

SUPPLEMENTAL DECLARATION
OF MERGER AND ANNEXATION
FOR
ARCADIA CONDOMINIUMS
PHASE II

200 MB
3-78-5021

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THIS DECLARATION is made on the date set forth below by WALTER VACKAR ASSOCIATES, INC., a Texas corporation and PHIL POKORNEY & CO., INC., a Texas Corporation, hereinafter called "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the Owner of certain property in the County of Travis, State of Texas, which is more particularly described on the attached Exhibit "A", and

WHEREAS, by a Condominium Declaration, hereinafter called "Declaration", filed May 2, 1984, and recorded in Volume 8574, Page 588, of the Condominium Records of Travis County, Texas, the Declarant therein restricted ARCADIA CONDOMINIUMS, PHASE I, consisting of forty-one (41) Units, to Condominium ownership; and

WHEREAS, by a First Amendment to Condominium Declaration for the Project, the Declarant name was amended, which First Amendment was filed June 13, 1984, and recorded in Volume 8644, Page 670, of the Condominium Records of Travis County, Texas; and

WHEREAS, the above referenced Declaration provides in Paragraph 2.11 that the Declarant may annex additional property to ARCADIA CONDOMINIUMS, PHASE I, as defined therein; and

WHEREAS, the Declarant is desirous of annexing and merging the adjoining tract described herein as PHASE II on which exist twenty-five (25) Units;

NOW THEREFORE, Declarant hereby declares that all of the Property described above as PHASE II shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration for ARCADIA CONDOMINIUMS, PHASE I, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property described above. The said easements, restrictions, covenants

REAL PROPERTY RECORDS
Travis County, Texas

8787 234

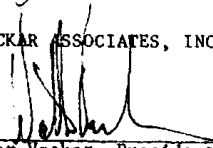
and conditions shall run with the above described Property and shall be binding on all parties having or acquiring any right, title or interest in the said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner and lessee thereof.

The Property described in the Plat of ARCADIA CONDOMINIUMS, as PHASE II, which Plat is attached hereto as Exhibit "B", shall become a part of the regime, as defined in the Declaration, and the twenty-five (25) Units shown on the Plat of PHASE II, shall become Units, as defined in the Declaration, and from and after the filing hereof, ARCADIA CONDOMINIUMS, PHASE II shall be a part of the regime as if it had been originally described in the Declaration and the percentage or fraction of ownership interest in the Common Areas is hereby reallocated and established among the total of sixty-six (66) Units as set out in Exhibit "C", attached hereto.

This Supplemental Declaration of Merger and Annexation may be amended by Declarant without joinder of any Unit Owner or Mortgagee in order to correct errors and discrepancies in said document or to comply with the requirements of the Veterans Administration, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association or any other permanent lender approved by the Declarant; provided, however, that no vested property rights of any Unit Owner shall be materially affected.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set his hand and seal this 4th day of September, A.D., 1987.

WALTER VACKAR ASSOCIATES, INC.

By: 
Walter Vackar, President

PHIL POKORNY & CO., INC.

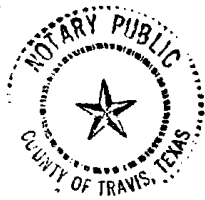
By: 
Phil Pokorny, President

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 4th day of September, A.D., 1984.



NOTARY SEAL

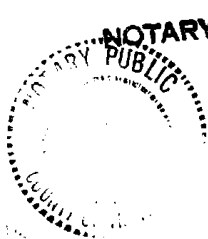
Martha Johnson
Notary Public in and for
The State of Texas
My Commission Expires: 4-13-86

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 4th day of September, A.D., 1984.



NOTARY SEAL

Martha Johnson
Notary Public in and for
The State of Texas
My Commission Expires: 4-13-86

8787 236

EXHIBIT "A"

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 Vackar 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

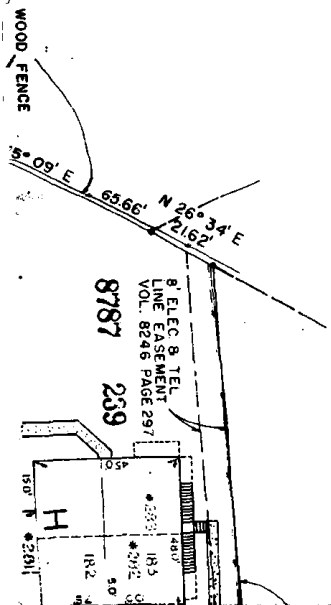
84-2-16
84-F-7

8787 237

NOTES
 BUILDING DIMENSIONS ARE ACTUAL, AS BUILT, EXTERIOR DIMENSIONS.
 THIS PROJECT IS SUBJECT TO AN UNRECORDED EASEMENT GRANTED TO
 AMERICAN COMMUNICATIONS CORPORATION, d/b/a AMERICAN CABLEVISION OF
 AUSTIN AND RECORDED IN VOL. 8328, PAGE 357 OF THE REAL PROPERTY
 RECORDS OF TRAVIS COUNTY, TEXAS.

LETTERS DESIGNATE EACH BUILDING

TOTAL UNITS-66
 TOTAL PARKING SPACES-123
 8787 238
 LEGEND
 ASPHALT
 CONCRETE
 CERTAINS TO UPPER LEVEL
 UPPER UNIT

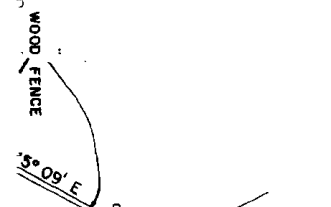


AF

NOTES
 BUILDING DIMENSIONS ARE ACTUAL, AS BUILT, EXTERIOR DIMENSIONS.
 THIS PROJECT IS SUBJECT TO AN UNRECORDED EASEMENT GRANTED TO
 AMERICAN COMMUNICATIONS CORPORATION, d/b/a AMERICAN CABLEVISION OF
 AUSTIN AND RECORDED IN VOL. 8328, PAGE 357 OF THE REAL PROPERTY
 RECORDS OF TRAVIS COUNTY, TEXAS.

LETTERS DESIGNATE EACH BUILDING

TOTAL UNITS-66
 TOTAL PARKING SPACES-123
 8787 239
 LEGEND
 ASPHALT
 CONCRETE
 CERTAINS TO UPPER LEVEL
 UPPER UNIT



AP

ARCADIA CONDOMINIUM

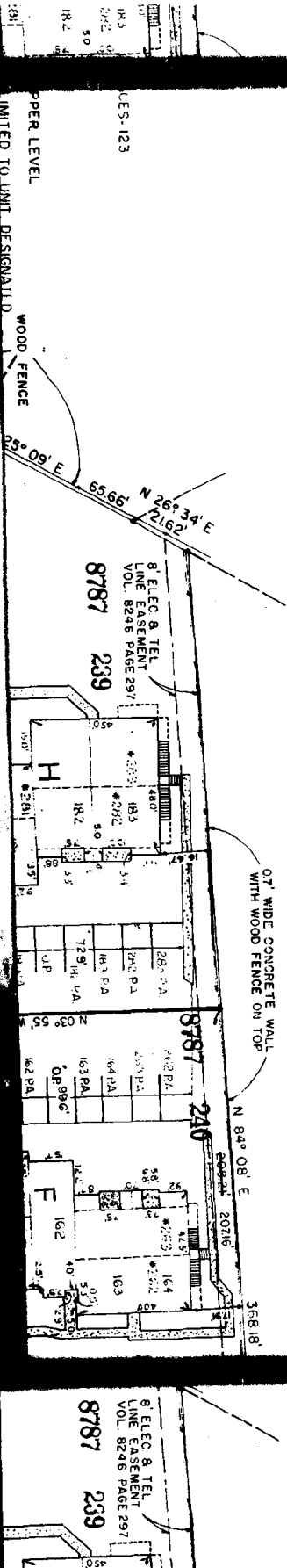
4.17 ACRES, JAMES P WALLACE SURVEY # 18
TRAVIS COUNTY, TEXAS
AS RECORDED IN VOL. 7937, PG. 143-149

9226 JOLLIVILLE ROAD
AUSTIN, TEXAS
PHASES 1 & 2

ALL AREAS ARE ACTUAL, AS BUILT, EXTERIOR DIMENSIONS.
SUBJECT TO AN EASEMENT GRANTED TO THE STATE OF TEXAS BY ACT OF THE LEGISLATURE, 1966 (AMERICAN CIVIL SERVICE ACT) IN VOL. 8437, PAGE 197 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

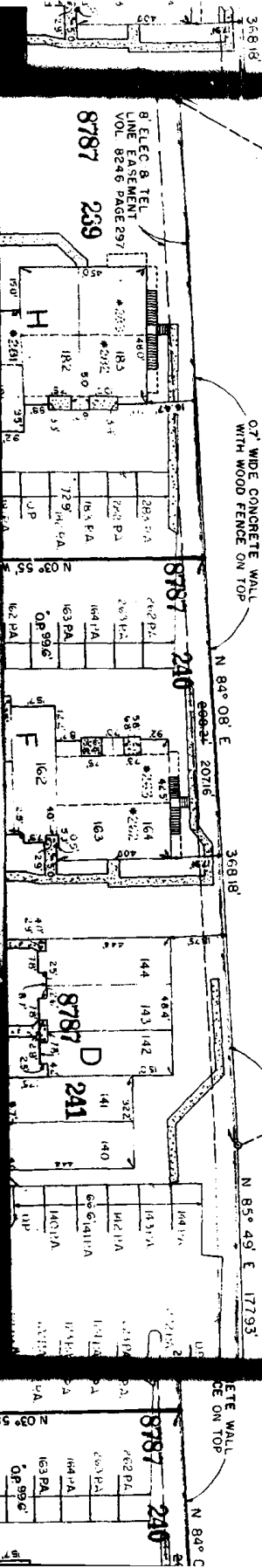
APPROXIMATE EACH BUILDING

T. WILLIAMS



ARCADIA CONDOMINIUMS

417 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



T. WILLIAMS

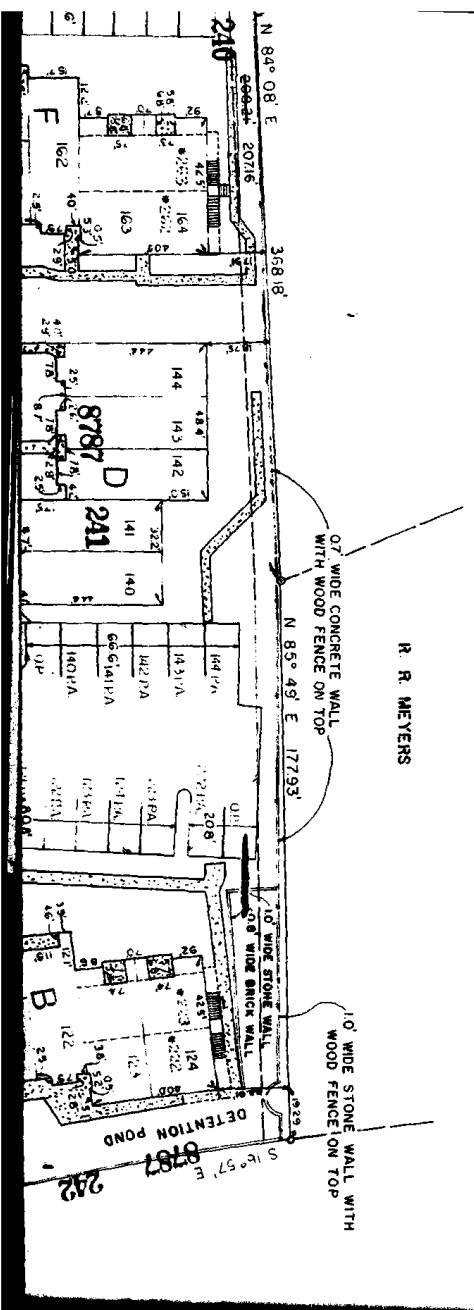
R. R. MEYERS

A CONI

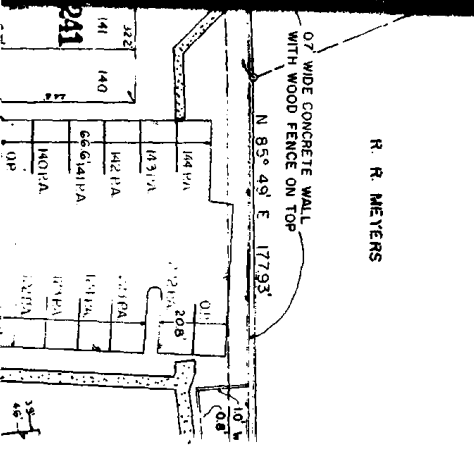
JAMES P WALL
TRAVIS COUNTY,
DEED IN VOL. 793
226 JOLLYVILLE
AUSTIN, TEX.
PHASES 1 & 2

CONDOMINIUMS

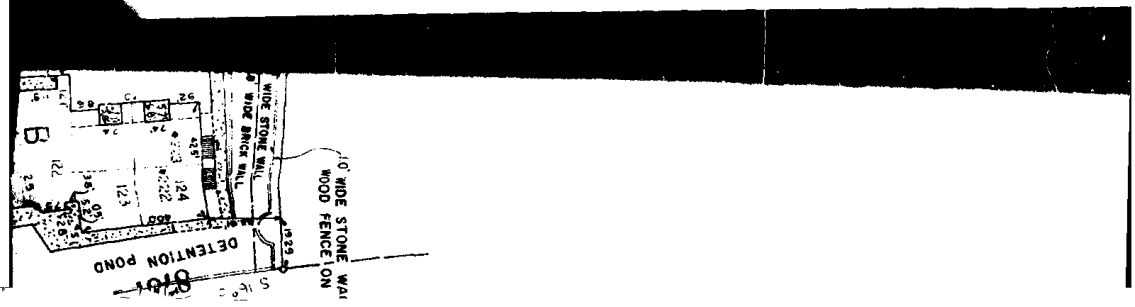
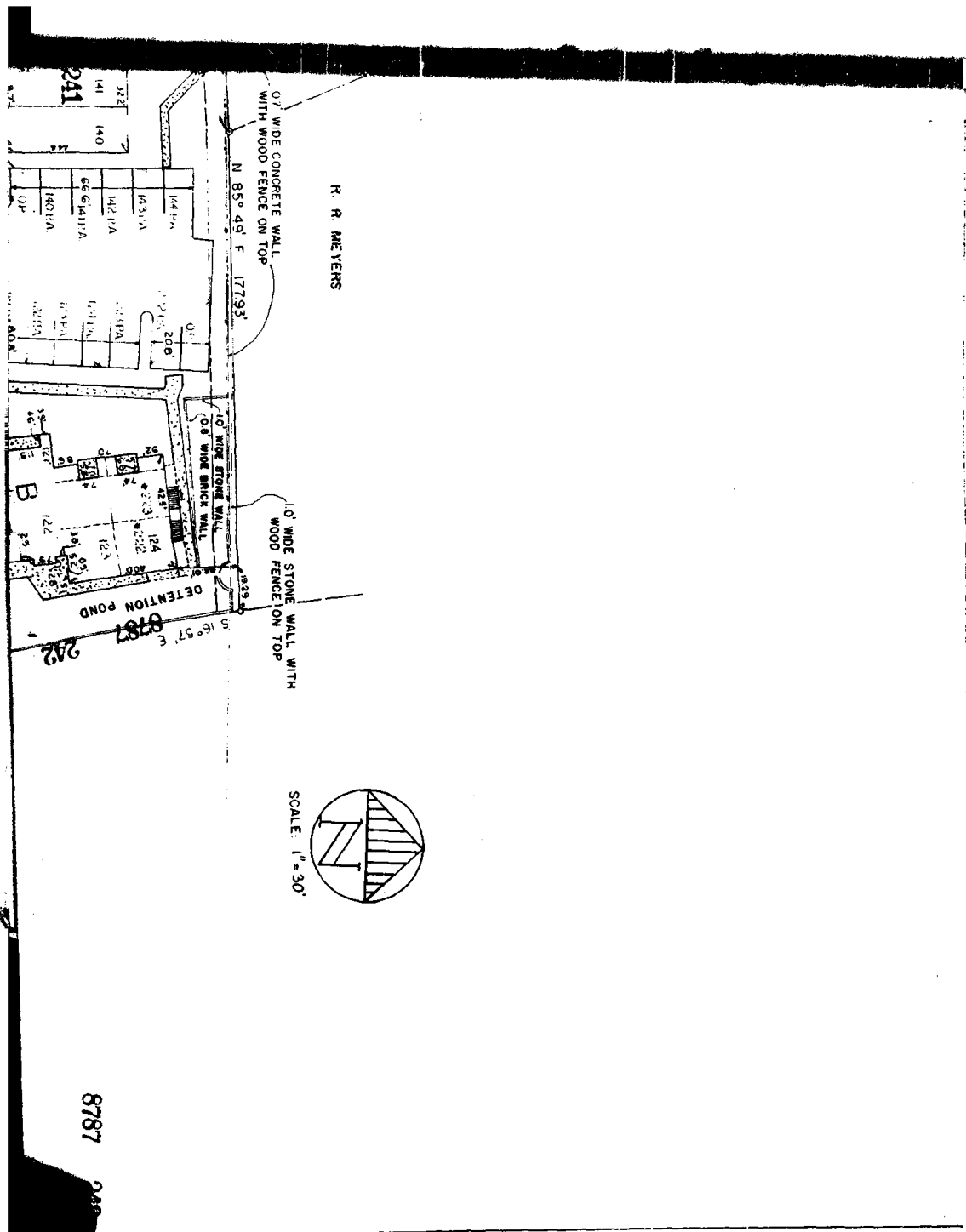
WALLACE SURVEY #18
COUNTY, TEXAS
PL. 7937, PG. 143-149
KVILLE ROAD
N, TEXAS
S 1 & 2



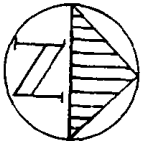
R. R. MEYERS



R. R. MEYERS

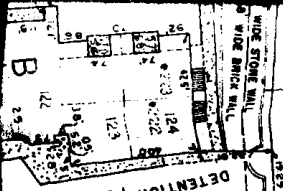


SCALE: 1" = 30'



8787

243



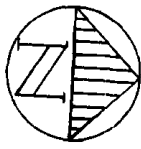
10' WIDE STONE WALL WITH WOOD FENCE ON TOP

S 16° 57' E

8787

242

SCALE: 1" = 30'

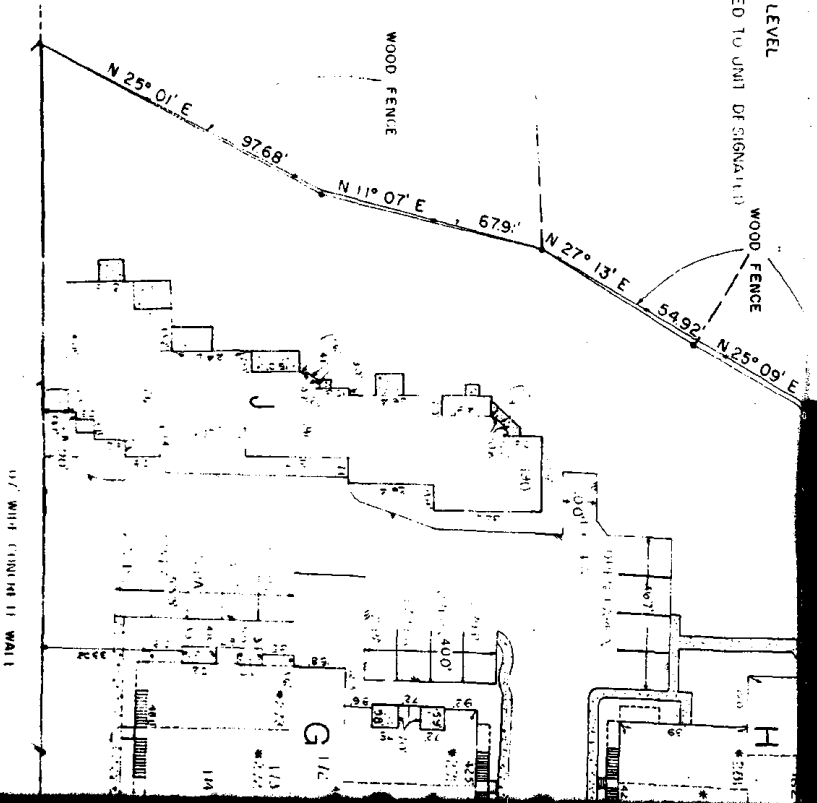


8787

243

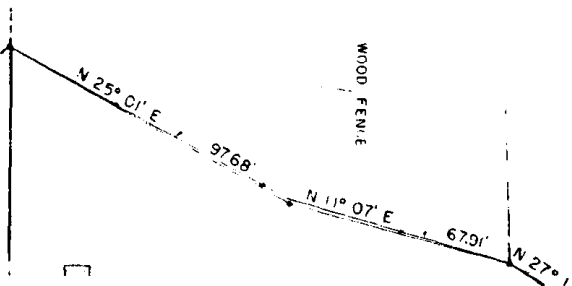
- A - ASPHALT
- CONCRETE
- PERTAINS TO UPPER LEVEL
- * - UPPER UNIT
- PA - PARKING AREA LIMITED TO UNIT DESIGNATION
- OP - OPEN PARKING
- o - IRON PIPE FOUND
- - IRON ROD FOUND

REVISED ON 5-24-84



DN PIPE FOUND
ON ROD FOUND

REVISED ON 5-24-84



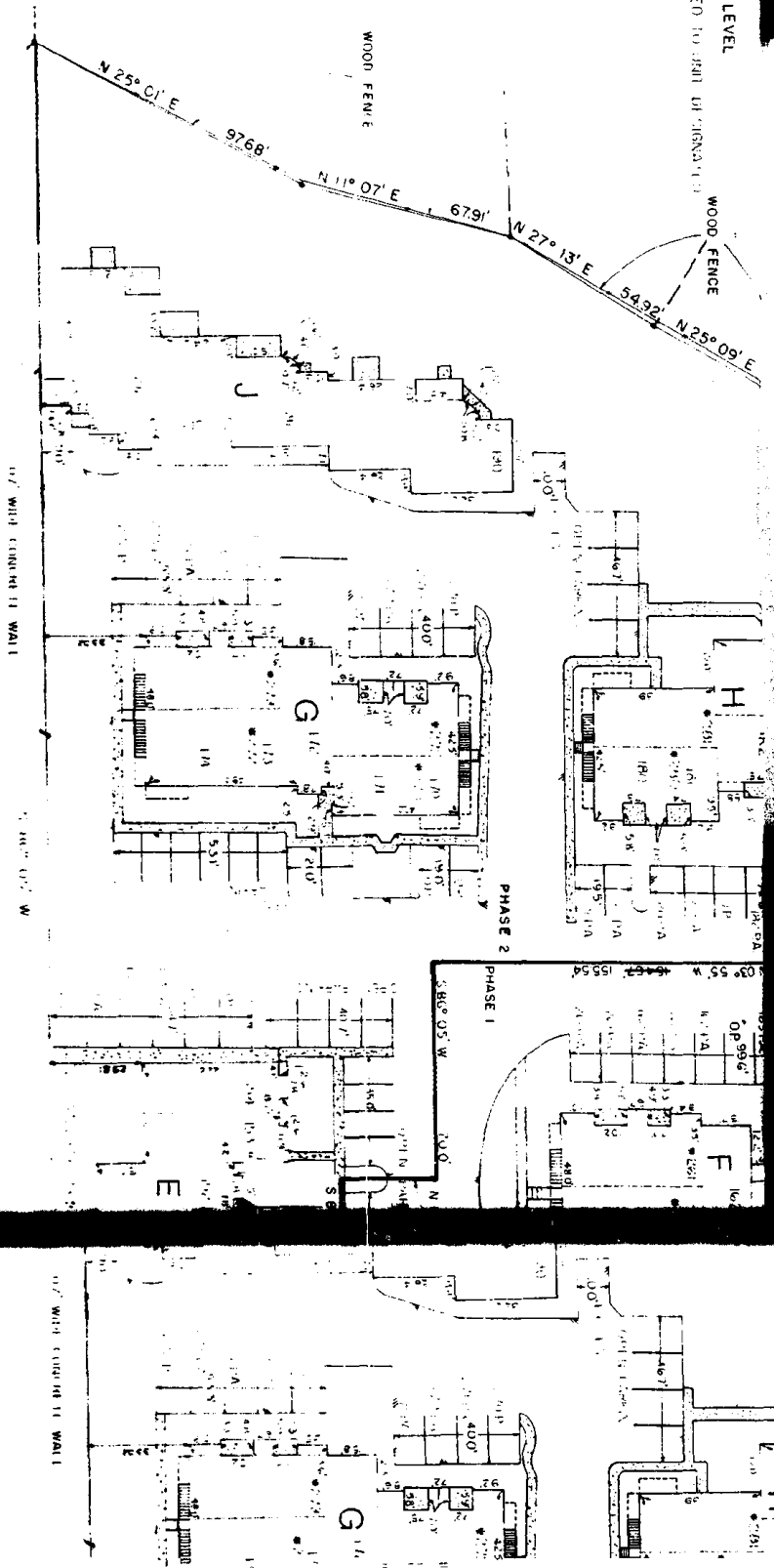
8787 244

BRUNOVSKY & ASSOCIATES
LAND SURVEYORS AND PLANNERS
2301 LANE...
AUSTIN, TEXAS...
PH: 473-8800

244

SPRINKLER
CONCRETE
PERTAINS TO UPPER LEVEL
UPPER UNIT
PARKING AREA LIMITED TO UNIT BY SIGNATURE
OPEN PARKING
ON PIPE FOUND
ON ROD FOUND

SED ON 5-24-84



0.7' WIDE CONCRETE WALL

0.7' WIDE CONCRETE WALL

0.7' WIDE CONCRETE WALL

LINDY HUBER SUBDIVISION
TRACT 1
14/30
CAPITOL AGGREGATES, INC
2435/277

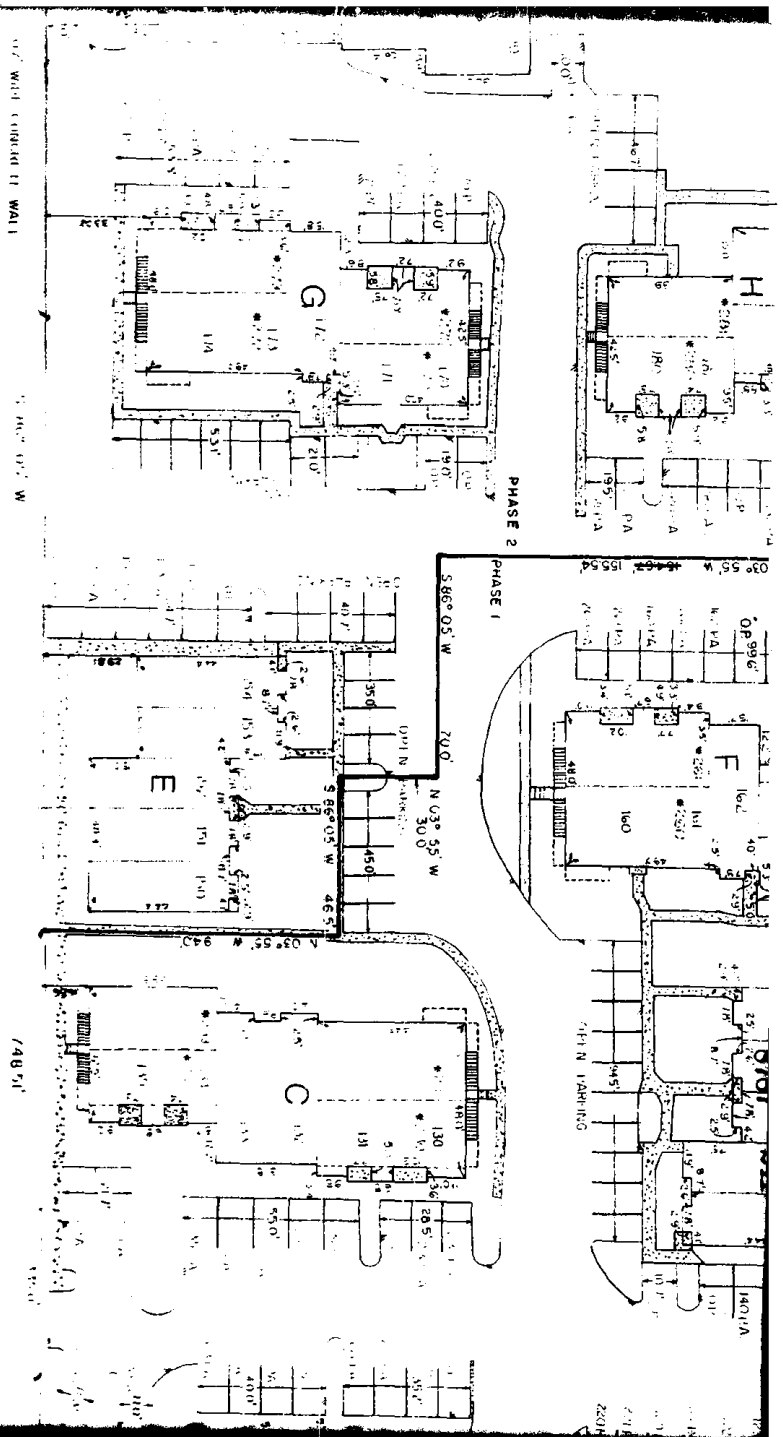
8787 246

BRUNOVSKY & ASSOCIATES
LAND SURVEYORS AND PLANNERS
2301 LAKE AUSTIN BLVD. PH: 473-8800
AUSTIN, TEXAS 78705
8787 246

ASSOCIATES
AND PLANNERS
L.V.D. PH: 473-8800
05

244

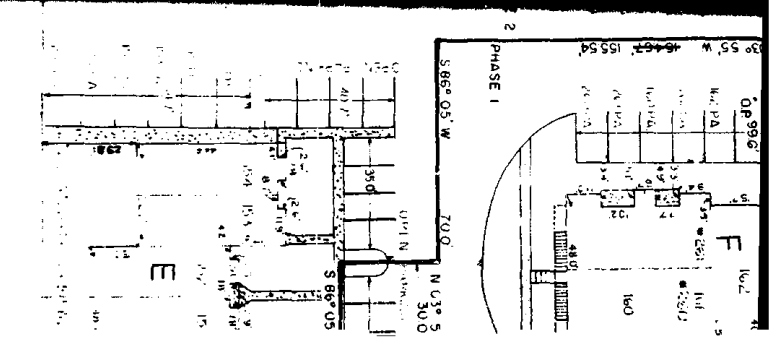
ASSOCIATES
 NO PLANNERS
 1150 N. PH. 473-8800
 05
 5



LINDY HUBER SUBDIVISION
 TRACT I
 14/30
 CAPITOL AGGREGATES, INC
 2433/277

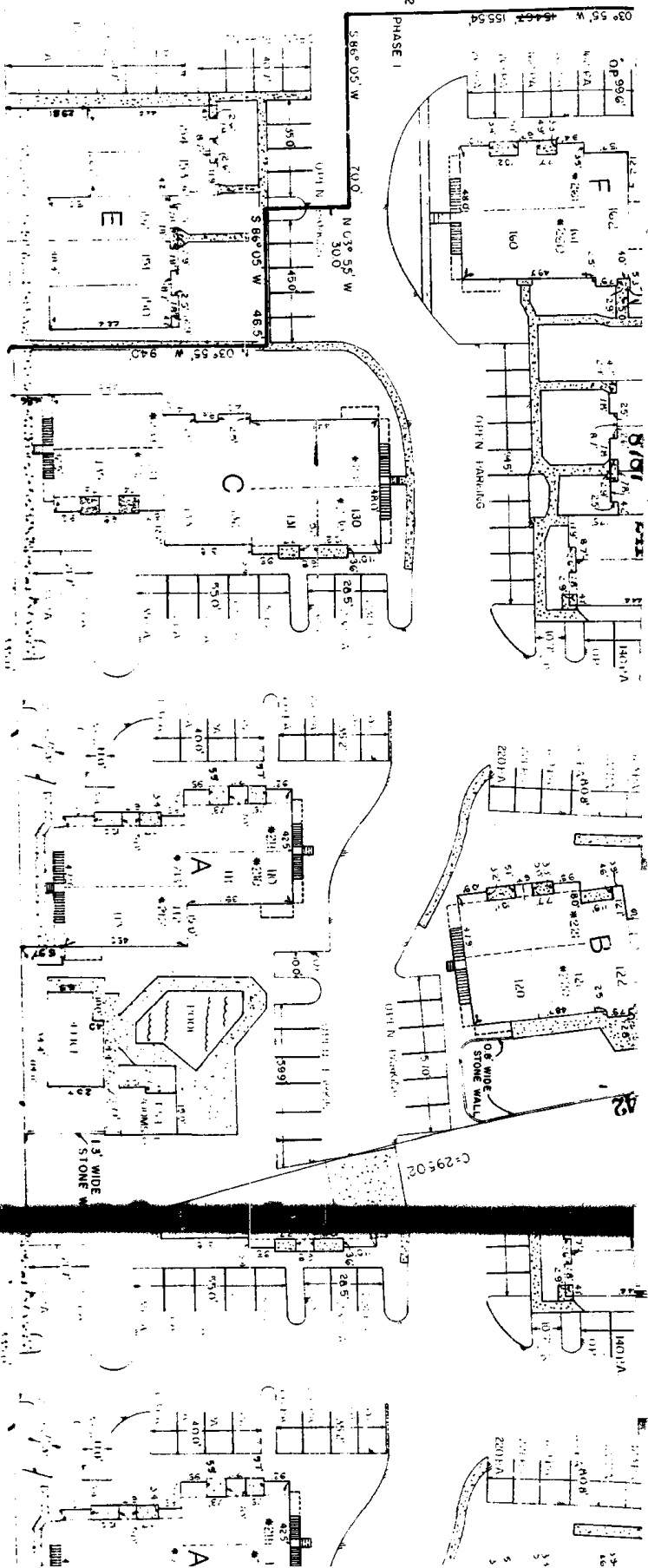
8787 246

STATE OF TEXAS, COUNTY OF TRAVIS:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 AND RECORDED ON MARCH 1984. THIS SURVEY WAS MADE
 IN ACCORDANCE WITH THE ACTS, FOUND AT THAT TIME, AND
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF.
 WELDON KLATENHOFF R.R. 4075
 8787 247
 DATE



LINDY HUBER SUBDIVISION
 TRACT I
 14/30
 CAPITOL AGGREGATES, INC
 2433/277

8787 246



LINDY HUBBER SUBDIVISION
 TRACT 1
 14730
 CAPITOL AGGREGATES, INC
 2435/277

8787 246

STATE OF TEXAS, COUNTY OF TRAVIS:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 IN THE MONTH OF MARCH, 1984, THAT THE PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THAT TIME, AND
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF.

Walter Klattemoff
 WELDON KLATTEMOFF, RES. 4075
 8787 247 DATE 5-14-1984

8787 248

STATE OF TEXAS, COUNTY OF TRAVIS:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 IN THE MONTH OF MARCH, 1984, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THAT TIME, AND
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF.

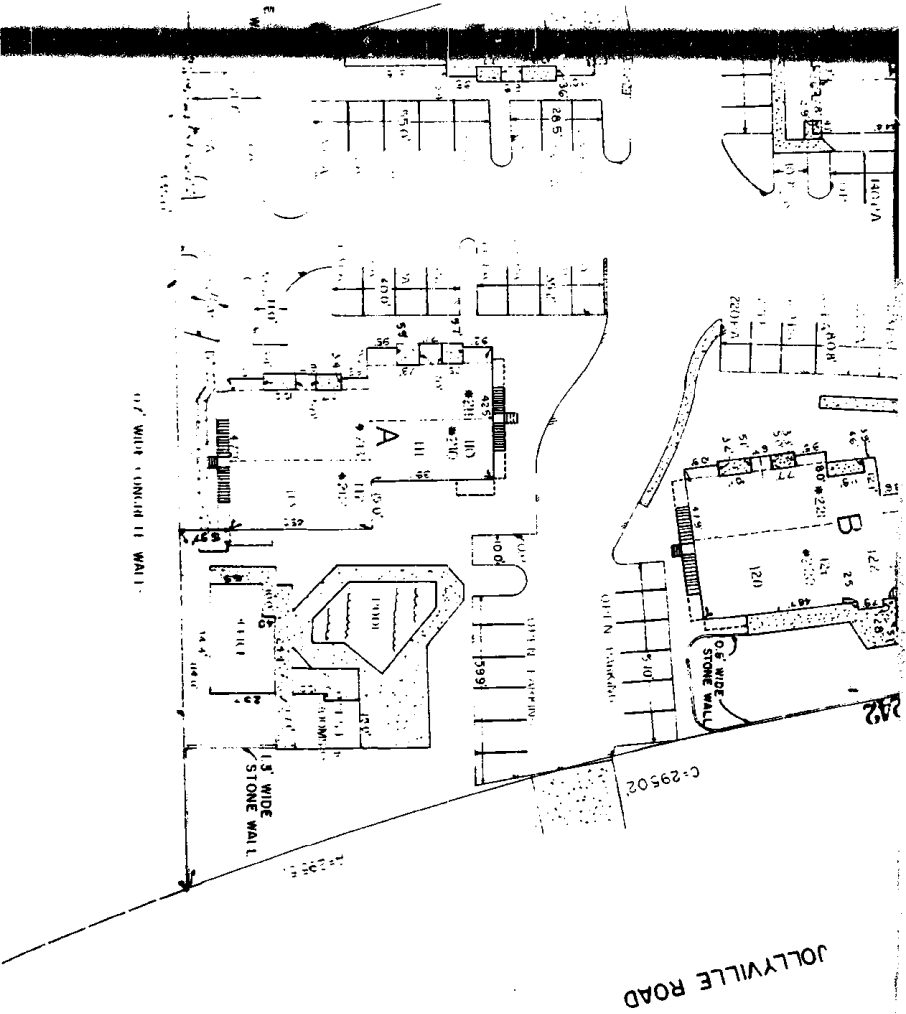
Walter Klattemoff
 WELDON KLATTEMOFF, RES. 4075
 8787 247 DATE 5-14-1984

XAS: COUNTY OF TRAVIS:
 IFY THAT THIS SURVEY WAS MADE
 AND MARCH, 1984. THIS PLAT CORRECTLY
 THE FACTS FOUND AT THAT TIME, AND
 CORRECT TO THE BEST OF MY KNOWLEDGE

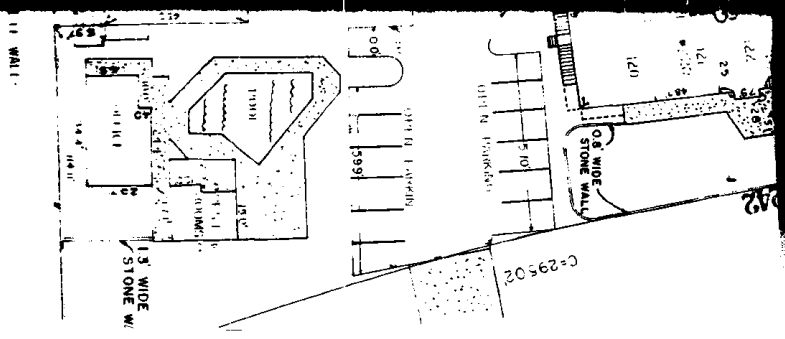
H. Hoff
 TENHOFF, R.R. 2, 4075 DATE 5-14-1984
 247

8787 248

WON 44-2-18
 MON 44-2-18
 PAGE 1 OF 5



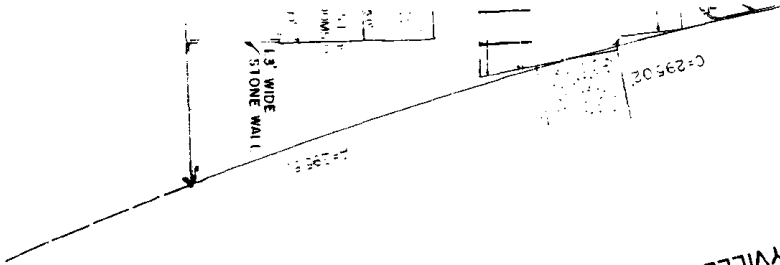
8787 EXH



8787 248

248

W.A. 894-2-18
PLAT 894-2-7
PAGE 1 OF 6



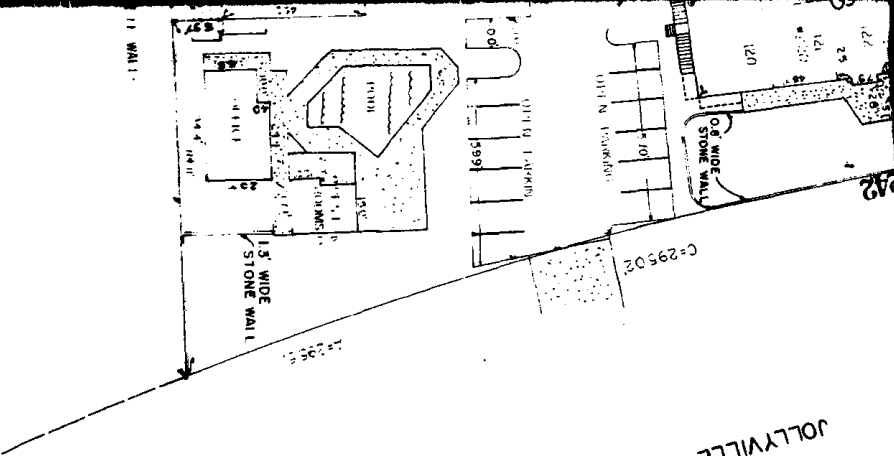
8787

EXH

8787

248

W.A. 894-2-18
PLAT 894-2-7
PAGE 1 OF 6



8787

249

EXHIBIT "B"

ARCADIA CONDOMINIUMS

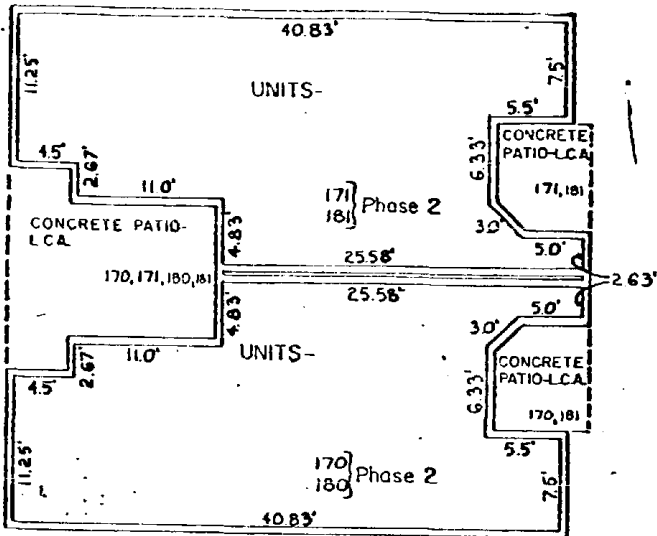
TYPICAL FLOOR PLANS

SCALE: 1"=10'

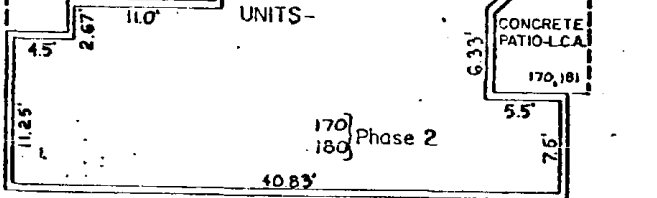
EXHIBIT "B"

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

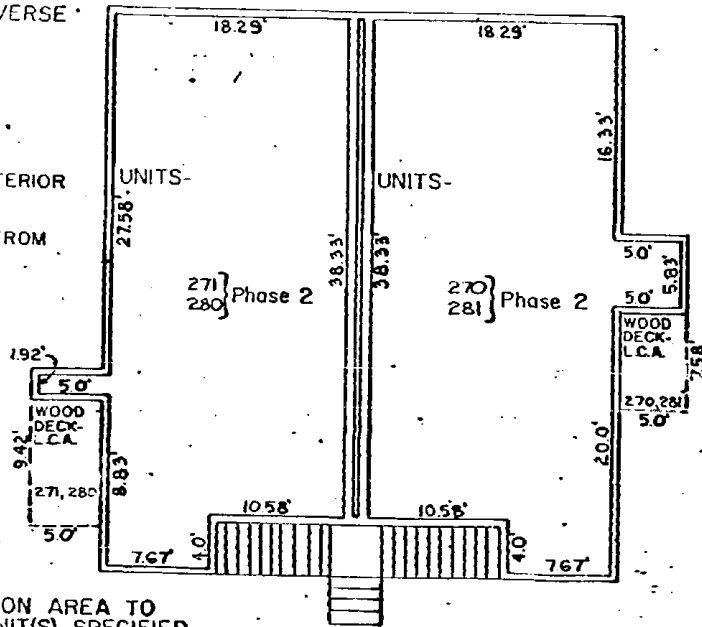
TYPE A LOWER
669 SQ. FT.



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.

W.O.#84-2-16
PLAT#84-P-7e
PAGE 2 OF 6

8787 250.

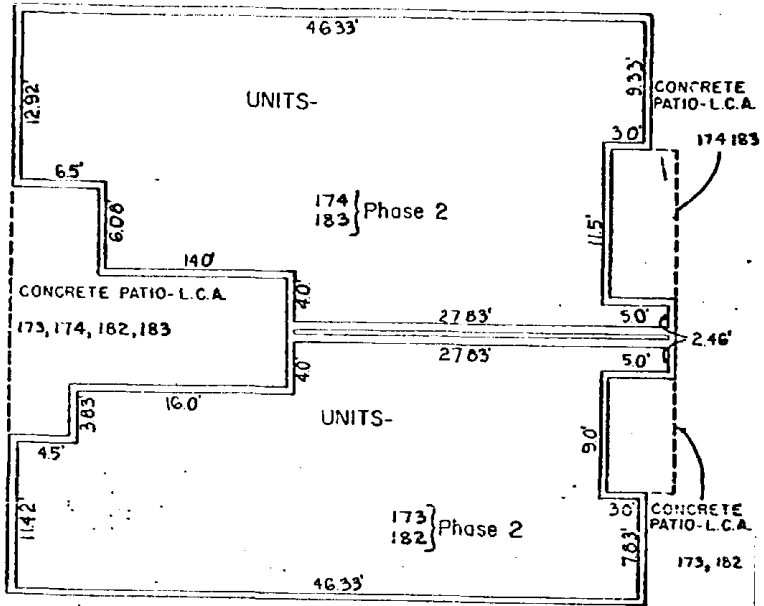
ARCADIA CONDOMINIUMS

TYPICAL FLOOR PLANS

SCALE: 1"=10'

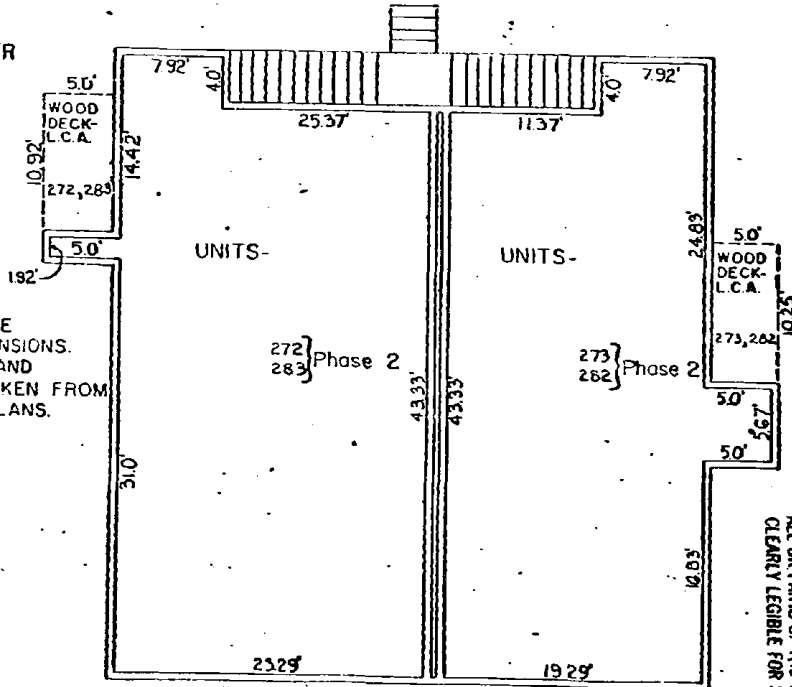
EXHIBIT "B"

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.

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

W.O.# 84-2-16
PLAT # 84-P-7b
PAGE 3 OF 6

8787 251

ARCADIA CONDOMINIUMS

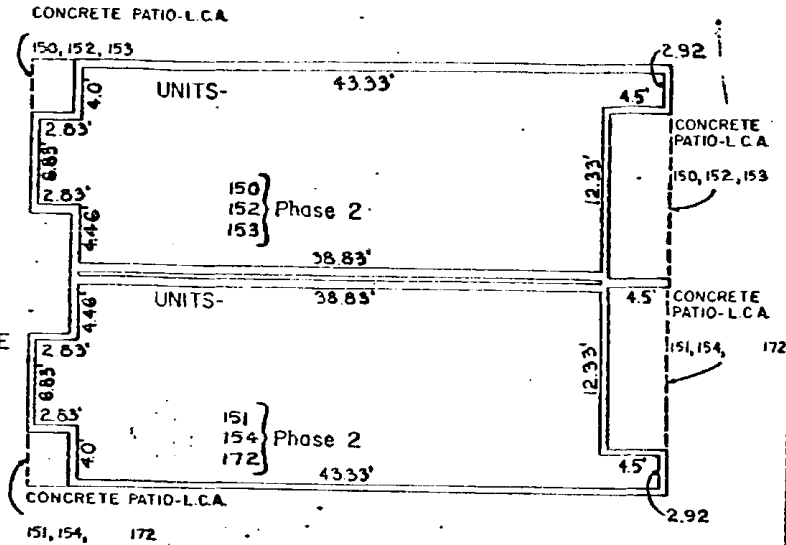
TYPICAL FLOOR PLANS

SCALE: 1" = 10'

EXHIBIT "B"

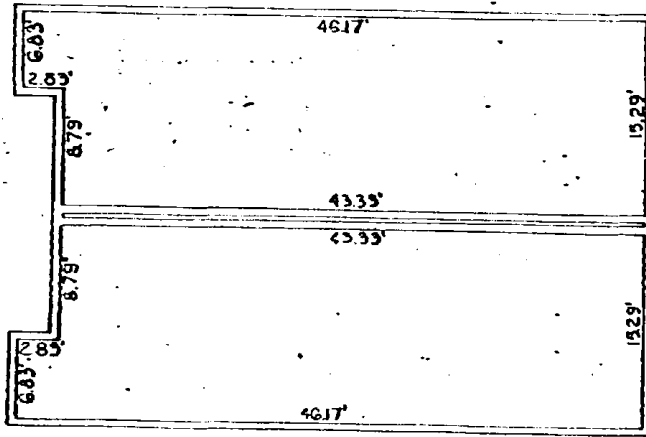
TYPE D
(FIRST FLOOR)
647 SQ. FT.

TYPE D REVERSE
(FIRST FLOOR)
647 SQ. FT.



TYPE D
(SECOND FLOOR)
501 SQ. FT.

TYPE D REVERSE
(SECOND FLOOR)
501 SQ. FT.



LEGEND

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

NOTES:

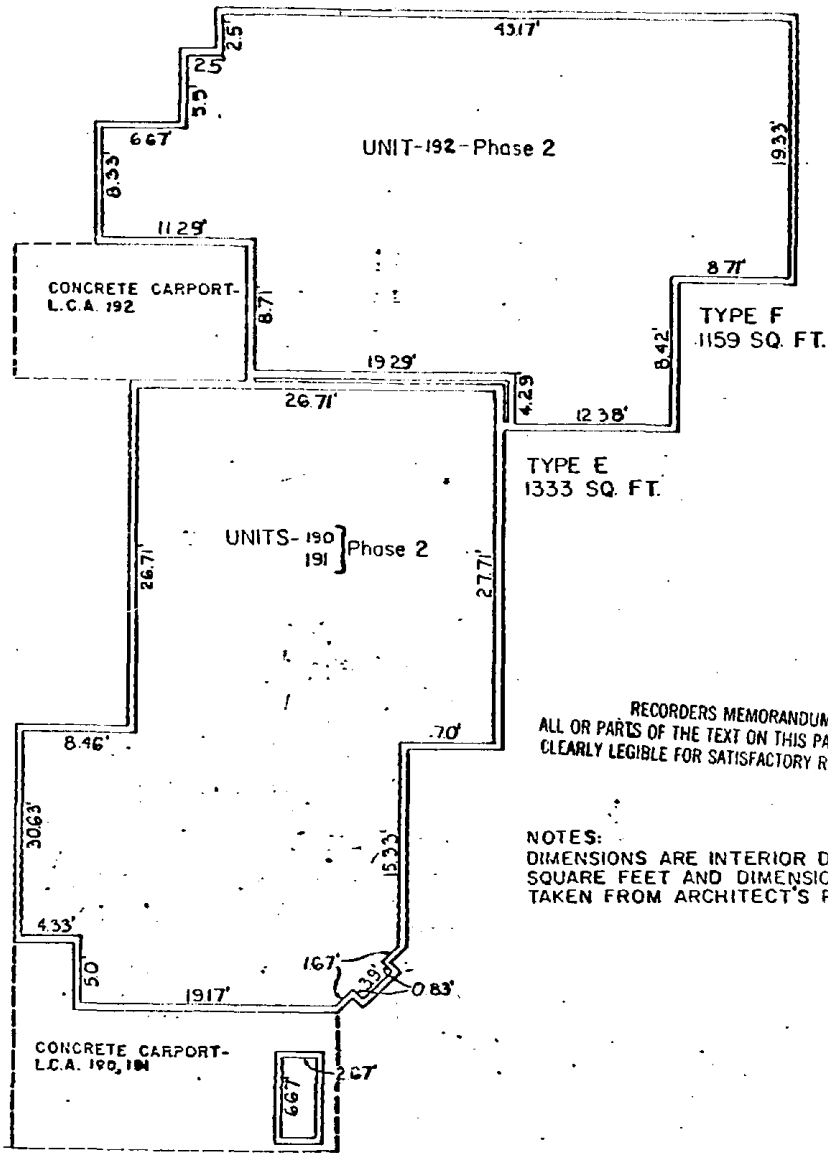
TYPE D AND TYPE D REVERSE ARE THE
ONLY TWO STORY UNITS.
DIMENSIONS ARE INTERIOR DIMENSIONS.
SQUARE FEET AND DIMENSIONS TAKEN
FROM ARCHITECT'S PLANS.

RECORDERS MEMORANDUM

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

8787 252

W.O.# 84-2-16
PLAT # 84-P-7c.
PAGE 4 OF 6



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

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

W.O. 84-2-16
 PLAT 84-P-74
 PAGE 5 OF 6

EXHIBIT "B"
ARCADIA CONDOMINIUMS

TYPICAL FLOOR PLANS

SCALE: 1"=10'

8787 253

ARCADIA CONDOMINIUMS, PHASE II

EXHIBIT "C"

<u>UNIT NUMBER</u>	<u>PERCENTAGE OF OWNERSHIP</u>
110	1.105
111	1.105
210	1.254
211	1.254
112	1.325
213	1.478
113	1.584
212	1.769
123	1.105
124	1.105
222	1.254
223	1.254
121	1.325
221	1.478
120	1.584
220	1.769
122	1.896
134	1.105
135	1.105
233	1.254
232	1.254
131	1.325
230	1.478
130	1.584
231	1.769
132	1.896
133	1.896
140	1.896
141	1.896
142	1.896
143	1.896
144	1.896
150	1.896
151	1.896
152	1.896
153	1.896
154	1.896
163	1.105
164	1.105
262	1.254
263	1.254
161	1.325
261	1.478
160	1.584
260	1.769
162	1.896
170	1.105
171	1.105
270	1.254
271	1.254
173	1.325
273	1.478
174	1.584
272	1.769
172	1.896
180	1.105
181	1.105
280	1.254
281	1.254
182	1.325
283	1.478
183	1.584
282	1.769
190	2.201
191	2.201
192	1.914
	<u>100.000%</u>

C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing is a true, complete and correct copy of the Supplemental Declaration of Merger and Annexation for ARCADIA CONDOMINIUMS, PHASE II, as adopted by at least sixty-seven percent (67%) of the vote of the Association at a meeting of the Association on the 4th day of September, A.D., 1984.

ARCADIA HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
WALTER VAREKAR, President

By: [Signature]
MARTHA JOHNSA, Secretary

1984 SEP -5 PM 4:16
[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that the foregoing was filed on the date and at the time stamped hereon and was RECORDED, in the Volume and Page so stated in the RECORDS of Travis County, Texas, as stamped hereon by me on

SEP 5 1984



[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

put: STC

8787 255