

Nancy E. Rister

Nancy E. Rister, County Clerk

2013 Feb 28 01:49 PM

Fee: \$ 144.00 Pages: 33

Williamson County Texas

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR THE PRESERVE AT MAYFIELD RANCH CONDOMINIUMS**

This First Amendment to Declaration of Condominium Regime for The Preserve at Mayfield Ranch Condominiums (the "Amendment") is made **Allen Group II, LLC**, a Mississippi limited liability company D/B/A The Preserve at Mayfield Ranch, LLC ("Declarant"), and is as follows:

RECITALS:

A. The Preserve at Mayfield Ranch Condominiums, a condominium regime (the "Regime"), located in Williamson County, Texas, was established pursuant to that certain Declaration of Condominium Regime for The Preserve at Mayfield Ranch Condominiums, recorded as Document No. 2013005392, in the Official Public Records of Williamson County, Texas (the "Declaration").

B. Pursuant to *Provision A.3.10(v)* of Appendix "A" to the Declaration, Declarant, during the Development Period, may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to subdivide, combine or reconfigure Units, or convert Units into Common Elements, in the exercise of statutory development rights.

C. Pursuant to Section 82.060 of the Texas Uniform Condominium Act, to exercise a statutory development right, Declarant must prepare, execute and record an amendment to the Declaration and record new plats and plans for that real property.

D. The "Development Period" as such term is defined in the Declaration, is a fifteen (15) year period commencing on the date the Declaration was recorded in the Official Public Records of Williamson County, Texas. The Declaration was recorded in the Official Public Records of Williamson County, Texas, on January 17, 2013; as such, the Development Period has not expired.

E. Declarant now desires to amend the Declaration to reconfigure the boundaries of Units 228, 230, 232, 234, 401, 403 and 405 in the Regime, as set forth more fully hereinbelow. Declarant is the owners of all the Units in the Regime.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Reconfiguration of Units.** In accordance with the rights reserved by the Declarant pursuant to *Provision A.3.10(v)* of Appendix "A" to the Declaration, Declarant hereby reconfigures the boundaries of Units 228, 230, 232, 234, 401, 403 and 405 in the Regime as set forth on the New Plats and Plans (as defined below).

2. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in its 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; and (ii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Common Interest/Common Expense Allocation.** The Common Interest Allocation and percentage of liability of common expenses shall remain as stated in the Declaration and shall be unaffected by this Amendment.

4. **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.

EXECUTED to be effective as of the 28 day of February, 2013.

DECLARANT:

ALLEN GROUP II, LLC, a Mississippi limited liability company
d/b/a THE PRESERVE AT MAYFIELD RANCH, LLC

By: David B. Blackburn

Printed Name: David B. Blackburn

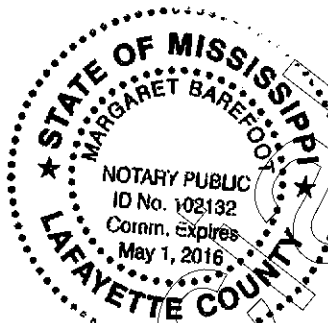
Title: Manager

THE STATE OF ~~TEXAS~~ ^{Mississippi} §

COUNTY OF Lafayette §

This instrument was acknowledged before me this 28 day of February, 2013, by David B. Blackburn, Manager of Allen Group II, LLC, a Mississippi limited liability company d/b/a The Preserve at Mayfield Ranch, LLC, on behalf of said limited liability company.

(SEAL)



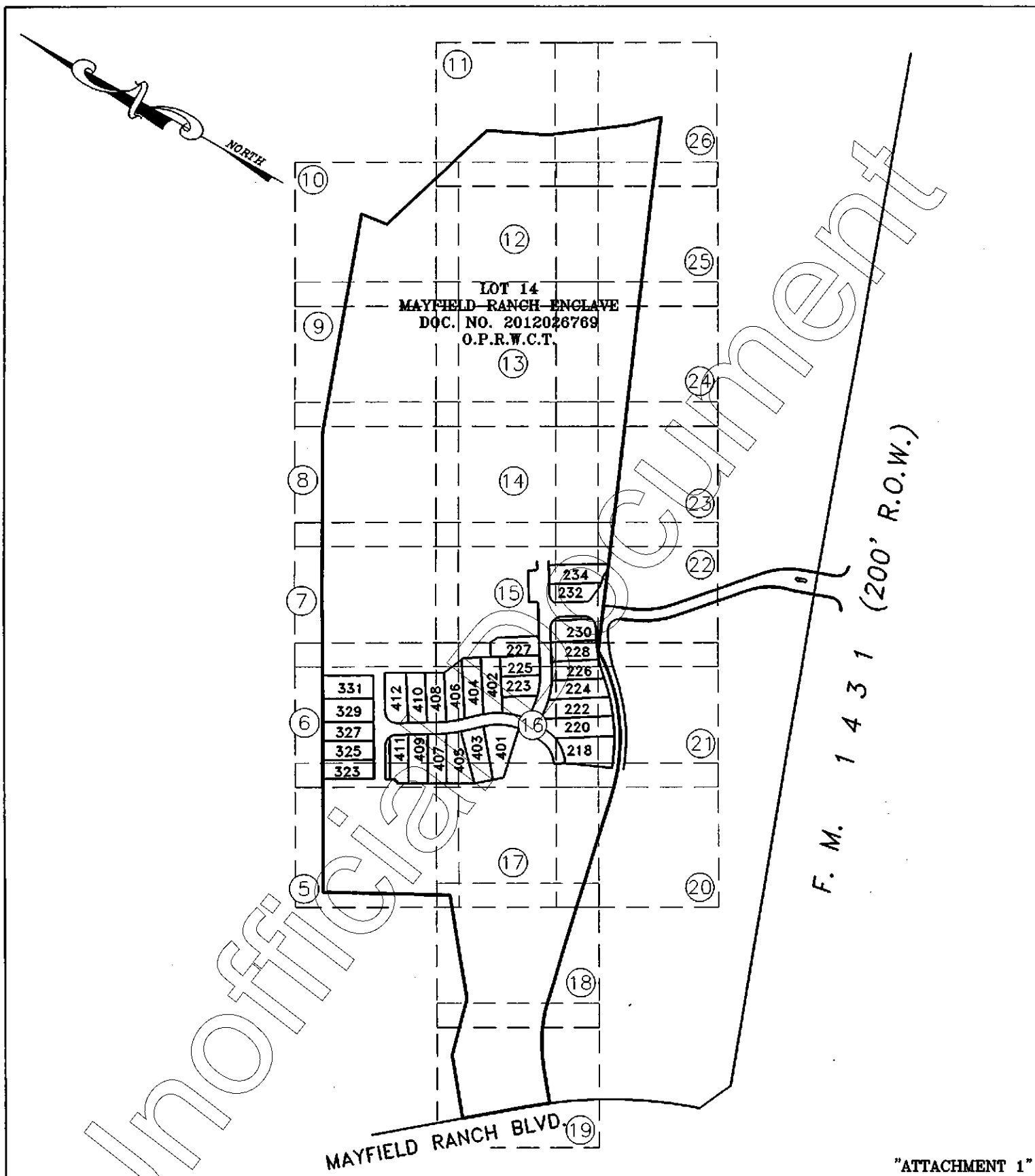
Margaret Barefoot
Notary Public Signature

EXHIBIT "A"

ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME

SEE SHEET 2 OF 26 FOR ORIGINAL CERTIFICATION

Unofficial Document



"ATTACHMENT 1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
SURVEY, ABSTRACT NUMBER 212 IN WILLIAMSON COUNTY,
TEXAS AND BEING KNOWN AS LOT 14, BLOCK A,
LOT 14 MAYFIELD RANCH ENCLAVE,
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER
2012026769 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS AS CONVEYED TO
ALLEN GROUP II, LLC BY INSTRUMENT OF RECORD IN
DOCUMENT NUMBER 2007016507 OF THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON 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.s.com

File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
1 of 26

"ATTACHMENT-1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS

Plats and Plans

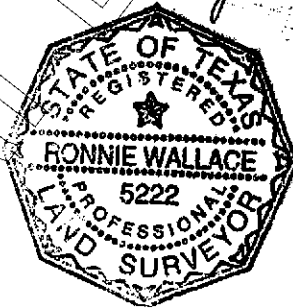
§ Certification of Surveyor §

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

Ronnie Wallace

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

Date: *20 February 2013*



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SHEET
2 of 26

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 "L.C.E." OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR PRESERVE AT MAYFIELD RANCH CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
- 2.) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
- 3.) EACH UNIT, BUILDING, LIMITED COMMON ELEMENT AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN APPENDIX "A" OF THE DECLARATION OF CONDOMINIUM REGIME FOR PRESERVE AT MAYFIELD RANCH 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, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION; (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME DESCRIBED ON THIS PLAT AS "ADDITIONAL PROPERTY WHICH MAY BE ADDED TO THE REGIME," WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS, AS PROVIDED IN SECTION 2.2 OF THE DECLARATION AND APPENDIX "A" OF THE DECLARATION; (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION; (iv) 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, AS PROVIDED IN APPENDIX "A" OF THE DECLARATION, AND (v) 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 APPENDIX "A" OF THE DECLARATION. AS PROVIDED IN APPENDIX "A" OF 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. DECLARANT RESERVES AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. AS PROVIDED IN APPENDIX "A" OF 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.

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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:\Southpark Condominiums\Draw\Southpark Condominium Regime Base	Snapshot: Sy-Condo Regime
Job No.	Scale (Hor.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
3 of 26

LEGEND

- 1/2" IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- 1/2" IRON REBAR SET W/PLASTIC CAP WHICH READS "BASELINE INC."
- △ CALCULATED POINT
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- L.C.E. LIMITED COMMON ELEMENT
- G.C.E. GENERAL COMMON ELEMENT
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ESMT. 1 PROPOSED WATERLINE EASEMENT

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Job No.	Snapshot: Sy-Condo Regime
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SHEET
4 of 26

THE VILLAGE AT MAYFIELD RANCH
PHASE FIVE
CABINET CC, SLIDES 392-393
P.R.W.C.T.
DOC. NO. 2007008682
O.P.R.W.C.T.

80

79

THE VILLAGE AT MAYFIELD RANCH
PHASE THREE
CABINET Z, SLIDE 283-285, P.R.W.C.T.
DOC. NO. 2004096299, O.P.R.W.C.T.

78
(N60°18'23"E)
N60°18'23"E

BLOCK A
77
(1017.56')
1017.56'

76

SHEET 6
SHEET 5
75

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

(N28°17'59"W) (281.59')
N28°17'59"W 281.59'

N29°14'37"W
12.82'

UNIT
323

42.00'

N60°14'4"
N

M. 90°18'23"E
64.28'

L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1

24.93'

42.00'

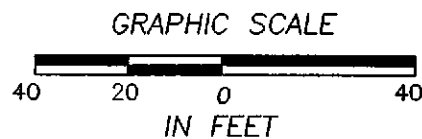
N29°42'48"W

42.00'

172.18'

42.00'

6



GRAPHIC SCALE
1"=40'
"ATTACHMENT-1"

SEE TABLES I & II
FOR CURVE & LINE
TABLES

SHEET 5
SHEET 17

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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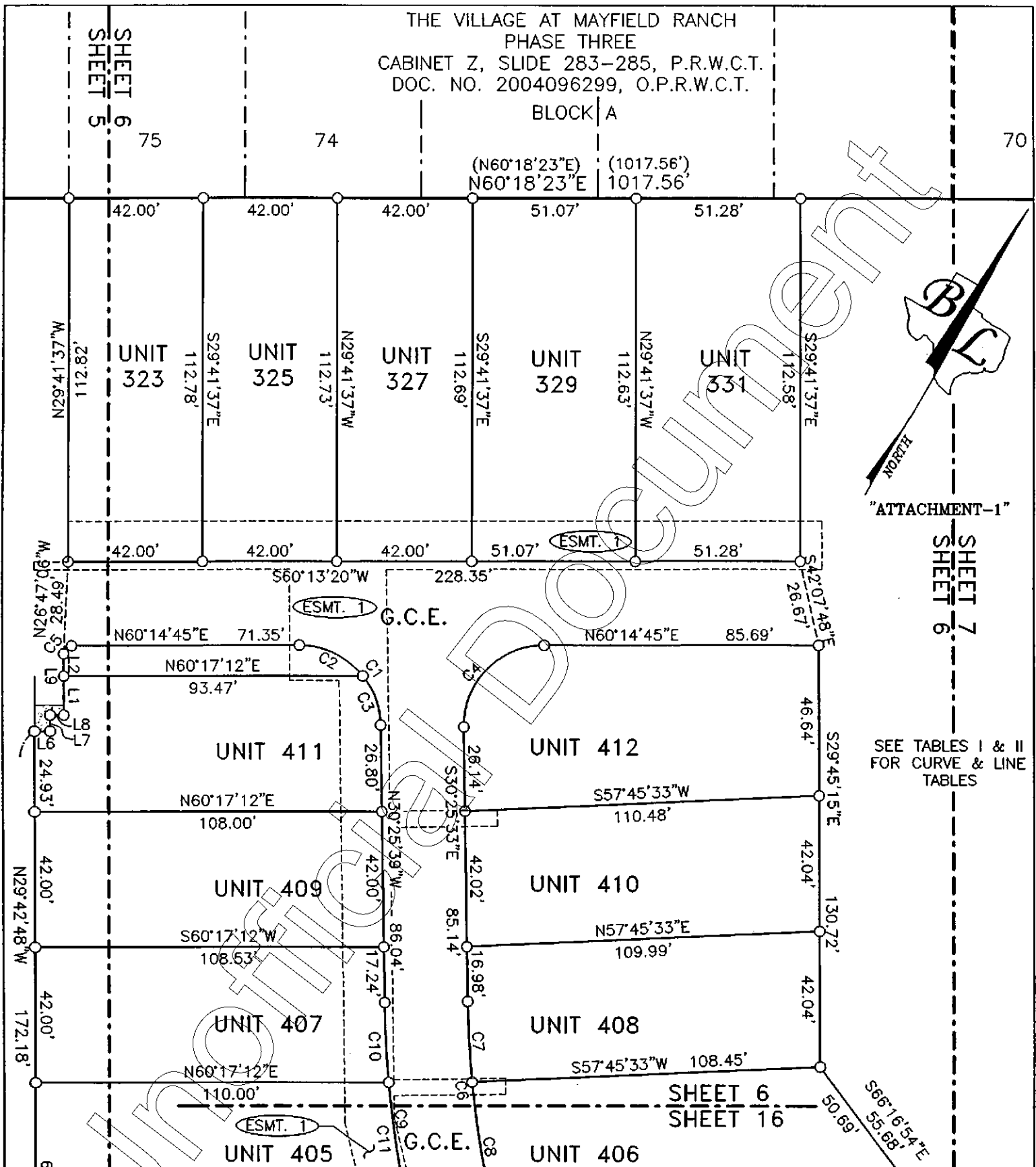
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE		
Job No.	Snapshot: Sy-Condo Regime	
Scale (Hor.):	Scale (Vert.):	
Date: 02/20/13	Checked By: JSL	Drawn By: RLW

SHEET
5 of 26

THE VILLAGE AT MAYFIELD RANCH
PHASE THREE
CABINET Z, SLIDE 283-285, P.R.W.C.T.
DOC. NO. 2004096299, O.P.R.W.C.T.

BLOCK A



"ATTACHMENT-1"

SHEET 7
SHEET 6

SEE TABLES I & II
FOR CURVE & LINE
TABLES

SHEET 6
SHEET 16

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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SHEET
6 of 26

THE VILLAGE AT MAYFIELD RANCH
PHASE THREE
CABINET Z, SLIDE 283-285, P.R.W.C.T.
DOC. NO. 2004096299, O.P.R.W.C.T.

BLOCK A

70

69

68

67

66

(N60°18'23"E) (1017.56')
N60°18'23"E 1017.56'

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

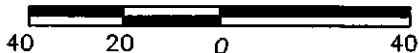
"ATTACHMENT-1"

SHEET 7
SHEET 6

SHEET 8
SHEET 7

SEE TABLES I & II
FOR CURVE & LINE
TABLES

GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

SHEET 7
SHEET 15

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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SHEET
7 of 26

THE VILLAGE AT MAYFIELD RANCH
PHASE THREE
CABINET Z, SLIDE 283-285, P.R.W.C.T.
DOC. NO. 2004096299, O.P.R.W.C.T.
BLOCK A

66

65

64

63

62

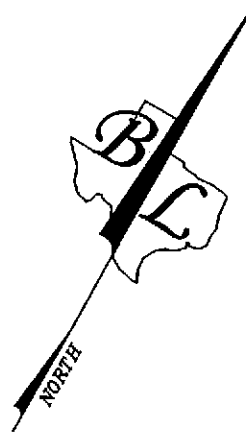
61

(N60°18'23"E) (1017.56')
N60°18'23"E 1017.56'

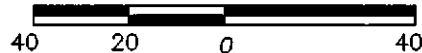
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O.P.R.W.C.T.

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SUBJECT TO
DEVELOPMENT RIGHTS



GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

SHEET 8
SHEET 14

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SHEET
8 of 26

THE VILLAGE AT MAYFIELD RANCH
PHASE TWO-A
CAB. Z, SLIDE 87
P.R.W.C.T.
DOC. NO. 2004068703
O.P.R.W.C.T.

58

61

60

(N70°24'00"E) 59
N70°24'00"E (493.55')
493.55'

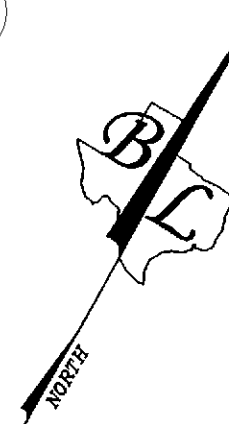
LOT 14
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DOC. NO. 2012026769
O.P.R.W.C.T.

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DOC. NO. 2007016507
O.P.R.W.C.T.

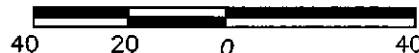
SUBJECT TO
DEVELOPMENT RIGHTS

SHEET 9
SHEET 8

SHEET 10
SHEET 9



GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

SHEET 9
SHEET 13

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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SHEET
9 of 26

"ATTACHMENT-1"

PRESERVE AT STONE OAK
PHASE ONE, SECTION TWO
CAB. R, SLIDE 325
P.R.W.C.T.

BLOCK A

GRAPHIC SCALE

40 20 0 40
IN FEET

GRAPHIC SCALE
1"=40'

(N70°24'00"E) 61
N70°24'00"E (493.55')
493.55'

ULTIMATE 1% ANNUAL CHANCE
FLOODPLAIN

ULTIMATE 4%
ANNUAL CHANCE
FLOODPLAIN

DRAINAGE &
STORM SEWER EASEMENT
HEREBY DEDICATED

PRESERVE AT STONE OAK
PHASE ONE, SECTION TWO
DOC. NO. 199974769
O.P.R.W.C.T.
CAB. R, SLIDE 325
P.R.W.C.T.
BLOCK C

2

ULTIMATE 1% ANNUAL CHANCE
FLOODPLAIN

(S72°49'54"E)
S72°52'12"E
(304.53')
304.48'

ULTIMATE 4%
ANNUAL CHANCE
FLOODPLAIN

CITY OF ROUND ROCK, TEXAS
WASTEWATER EASEMENT
DOC. NO. 2003080610
O.P.R.W.C.T.

SHEET 10
SHEET 12

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
SURVEY, ABSTRACT NUMBER 212 IN WILLIAMSON COUNTY,
TEXAS AND BEING KNOWN AS LOT 14, BLOCK A,
LOT 14 MAYFIELD RANCH ENCLAVE,
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER
2012026769 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS AS CONVEYED TO
ALLEN GROUP II, LLC BY INSTRUMENT OF RECORD IN
DOCUMENT NUMBER 2007016507 OF THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON 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.s.com

File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	Snapshot: 5y-Condo Regime
Job No.	Scale (Vert.):
Scale (Hor.):	Date: 02/20/13
Checked By: JSL	Drawn By: RLW

SHEET
10 of 26

"ATTACHMENT-1"

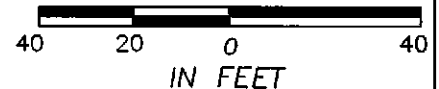
PRESERVE AT STONE OAK
PHASE ONE, SECTION TWO
DOC. NO. 199974769
O.P.R.W.C.T.
CAB. R, SLIDE 325
P.R.W.C.T.

OPEN SPACE/DRAINAGE EASEMENT/P.U.E.

ULTIMATE 1% ANNUAL CHANCE
FLOODPLAIN

ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN

GRAPHIC SCALE



GRAPHIC SCALE
1"=40'

DRAINAGE &
STORM SEWER
EASEMENT
(PER PLAT)
DOC. NO.
2012026769
O.P.R.W.C.T.

STONE OAK AT ROUND ROCK
SECTION I AMENDED
CAB. M, SLIDE 354
P.R.W.C.T.

BLOCK G
LOT 26

GREENBELT
DRAINAGE & P.U.E.

STONE OAK AT ROUND ROCK
SECTION I AMENDED
CAB. M, SLIDE 354
P.R.W.C.T.

BLOCK G

22

SHEET 11
SHEET 26

SHEET 11
SHEET 12

(S25°31'53"E)
S25°32'07"E

(133.95')
133.95'

(S36°34'12"E)
S36°34'31"E

(191.41')
191.36'

ULTIMATE 1%
ANNUAL CHANCE
FLOODPLAIN

ULTIMATE 4%
ANNUAL CHANCE
FLOODPLAIN

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65/ACRES OF LAND OUT OF THE EPHRAIM EVANS
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ron-baseline@austin.rr.com

File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE

Job No.

Snapshot: Sy-Condo Regime

Scale (Hor.):

Scale (Vert.):

Date: 02/20/13

Checked By: JSL

Drawn By: RLW

SHEET
11 of 26

SHEET 10
SHEET 12

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

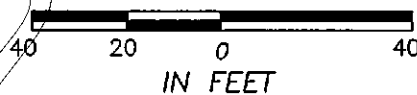
SUBJECT TO
DEVELOPMENT RIGHTS

SHEET 12
SHEET 13

SHEET 11
SHEET 12

*Ephraim Evans Survey
Abstract No. 212*

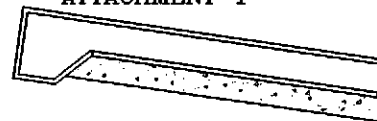
GRAPHIC SCALE



GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"



SHEET 12
SHEET 25

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
12 of 26

SHEET 9
SHEET 13

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

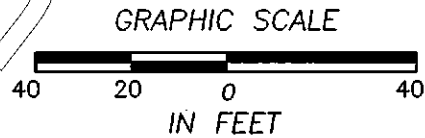
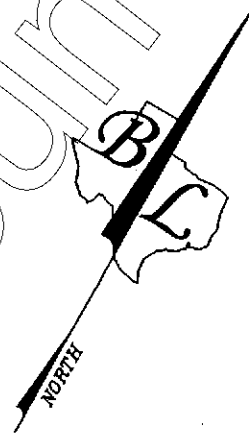
ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

SHEET 13
SHEET 14

SHEET 12
SHEET 13

*Ephraim Evans Survey
Abstract No. 212*



GRAPHIC SCALE
1"=40'
"ATTACHMENT-1"

SHEET 13
SHEET 24

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Drawg\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
13 of 26

SHEET 8
SHEET 14

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

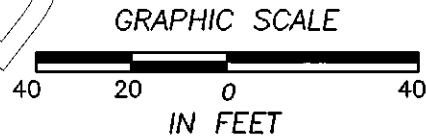
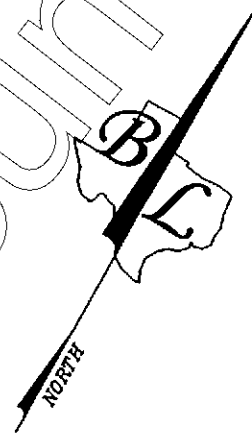
ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

SHEET 13
SHEET 14

SHEET 14
SHEET 15

*Ephraim Evans Survey
Abstract No. 212*



GRAPHIC SCALE
1"=40'
"ATTACHMENT-1"

SHEET 14
SHEET 23

SUBJECT TO
DEVELOPMENT RIGHTS

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE		
Job No.	Snapshot: Sy-Condo Regime	
Scale (Hor.):	Scale (Vert.):	
Date: 02/20/13	Checked By: JSL	Drawn By: RLW

SHEET
14 of 26

SHEET 7
SHEET 15

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

"ATTACHMENT-1"

SEE TABLES I & II
FOR CURVE & LINE
TABLES

GRAPHIC SCALE

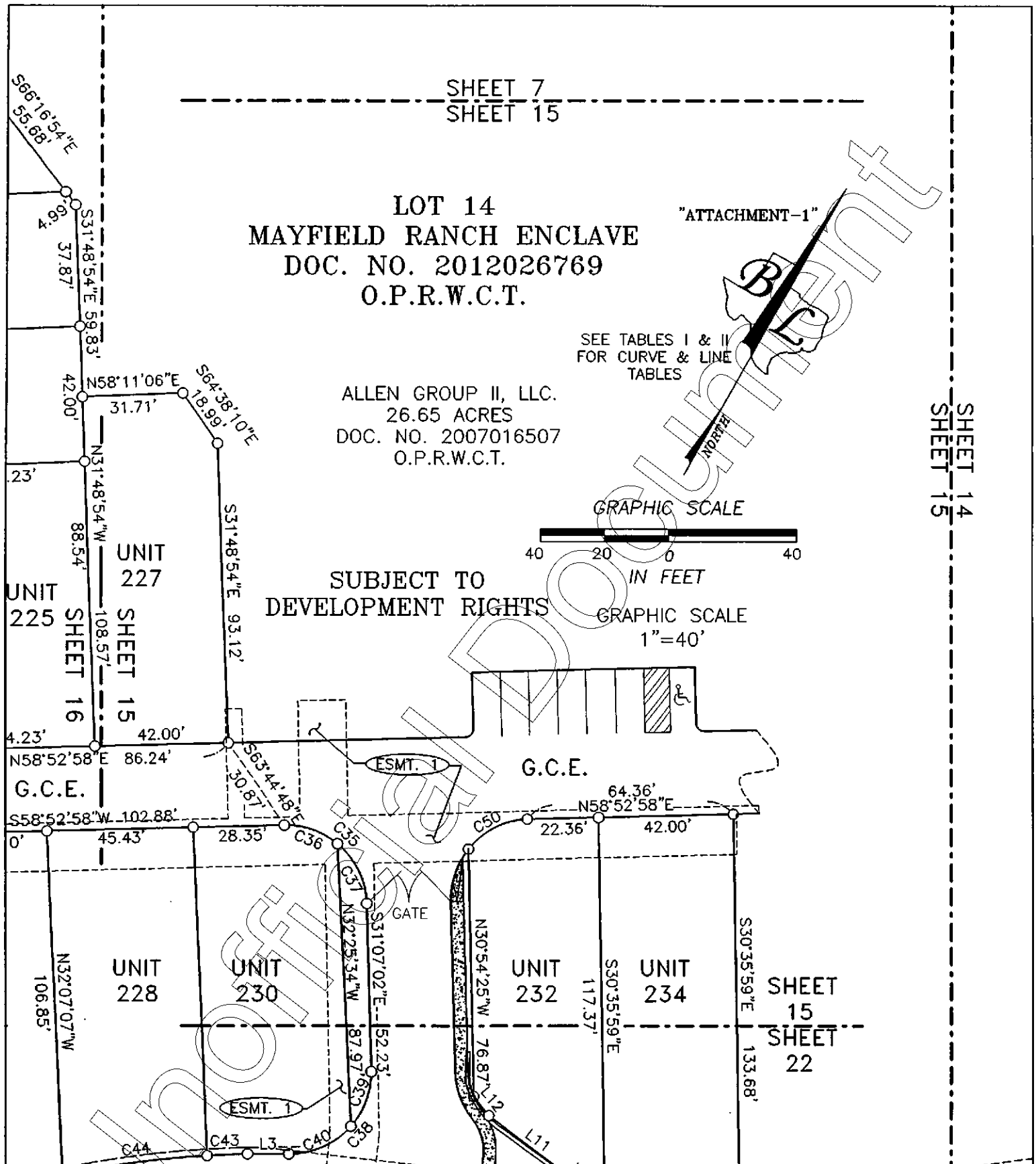
40 20 0 40

IN FEET

GRAPHIC SCALE

1"=40'

SUBJECT TO
DEVELOPMENT RIGHTS



SHEET 14
SHEET 15

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
15 of 26

SHEET 5
SHEET 17

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.



GRAPHIC SCALE
1"=40'
"ATTACHMENT-1"

SEE TABLES I & II
FOR CURVE & LINE
TABLES

SHEET 16
SHEET 17

SUBJECT TO
DEVELOPMENT RIGHTS

PRIVATE ACCESS EASEMENT
DOC. NO. _____
O.P.R.W.C.T.

SHEET 17
SHEET 20

S77°45'24"W
(S77°45'24"W)
477.62'
(477.62')

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL Drawn By: RLW

SHEET
17 of 26

MAYFIELD RANCH ENCLAVE PHASE 1
CAB. CC, SL. 13-14 P.R.W.C.T.
DOC. NO. 2006050832 O.P.R.W.C.T.

(129.70')
129.70'

5
(N50°57'26"E)
N50°57'26"E

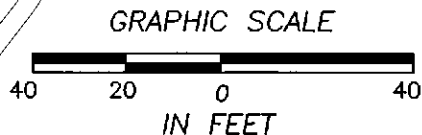
(233.04')
233.04'

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

PRIVATE ACCESS EASEMENT
DOC. NO. _____
O.P.R.W.C.T.



GRAPHIC SCALE
1"=40'
"ATTACHMENT-1"

SHEET 17
SHEET 18

S77°45'24"W
(S77°45'24"W)

477.62'
(477.62')

BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

NOT PART OF THIS
REGIME

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
SURVEY, ABSTRACT NUMBER 212 IN WILLIAMSON COUNTY,
TEXAS AND BEING KNOWN AS LOT 14, BLOCK A,
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
18 of 26

MAYFIELD RANCH ENCLAVE PHASE 1
CAB. CC, SL. 13-14 P.R.W.C.T.
DOC. NO. 2006050832 O.P.R.W.C.T.

1
(N50°29'39"E)
N50°29'39"E
(141.79')
141.79'

3
(N75°29'35"E)
N75°29'35"E
(129.70')
129.70'

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

MAYFIELD RANCH BOULEVARD
(64.00' R.O.W.)

142.85'
S39°57'43"E
(S39°57'41"E)

CITY OF ROUND ROCK, TEXAS
SIDEWALK EASEMENT
DOC. NO. 2003022821
O.P.R.W.C.T.

PRIVATE ACCESS EASEMENT
DOC. NO. _____
O.P.R.W.C.T.

ESMT. 1

S50°56'52"W
(S50°56'52"W)
82.61'
(82.61')

BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

NOT PART OF THIS
REGIME

*Ephraim Evans Survey
Abstract No. 212*

SHEET 18
SHEET 19

GRAPHIC SCALE

40 20 0 40

IN FEET

GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE

Job No.

Snapshot: Sy-Condo Regime

Scale (Hor.):

Scale (Vert.):

Date: 02/20/13

Checked By: JSL

Drawn By: RLW

SHEET

19 of 26

M. 92.103

N23°35'33"W 104.13'

PRIVATE ACCESS EASEMENT
DOC. NO. _____
O.P.R.W.C.T.

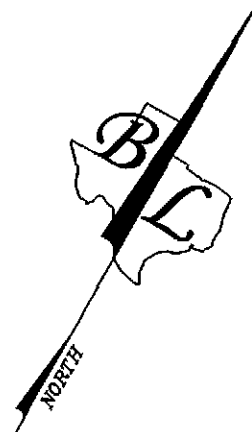
SHEET 17
SHEET 20

S77°45'24"W
(S77°45'24"W)
477.62'
(477.62')

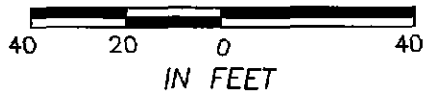
BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

SHEET 21
SHEET 20

NOT PART OF THIS
REGIME



GRAPHIC SCALE



GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

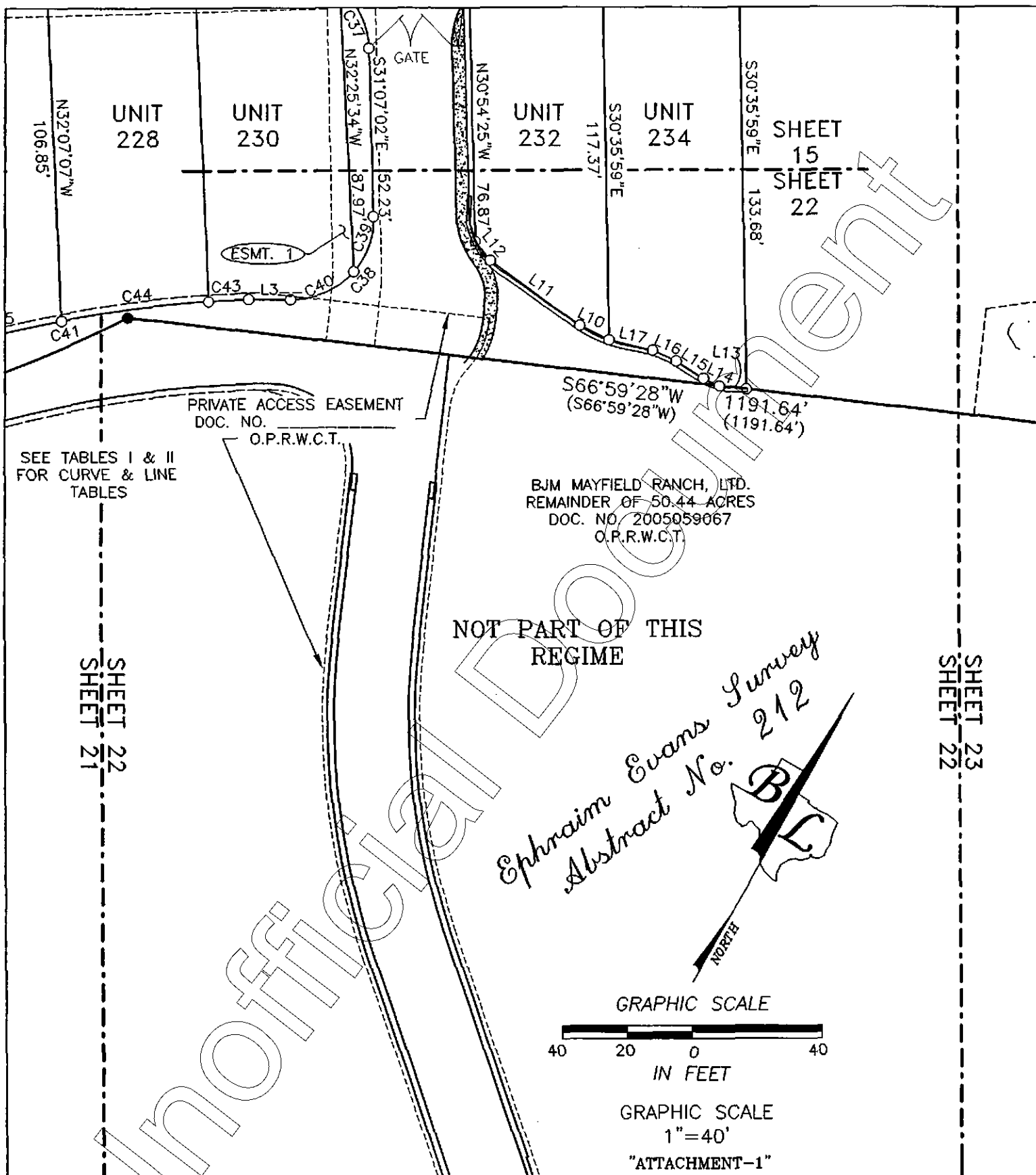
*Ephraim Evans Survey
Abstract No. 212*

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File: S:\Mayfield\Preserve at Mayfield Ranch\Drawings\Preserve at Mayfield Ranch CONDO BASE		
Job No.	Snapshot: Sy-Condo Regime	
Scale (Hor.):	Scale (Vert.):	
Date: 02/20/13	Checked By: JSL	Drawn By: RLW

SHEET
20 of 26



PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	Snapshot: Sy-Condo Regime
Job No.	Scale (Hor.):
Date: 02/20/13	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET
22 of 26

SHEET 14
SHEET 23

SUBJECT TO
DEVELOPMENT RIGHTS

DRAINAGE &
STORM SEWER EASEMENT
(PER PLAT)
DOC. NO. 2012026769
O.P.R.W.C.T.

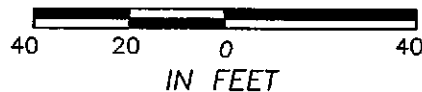
BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

S66°59'28"W
(S66°59'28"W) 1191.64'
(1191.64')

NOT PART OF THIS
REGIME



GRAPHIC SCALE



GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE

Job No.

Snapshot: Sy-Condo Regime

Scale (Hor.):

Scale (Vert.):

Date: 02/20/13

Checked By: JSL

Drawn By: RLW

SHEET
23 of 26

SHEET 13
SHEET 24

LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT
RIGHTS

DRAINAGE &
STORM SEWER EASEMENT
(PER PLAT)
DOC. NO. 2012026769
O.P.R.W.C.T.

S66°59'28"W
(S66°59'28"W)

1191.64'
(1191.64')

ULTIMATE 4% ANNUAL CHANCE
FLOODPLAIN

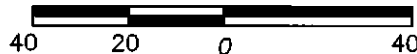
ULTIMATE 1% ANNUAL CHANCE
FLOODPLAIN

NOT PART OF THIS
REGIME

BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

"ATTACHMENT-1"

GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
SURVEY, ABSTRACT NUMBER 212 IN WILLIAMSON COUNTY,
TEXAS AND BEING KNOWN AS LOT 14, BLOCK A,
LOT 14 MAYFIELD RANCH ENCLAVE,
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER
2012026769 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS AS CONVEYED TO
ALLEN GROUP II, LLC BY INSTRUMENT OF RECORD IN
DOCUMENT NUMBER 2007016507 OF THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON 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.tx.com

File: S:\Mayfield\Preserve at Mayfield Ranch\Drawings\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
24 of 26

SHEET 12
SHEET 25

**LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.**

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

DRAINAGE &
STORM SEWER EASEMENT
(PER PLAT)
DOC. NO. 2012026769
O.P.R.W.C.T.

"ATTACHMENT-1"

SUBJECT TO
DEVELOPMENT RIGHTS

S66°59'28"W
(S66°59'28"W)

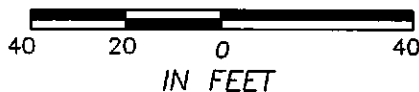
1191.64'
(1191.64')

PROPOSED
20' WASTEWATER LINE
EASEMENT

BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

NOT PART OF THIS
REGIME

GRAPHIC SCALE



GRAPHIC SCALE

1"=40'

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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE

Job No.

Snapshot: Sy-Condo Regime

Scale (Hor.):

Scale (Vert.):

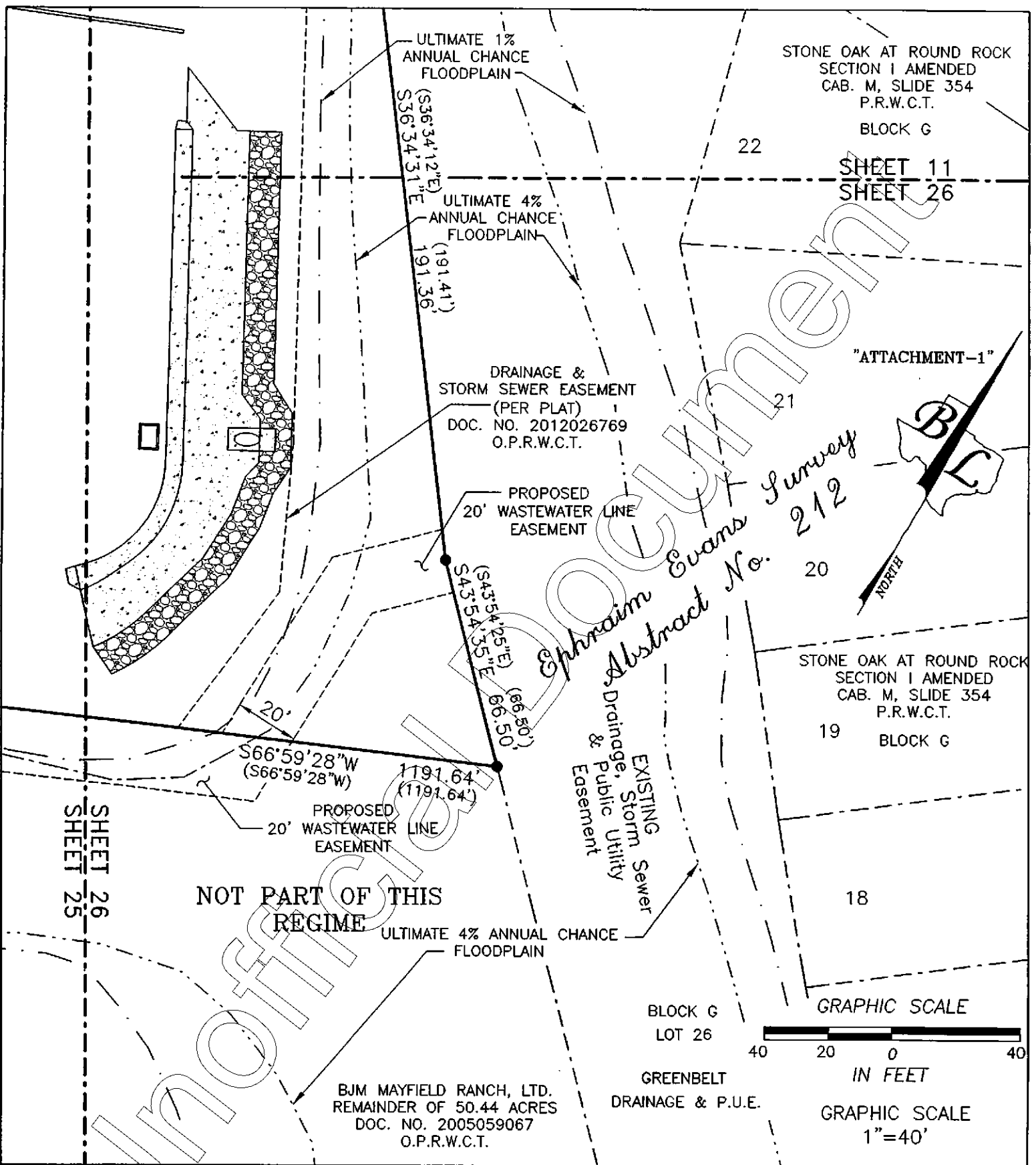
Date: 02/20/13

Checked By: JSL

Drawn By: RLW

SHEET

25 of 26



PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
SURVEY, ABSTRACT NUMBER 212 IN WILLIAMSON COUNTY,
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File: S:\Mayfield\Preserve at Mayfield Ranch\Drawings\Preserve at Mayfield Ranch CONDO BASE	Snapshot: Sy-Condo Regime
Job No.	Scale (Hor.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

SHEET
26 of 26

TABLE I-CURVES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	38.98'	89°19'36"	N75°05'27"W	35.15'
C2	25.00'	22.55'	51°41'07"	S86°05'18"W	21.80'
C3	25.00'	16.42'	37°38'29"	N49°14'54"W	16.13'
C4	25.00'	39.56'	90°40'19"	S14°54'36"W	35.56'
C5	2.50'	3.93'	90°00'00"	S15°14'45"W	3.54'
C6	300.00'	65.64'	12°32'07"	S36°41'37"E	65.50'
C7	300.00'	25.04'	4°46'56"	S32°49'01"E	25.03'
C8	300.00'	40.60'	7°45'12"	S39°05'05"E	40.57'
C9	326.00'	71.31'	12°32'02"	S36°41'40"E	71.17'
C10	326.00'	24.80'	4°21'30"	S32°36'24"E	24.79'
C11	326.00'	33.59'	5°54'14"	S37°44'16"E	33.58'
C12	326.00'	12.92'	2°16'17"	S41°49'32"E	12.92'
C13	140.00'	80.05'	32°45'33"	N26°34'54"W	78.96'
C14	166.00'	85.15'	29°23'24"	N28°15'59"W	84.22'
C15	166.00'	36.79'	12°41'49"	N19°55'12"W	36.71'
C16	166.00'	42.12'	14°32'21"	N33°32'17"W	42.01'
C17	166.00'	6.24'	2°09'13"	N41°53'04"W	6.24'
C18	140.00'	120.43'	49°17'19"	N18°19'01"W	116.76'
C19	155.00'	81.42'	30°05'52"	N73°55'53"E	80.49'
C20	155.00'	46.15'	17°03'30"	N67°24'42"E	45.98'
C21	155.00'	35.28'	13°02'22"	N82°27'38"E	35.20'
C22	25.00'	33.79'	77°26'54"	S52°17'44"E	31.28'
C23	140.00'	40.39'	16°31'46"	N01°56'15"W	40.25'
C24	65.00'	56.66'	49°56'48"	N31°18'02"E	54.89'
C25	91.00'	80.05'	50°24'16"	N31°31'46"E	77.50'
C26	91.00'	59.73'	37°36'20"	N37°55'45"E	58.66'
C27	91.00'	20.33'	12°47'56"	N12°43'36"E	20.29'
C28	25.00'	35.86'	82°10'49"	S47°25'03"W	32.86'
C29	25.00'	27.41'	62°48'34"	S37°43'55"W	26.05'
C30	25.00'	8.45'	19°22'15"	S78°49'20"W	8.41'
C31	181.00'	93.59'	29°37'30"	N73°41'42"E	92.55'
C32	181.00'	37.64'	11°54'55"	N82°33'00"E	37.57'
C33	181.00'	43.02'	13°37'09"	N69°46'58"E	42.92'
C34	181.00'	12.92'	4°05'26"	N60°55'40"E	12.92'
C35	25.00'	39.27'	90°00'00"	N76°07'02"W	35.36'
C36	25.00'	17.90'	41°00'47"	S79°23'21"W	17.52'
C37	25.00'	21.37'	48°59'13"	N55°36'39"W	20.73'
C38	25.09'	40.32'	92°04'32"	N15°08'10"E	36.12'
C39	24.74'	18.52'	42°52'53"	N09°46'14"W	18.09'
C40	24.62'	21.84'	50°50'09"	N36°16'02"E	21.13'
C41	326.00'	101.07'	17°45'50"	S50°13'34"W	100.67'
C42	408.14'	201.30'	28°15'34"	N55°28'26"E	199.27'
C43	326.00'	12.50'	2°11'50"	S58°00'34"W	12.50'
C44	326.00'	45.63'	8°01'10"	S52°54'04"W	45.59'
C45	326.00'	42.94'	7°32'50"	S45°07'04"W	42.91'
C46	408.14'	43.21'	6°03'57"	N44°23'57"E	43.19'
C47	408.14'	42.38'	5°56'57"	N50°24'24"E	42.36'
C48	408.14'	44.42'	6°14'11"	N56°29'59"E	44.40'
C49	408.14'	71.13'	9°59'09"	N64°36'39"E	71.04'
C50	25.00'	21.63'	49°35'01"	S34°05'27"W	20.97'

"ATTACHMENT 1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rr.com

File: S:\Southpark Condominiums\Draw\Southpark Condominium Regime Base

Job No.

Snapshot: Sy-Condo Regime

Scale (Hor.):

Scale (Vert.):

Date: 02/20/13

Checked By: JSL

Drawn By: RLW

SHEET
TABLE I

TABLE I-CURVES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C51	408.14'	0.16'	0°01'19"	N41°21'19"E	0.16'

"ATTACHMENT 1"

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File: S:\Southpark Condominiums\Draw\Southpark Condominium Regime Base	Snapshot: Sy-Condo Regime
Job No.	Scale (Hor.):
Date: 02/20/13	Checked By: JSL
Drawn By: RLW	

**SHEET
TABLE I**

TABLE II-LINES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°45'15"W	12.07'
L2	N29°45'15"W	6.93'
L3	S60°14'56"W	12.98'
L4	N06°19'38"E	9.05'
L5	N06°19'38"E	19.19'
L6	N60°14'45"E	4.61'
L7	N29°45'15"W	5.00'
L8	N60°14'45"E	4.20'
L9	N29°45'15"W	19.00'
L10	S86°22'52"W	10.17'
L11	N83°23'49"W	34.08'
L12	N68°08'07"W	7.71'
L13	S66°59'28"W	8.28'
L14	S86°06'28"W	5.49'
L15	N86°53'30"W	9.80'
L16	S84°38'36"W	8.02'
L17	S73°58'31"W	13.92'

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File: S:\Southpark Condominiums\Draw\Southpark Condominium Regime Base	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 02/20/13	Checked By: JSL Drawn By: RLW

SHEET
TABLE II

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Ave., Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com



**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR THE PRESERVE AT MAYFIELD RANCH
CONDOMINIUMS**

(A Residential Condominium in Williamson County, Texas)

**Declarant: ALLEN GROUP II, LLC, a Mississippi limited liability company D/B/A THE PRESERVE
AT MAYFIELD RANCH, LLC**

**Cross Reference to Declaration of Condominium Regime for The Preserve at Mayfield Ranch
Condominiums, recorded as Document No. 2013005392, in the Official Public Records of Williamson
County, Texas.**