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FIRST AMENDMENT TO 4 07 6549

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF LAS VENTANAS

2000 240141 16.00 RTEA
2 06/06/86

THE STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, NASH PHILLIPS/COPUS, INC., a Texas Corporation, hereinafter called "Declarant", caused that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called "Declaration", to be filed of record April 8, 1986, in Volume 09642, Page 0369, of the Real Property Records of Travis County, Texas; and

WHEREAS, Declarant reserved the right in Article X, Paragraph 10.3d, to amend the Declaration during the Construction and Sale Period, without the joinder of any other Owner or Mortgagee in order to correct any errors or omissions therein; and

WHEREAS, through clerical error, the legal descriptions to be filed as Exhibits "A" and "C" were not attached to the Declaration as filed; and

WHEREAS, it is the desire of Declarant to correct these omissions;

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

1. The legal description attached hereto as Exhibit "A" is hereby attached to and made a part of the Declaration as Exhibit "A".
2. The legal description attached hereto as Exhibit "C" is hereby attached to and made a part of the Declaration as Exhibit "C".

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed this 3rd day of June, 1986.

NASH PHILLIPS/COPUS, INC.
By: [Signature]

ATTEST:

[Signature]
As Secretary REAL PROPERTY RECORDS
Travis County, Texas

09728 0135



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 DAN H. DAVIDSON, 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 3rd day of June, A.D., 1986.

NOTARY SEAL

Yvonne Ann Hobbs
Notary Public in and for
the State of Texas

My Commission expires:
4-9-89

Return to:
Security Title
901 S. Wopac

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CRICHTON & ASSOCIATES
LAND SURVEYORS
1538 E. ANDERSON LANE #8
AUSTIN, TEXAS 78752
512-837-2000

EXHIBIT "A"

FIELD NOTES

FIELD NOTES FOR 20.2153 ACRES BEING LOTS 1 - 5
NORTH CAT MOUNTAIN IV LAS VENTANAS PLANNED UNIT
DEVELOPMENT AS RECORDED IN PLAT BOOK 82,
PAGE 154-157 OF THE TRAVIS COUNTY, TEXAS PLAT
RECORDS, AND LOTS 6 THRU 36 OF NORTH CAT MOUNTAIN
IV-A LAS VENTANAS TWO PLANNED UNIT DEVELOPMENT,
CITY PLAT FILE NUMBER C814-81-003.2(85) SAID TRACTS
BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING at the point of intersection of the South R.O.W. of
Valburn Drive and the West R.O.W. of Las Ventanas, said intersection
point being the Northernmost Northwest corner of this tract and the
POINT OF BEGINNING.

THENCE along the South R.O.W. of Valburn Drive with a curve
to the left of the following elements: Radius=648.0 feet,
Arc=95.30 feet, and chord which bears N. 57 deg. 41' 01" E., for a
distance of 95.22 feet to the point of intersection of the South
R.O.W. of Valburn Drive and the East R.O.W. of Las Ventanas Drive.

THENCE S. 27 deg. 50' 52" E., with the East R.O.W. of Las
Ventanas Drive 195.85 feet to a point.

THENCE with the North line of this tract, the following
two (2) courses and distances:

- 1) N. 41 deg. 30' E., 210.0 feet to a point;
- 2) N. 35 deg. 00' E., 150.0 feet to a point on the West line
of Lot 44 of said North Cat Mountain IV Las Ventanas
Planned Unit Development being the most Easterly
Northeast corner of this tract.

THENCE with the East line of this tract and the West line of
said Lot 44, the following two (2) courses and distances:

- 1) S. 42 deg. 43' E., 402.0 feet to a point;
- 2) S. 34 deg. 00' E., 560.99 feet to a point
being the Southeast corner of this tract.

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THENCE with the South line of this tract and the North line of said Lot 44 for the following three (3) courses:

- 1) S. 33 deg. 35' W., 629.39 feet to a point;
- 2) S. 64 deg. 05' W., 175.31 feet to a point;
- 3) N. 84 deg. 00' W., 210.0 feet to a point on the East line of North Cat Mountain Section III as recorded in Plat Book 82, Page 109-111 of the Travis County, Texas Plat Records, said point being the Southwest corner of this tract.

THENCE N. 26 deg. 15' 53" W. with the East line of said North Cat Mountain, Section III, also with the West line of this tract, 957.96 feet to a point being the most Westerly Northwest corner of this tract.

THENCE with the North line of this tract, the following two (2) courses and distances:

- 1) N. 63 deg. 30' E., 300.0 feet to a point;
- 2) N. 41 deg. 30' E., 20.24 feet to a point in the West R.O.W. of Las Ventanas Drive.

THENCE N. 35 deg. 46' 14" W., with the West R.O.W. of Las Ventanas Drive 215.09 feet to the POINT OF BEGINNING and containing 20.2153 acres of land, more or less.

I hereby certify that these field notes were prepared from a survey on the ground, under my supervision, and are true and correct.

WITNESS MY HAND AND SEAL THIS THE 14TH DAY OF MAY 1986



Herman Crichton

Herman W. Crichton, R.P.S. #4046

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CRICHTON & ASSOCIATES
LAND SURVEYORS
1538 E. ANDERSON LANE #8
AUSTIN, TEXAS 78752
512-837-2000

EXHIBIT "C"

1.0537 acres being lots 12 and 13 of North Cat Mountain
Phase II Section B as recorded in Plat Book 84 Pages 12B
and 12C of the Plat Records of Travis County, Texas

FILED

1986 JUN -6 AM 10:39

Donna R. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas on

JUN 6 1986



Donna R. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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