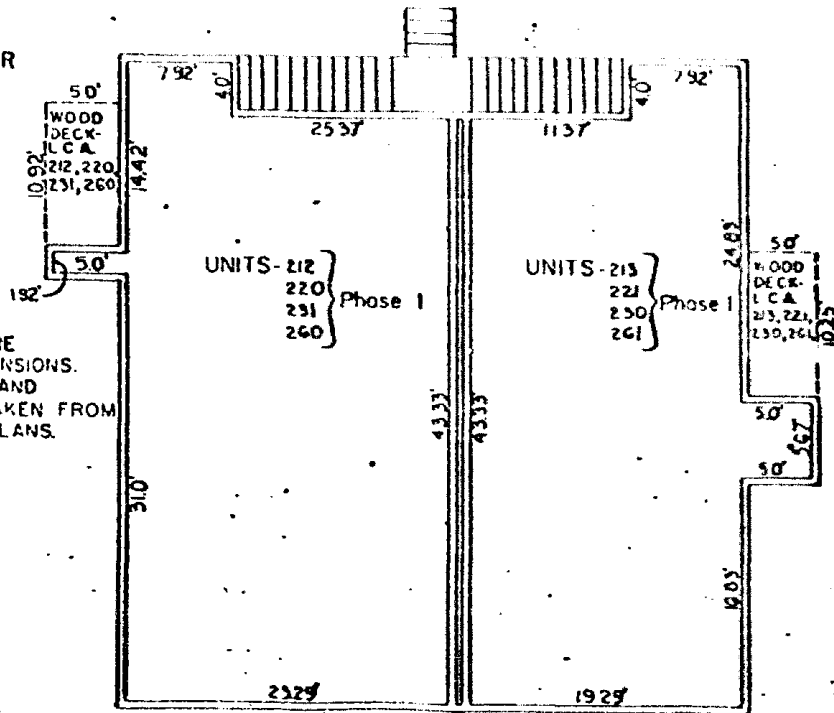
**RECORDERS MEMORANDUM**  
 ALL OR PARTS OF THE TEXT ON THIS  
 PAGE WAS NOT CLEARLY LEGIBLE FOR  
 SATISFACTORY RECORDATION.

**TYPE C LOWER**  
 959 SQ. FT.



**TYPE B LOWER**  
 802 SQ. FT.

**TYPE C UPPER**  
 1071 SQ. FT.



**NOTES:**  
 DIMENSIONS ARE  
 INTERIOR DIMENSIONS.  
 SQUARE FEET AND  
 DIMENSIONS TAKEN FROM  
 ARCHITECT'S PLANS.

**LEGEND**  
 L.C.A.-LIMITED COMMON AREA TO  
 INDIVIDUAL UNIT(S) SPECIFIED

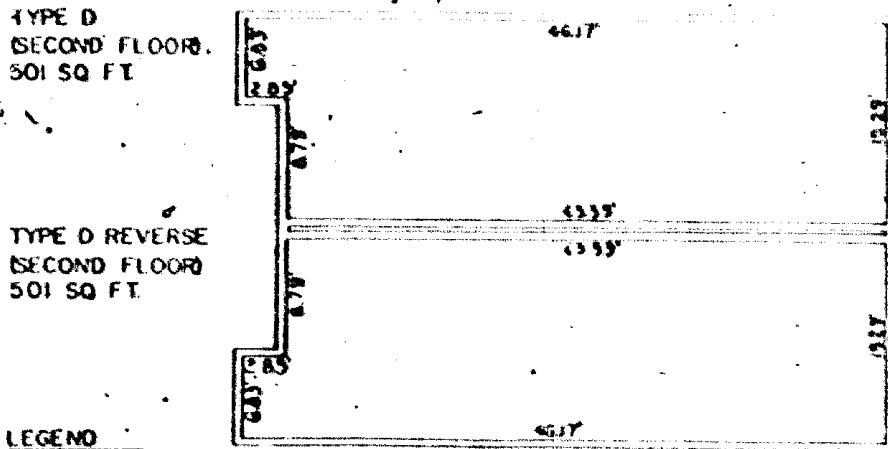
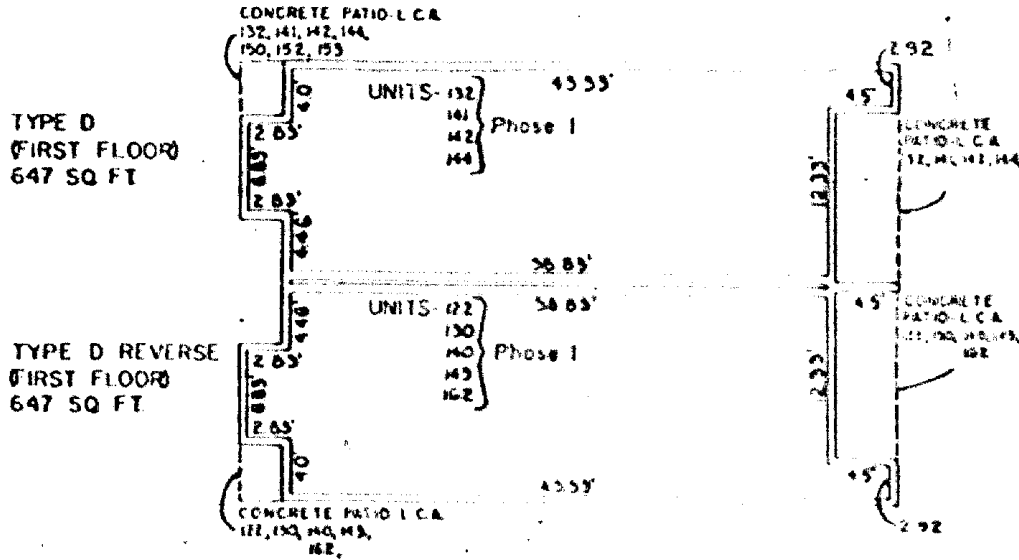
**TYPE B UPPER**  
 895 SQ. FT.

EXHIBIT "B"  
**ARCADIA CONDOMINIUMS**

**TYPICAL FLOOR PLANS**

SCALE: 1" = 10'

**RECORDERS MEMORANDUM**  
 ALL OR PARTS OF THE TEXT ON THIS  
 PAGE WAS NOT CLEARLY LEGIBLE FOR  
 SATISFACTORY RECORDATION.



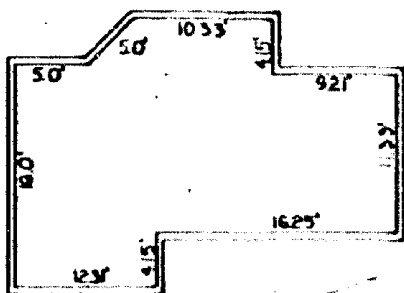
**LEGEND**  
 LCA-LIMITED COMMON AREA TO  
 INDIVIDUAL UNIT(S) SPECIFIED

**NOTES:**  
 TYPE D AND TYPE D REVERSE ARE THE  
 ONLY TWO STORY UNITS.  
 DIMENSIONS ARE INTERIOR DIMENSIONS.  
 SQUARE FEET AND DIMENSIONS TAKEN  
 FROM ARCHITECT'S PLANS.

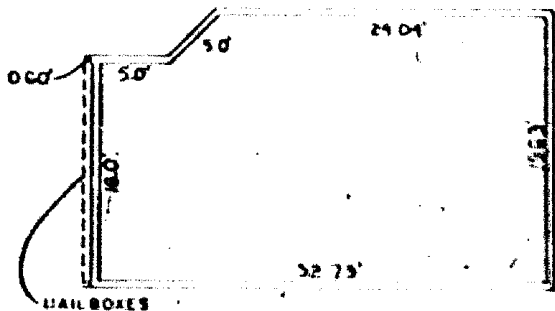
EXHIBIT "B"  
**ARCADIA CONDOMINIUMS**

**TYPICAL FLOOR PLANS**

SCALE: 1" = 10'



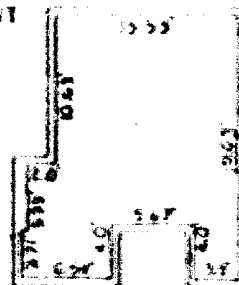
OFFICE  
(SECOND FLOOR)  
Phase I



OFFICE  
(FIRST FLOOR)  
Phase I

RECORDERS MEMORANDUM  
ALL OR PARTS OF THE TEXT ON THIS  
PAGE WAS NOT CLEARLY LEGIBLE FOR  
SATISFACTORY RECORRELATION

POOL EQUIPMENT  
& RESTROOMS  
Phase I



NOTES:  
DIMENSIONS ARE INTERIOR DIMENSIONS  
AND ARE TAKEN FROM ARCHITECT'S  
PLANS.

**BRUNOVSKY AND ASSOCIATES**

*Land Surveyors/Land Planners*

2301 Lake Austin Blvd.

Austin, Texas 78703

512/473-8800

EXHIBIT "D"

FIELD NOTES FOR 1.763 ACRES OF LAND, OUT OF  
THE JAMES P. WALLACE SURVEY NUMBER 18,  
LOCATED IN TRAVIS COUNTY, TEXAS

All that certain tract or parcel of land and premises, being out of and a portion of the James P. Wallace Survey #18, located in Travis County, Texas, and being out of and a part of that called 4.17 acres tract of land conveyed to Walter Vacker Associates, Inc. and Phil Pokorny & Co., Inc. as recorded in Volume 7937, Pages 143-149 of the Travis County Deed Records, and also being Phase 2, Arcadia Condominiums, a condominium project of record in the Travis County Plat Records, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin found at the south west corner of the above-mentioned 4.17 acres tract for the south west corner of the tract described herein;

Thence, with the south line of said 4.17 acres tract, N 86° 05' E 413.51 feet to the south east corner of the tract described herein;

Thence, with the east line of this tract, the following five courses and distances:

- (1) N 03° 55' W 94.00 feet
- (2) S 86° 05' W 46.50 feet
- (3) N 03° 55' W 30.00 feet
- (4) S 86° 05' W 70.00 feet
- (5) N 03° 55' W 155.54 feet to a point in the north line of the above-mentioned 4.17 acres tract for the north east corner of the tract described herein;

Thence, with the north line of said 4.17 acres tract, S 84° 08' W 161.02 feet to an iron pin found at the north west corner of said 4.17 acre tract for the north west corner of the tract described herein;

Thence, with the west line of said 4.17 acres tract and the west line of this tract, the following five courses and distances:

- (1) S 26° 34' W 21.62 feet to an iron pin found
- (2) S 25° 09' W 65.66 feet to an iron pin found
- (3) S 27° 13' W 54.92 feet to an iron pin found
- (4) S 11° 07' W 67.91 feet to an iron pin found
- (5) S 25° 01' W 97.68 feet to the Point and Place of Beginning.

There being contained within these metes and bounds 1.763 acres of land area, more or less, as surveyed upon the ground during March, 1984.

Weldon Klattenhoff  
Registered Public Surveyor  
No. 4075 Texas

May 22, 1984

84-2-16  
84-F-7

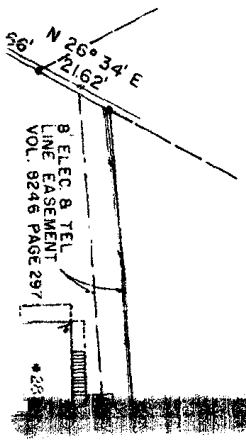
8644 655



NOTES:  
BUILDING DIMENSIONS ARE ACTUAL, AS-BUILT, EXTERIOR DIMENSIONS  
THIS PROPERTY IS SUBJECT TO AN UNRESTRICTED EASEMENT GRANTED TO  
AMERICAN COMMUNICATIONS CORPORATION, d/b/a AMERICAN CABLEVISION OF  
JUSTIN AND RECORDED IN VOL. 8328, PAGE 957 OF THE REAL PROPERTY  
RECORDS OF TRAVIS COUNTY, TEXAS.

LETTERS DESIGNATE EACH BUILDING

5644 656  
TOTAL UNITS-66  
TOTAL PARKING SPACES-123

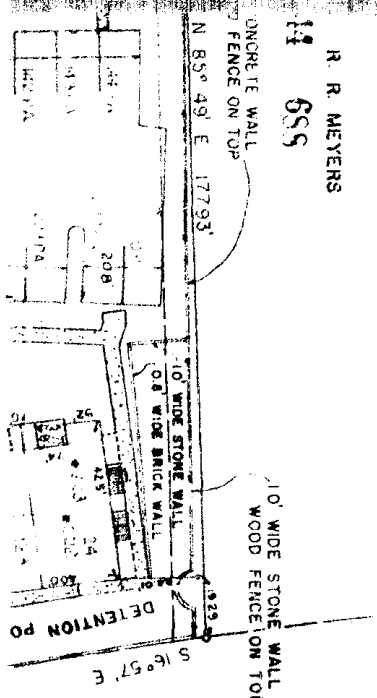
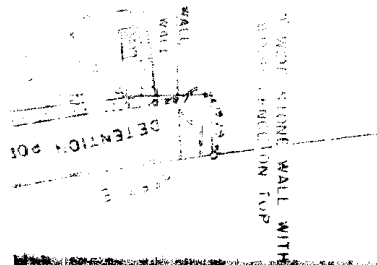


BUILDING

AS-BUILT, EXTERIOR DIMENSIONS.  
UNRESTRICTED EASEMENT GRANTED TO  
AMERICAN COMMUNICATIONS CORPORATION, d/b/a AMERICAN CABLEVISION  
OF JUSTIN AND RECORDED IN VOL. 8328, PAGE 957 OF THE REAL PROPERTY  
RECORDS OF TRAVIS COUNTY, TEXAS.







R. R. MEYERS

14 655

CONCRETE WALL

N 85° 49' E 177.93'

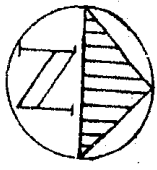
10' WIDE STONE WALL WITH WOOD FENCE ON TOP

S 16° 57' E 182.9'

8644

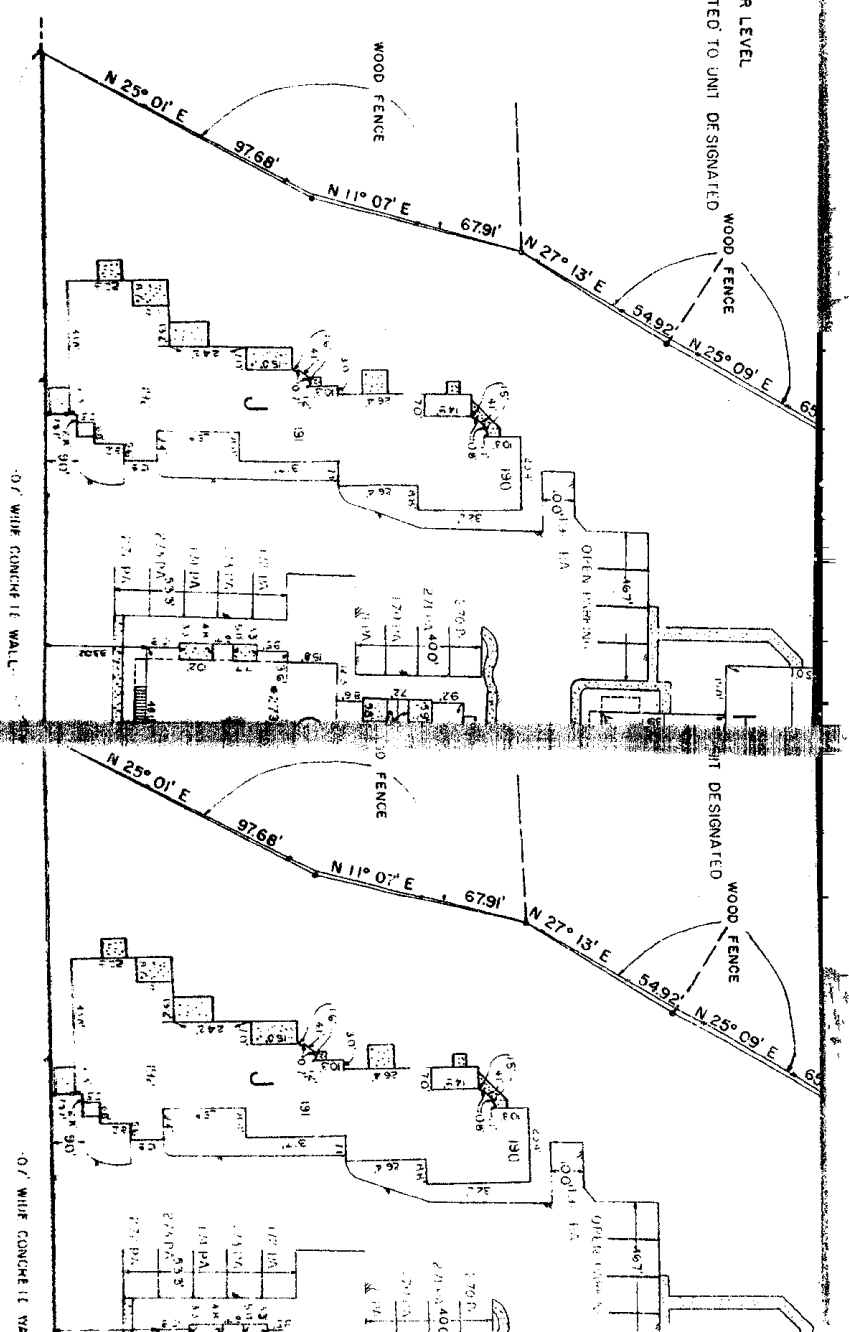
689

SCALE 1" = 30'



- LEGEND
- ▲ ASPHALT
  - CONCRETE
  - PERAINS TO UPPER LEVEL
  - ⊙ UPPER UNIT
  - PA - PARKING AREA LIMITED TO UNIT DESIGNATED
  - OP - OPEN PARKING
  - IRON PIPE FOUND
  - IRON ROD FOUND

REVISED ON 5-24-84



8644 690

BRUNOVSKY & ASSOCIATES  
 LAND SURVEYORS AND PLANNERS  
 2301 LAKE AUSTIN BLVD. PH. 473-8900  
 AUSTIN, TEXAS 78703

BRUNOVSKY & ASSOCIATES  
 LAND SURVEYORS AND PLANNERS  
 2301 LAKE AUSTIN BLVD. PH. 473-8900  
 AUSTIN, TEXAS 78703

BRUNOVSKY & ASSOCIATES  
 LAND SURVEYORS AND PLANNERS  
 2301 LAKE AUSTIN BLVD. PH: 473-8600  
 AUSTIN, TEXAS 78703

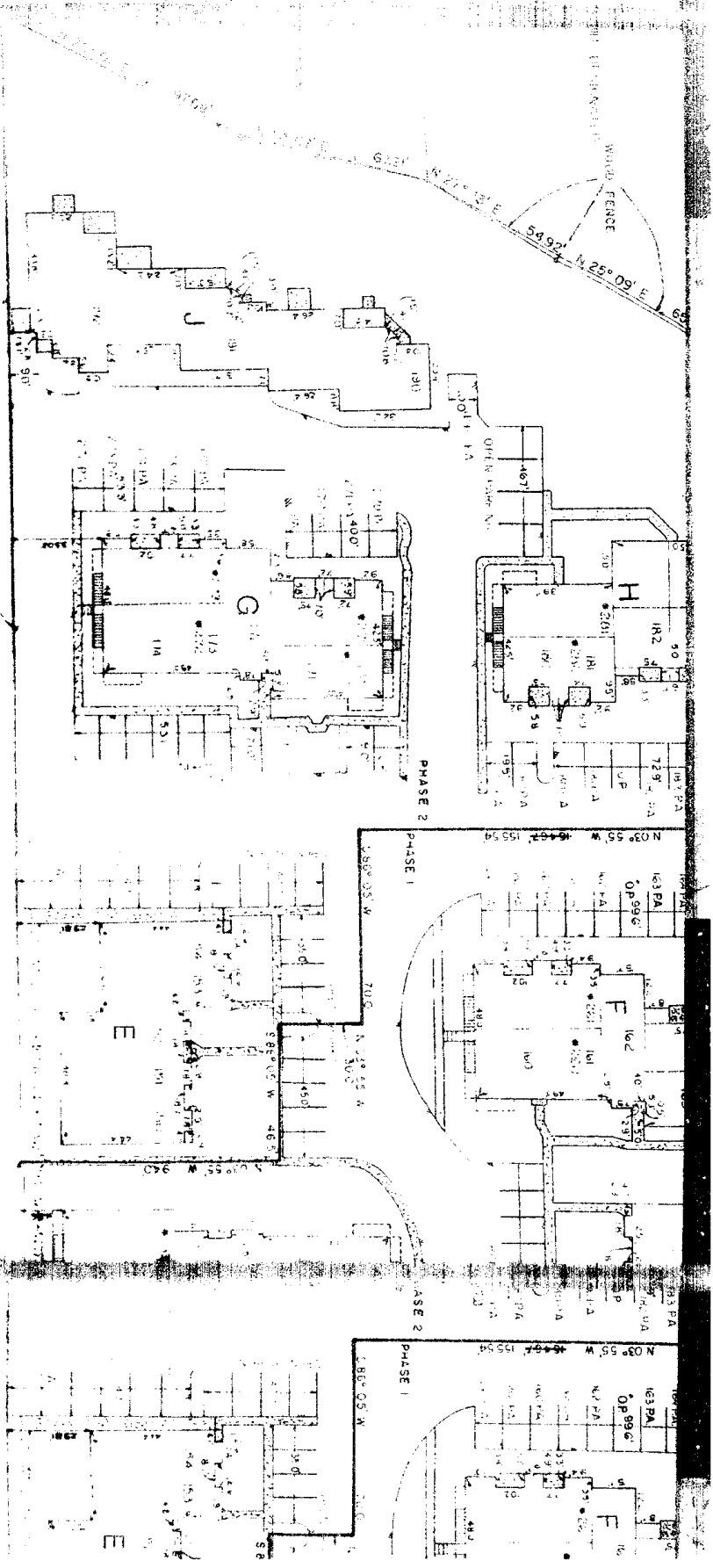
8644 691

0.7' W/OF CONCRETE WALL

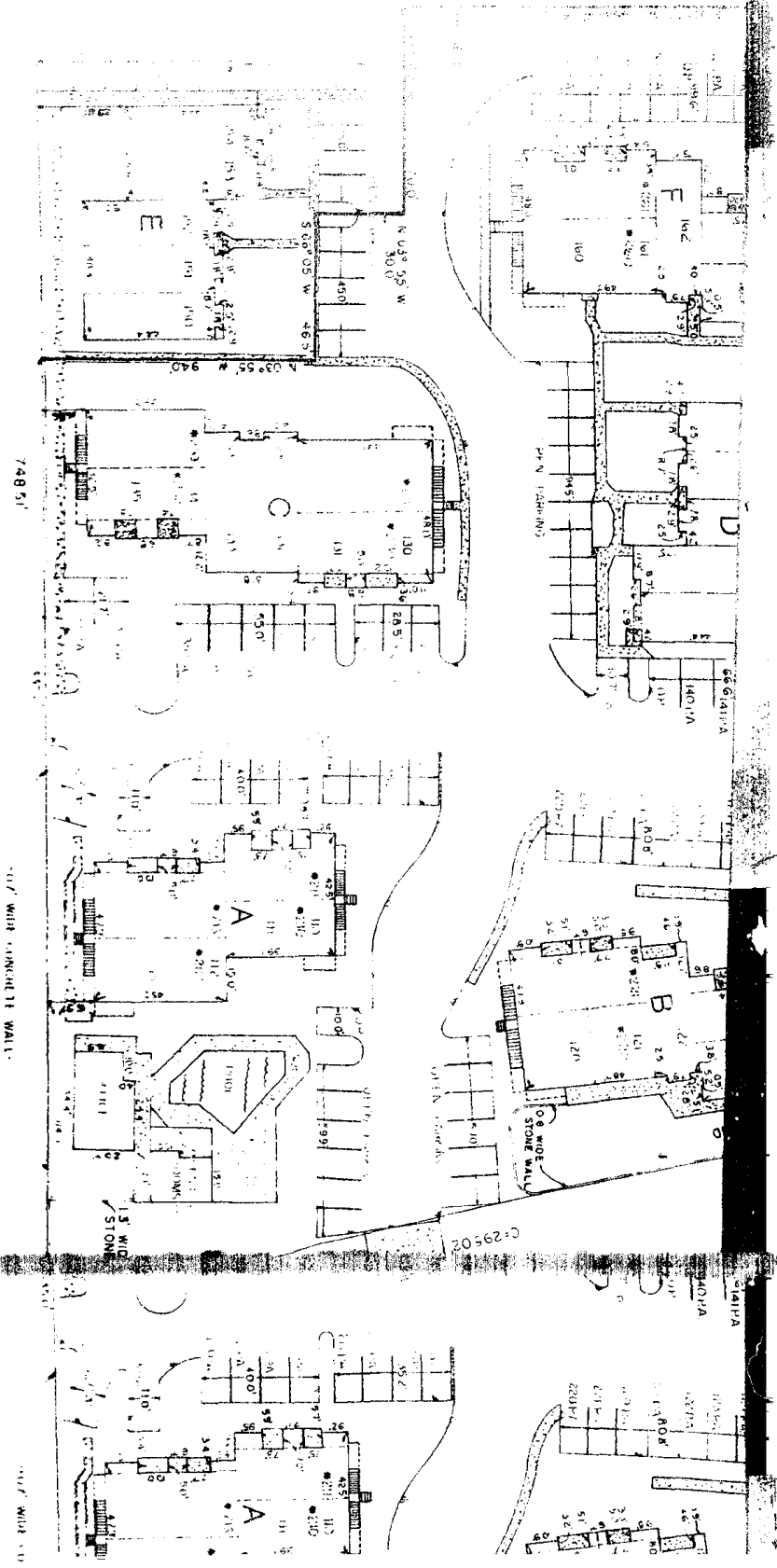
5' 0" - 0' 0" W

LINDY HUBER SUBDIVISION  
 TRACT I  
 14/30  
 CAPITOL AGGREGATES, INC  
 2438/277

LINDY HUBER SUBDIVISION  
 TRACT I  
 14/30  
 CAPITOL AGGREGATES, INC  
 2438/277



JERRY HILBER SUBDIVISION  
 BLOCK 1  
 14730  
 WELDON KLAGENHOFF, INC  
 2433/277



STATE OF TEXAS, COUNTY OF TRAVIS,  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND MARCH, 1984, THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THAT TIME, AND  
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF.  
 Weldon Klagenhoff  
 WELDON KLATTENHOFF, RES. 3075  
 DATE 5-14-1984

STATE OF TEXAS, COUNTY OF TRAVIS,  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND MARCH, 1984, THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THAT TIME, AND  
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF.  
 Weldon Klagenhoff  
 WELDON KLATTENHOFF, RES. 3075  
 DATE 5-14-1984



OF TRAVIS:  
 1. SURVEY WAS MADE  
 2. THIS PLAN CORRECTLY  
 3. AND AT THAT TIME, AND  
 4. BEST OF MY KNOWLEDGE

5-26-1984  
 DATE

01111 / Q Z

W0884316  
 R1888437

JOLLYVILLE ROAD



STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me; and was  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamp hereon by me, on

JUN 13 1984



*Doris Shropshire*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED FOR RECORD  
AT 7:30 O'CLOCK P.  
*June 13, 1984*  
DORIS SHROPSHIRE  
Clerk County Court, Travis County, Texas

8644 694