

Nancy E. Rister

Nancy E. Rister, County Clerk

2013 Apr 25 10:57 AM

Fee: \$ 148.00 Pages: 34

Williamson County Texas

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

This Second 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, and amended by that certain First Amendment to Declaration of Condominium Regime for the Preserve at Mayfield Ranch Condominiums, recorded as Document No. 2013018165, in the Official Public Records of Williamson County, Texas (the "Declaration").

B. Pursuant to *Provision A.3.10 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 create, subdivide, combine or reconfigure Units, General Common Elements and Limited Common Elements within the Property, 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. In accordance with Provision A.3.8 of Appendix "A" to the Declaration, Declarant has reserved the right, during the Development Period, to create Units, General Common Elements, and Limited Common Elements within the Property. 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 desires to amend the Declaration for the purpose of creating thirty-eight (38) additional Units. The total number of Units within the Regime after giving effect to this Amendment is equal to sixty-seven (67). Declarant has reserved the right in the Declaration to create a total of two hundred and sixty (260) Units.

F. This amendment is also promulgated for the purposes of reconfiguring the boundaries of Unit No. 232 of the Regime. Declarant is the owner of Unit 232.

NOW THEREFORE, the Declaration is hereby amended as follows:

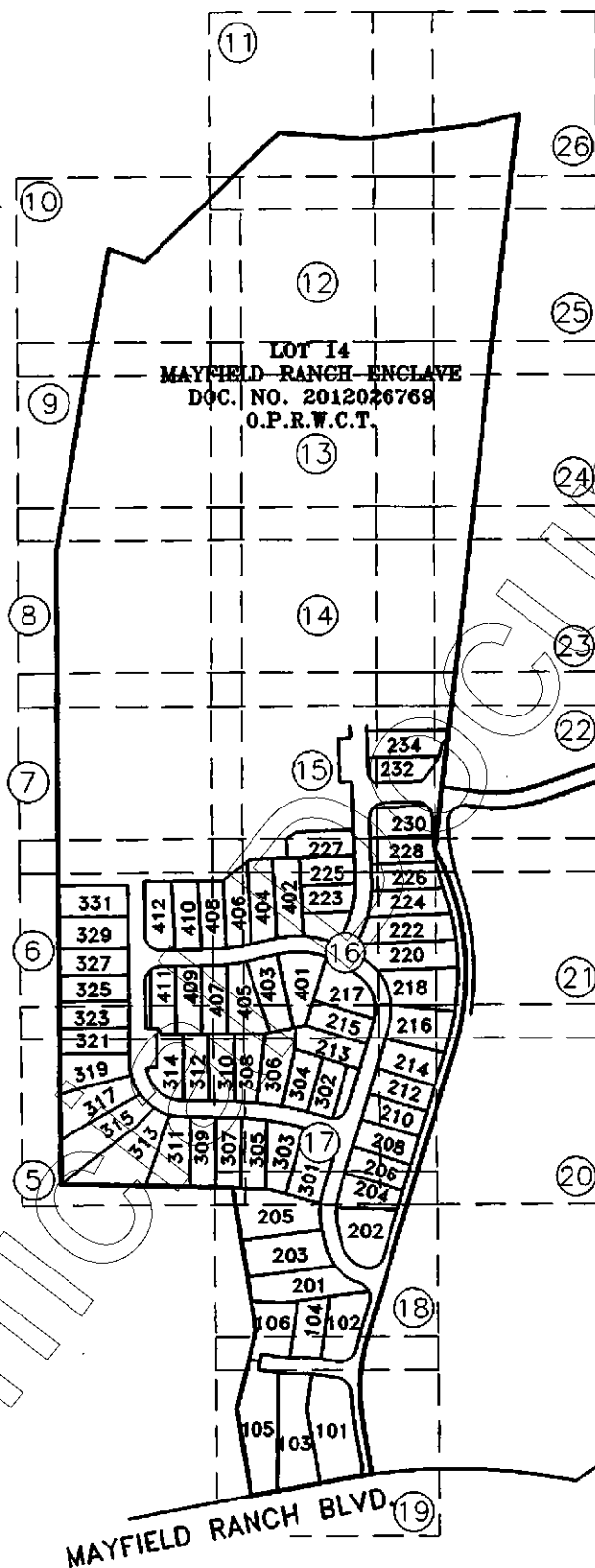
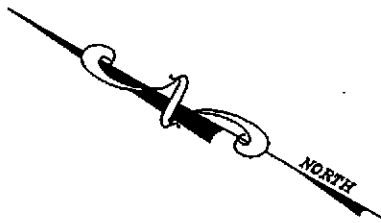
1. **Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to Section 5.1 of the Declaration and Appendix "A" attached thereto, Declarant hereby creates thirty-eight (38) Units, which are designated as Unit Nos. 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 208,

EXHIBIT "A"

ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME

SEE SHEET 2 OF 26 FOR ORIGINAL CERTIFICATION

Unofficial Document



F. M. 1 4 3 1 (200' R.O.W.)

"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
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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\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 04/18/13	Checked By: JSL
	Drawn By: RLW

SHEET

1 of 26

"ATTACHMENT-1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS

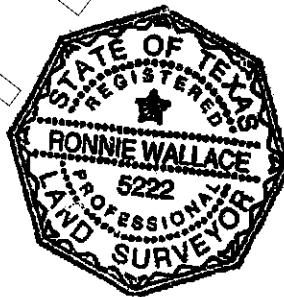
Plats and Plans

§ 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: 18 April 2013



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SHEET
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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 "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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AUSTIN, TEXAS 78757

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File: S:\Southpark Condominiums\Draw\Southpark Condominium Regime Base		
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Scale (Hor.):	Scale (Vert.):	
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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 WATERLINE EASEMENT—DOC. NO. 2013010507, O.P.R.W.C.T.
- ESMT. 2 WATERLINE EASEMENT—DOC. NO. 2013009696, O.P.R.W.C.T.

*WHERE UNIT CORNER FALLS ON CURBING, A CHISELED "X" IS SET

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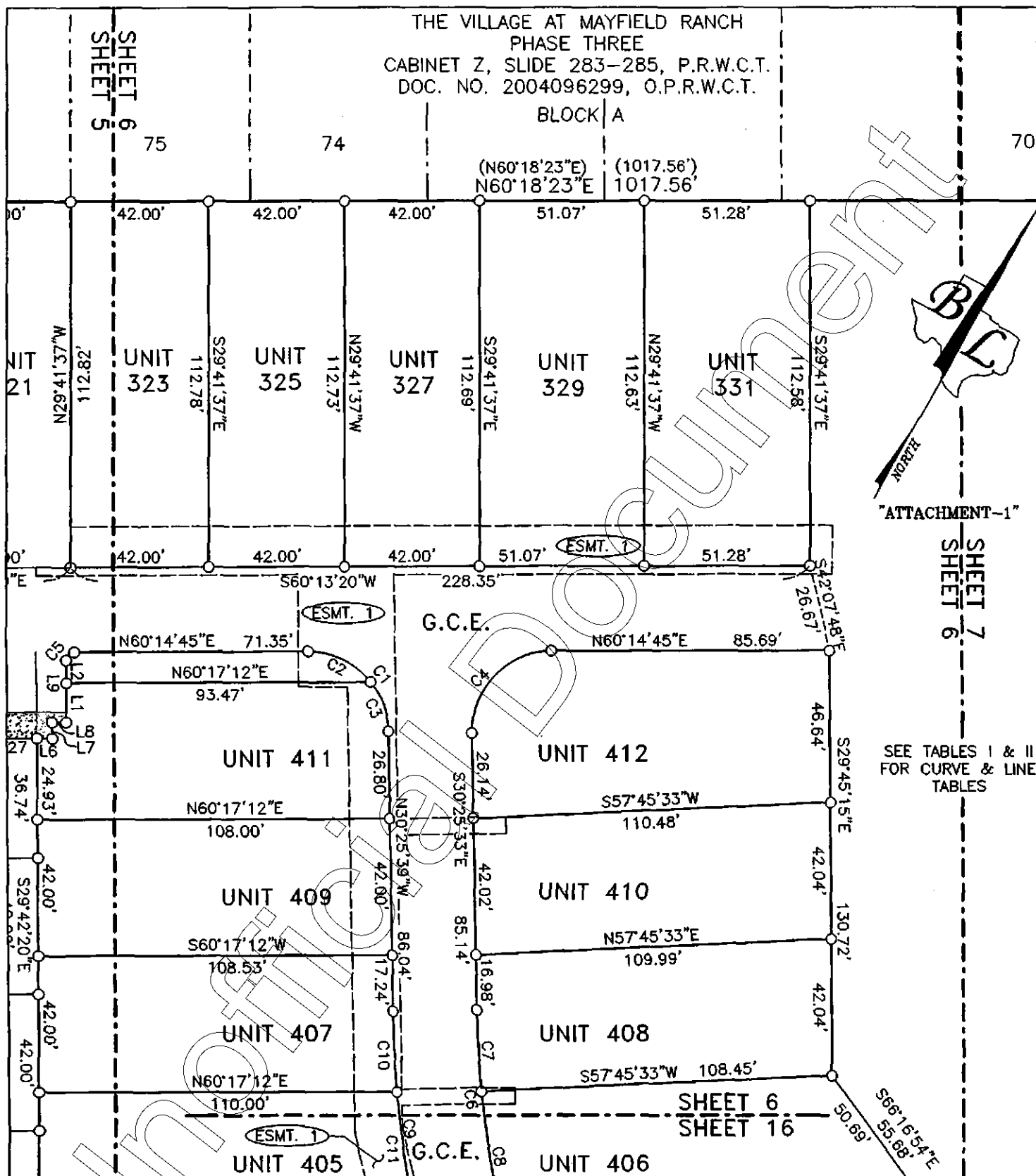
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SHEET
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THE VILLAGE AT MAYFIELD RANCH
PHASE THREE
CABINET Z, SLIDE 283-285, P.R.W.C.T.
DOC. NO. 2004096299, O.P.R.W.C.T.

BLOCK A



"ATTACHMENT-1"

SHEET 7
SHEET 6

SEE TABLES I & II
FOR CURVE & LINE
TABLES

SHEET 6
SHEET 16

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SHEET
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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

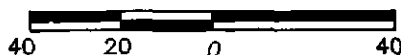
"ATTACHMENT-1"

SHEET 7
SHEET 6

SEE TABLES I & II
FOR CURVE & LINE
TABLES

SHEET 8
SHEET 7

GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

SHEET 7
SHEET 15

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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Date: 04/18/13 Checked By: JSL Drawn By: RLW

SHEET

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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'

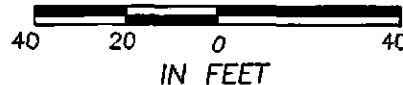
LOT 14
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

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

SUBJECT TO
DEVELOPMENT RIGHTS



GRAPHIC SCALE



GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

SHEET 8
SHEET 14

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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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
MAYFIELD RANCH ENCLAVE
DOC. NO. 2012026769
O.P.R.W.C.T.

ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
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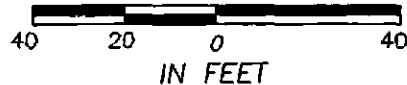
SUBJECT TO
DEVELOPMENT RIGHTS

SHEET 9
SHEET 8

SHEET 10
SHEET 9



GRAPHIC SCALE



GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

SHEET 9
SHEET 13

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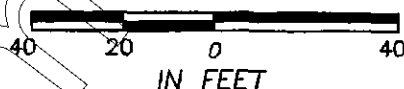
SHEET
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"ATTACHMENT-1"

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

BLOCK A

GRAPHIC SCALE



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

(S07°51'00"E)
(S07°51'52"E) 61.03'
(61.03')
(S72°49'54"E)
S72°52'12"E
(304.53')
304.48'

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

ULTIMATE 4%
ANNUAL CHANCE
FLOODPLAIN

SHEET 10
SHEET 12

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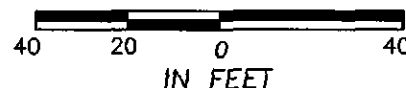
PRESERVE AT STONE OAK
PHASE ONE, SECTION TWO
DOC. NO. 199974769
O.P.R.W.C.T.
CAB. R, SLIDE 325
P.R.W.C.T.

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

ULTIMATE 1%
ANNUAL CHANCE
FLOODPLAIN

ULTIMATE 4%
ANNUAL CHANCE
FLOODPLAIN

SHEET 11
SHEET 26

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SHEET
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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.

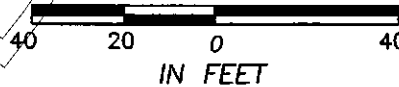
SUBJECT TO
DEVELOPMENT RIGHTS

SHEET 12
SHEET 13

SHEET 11
SHEET 12

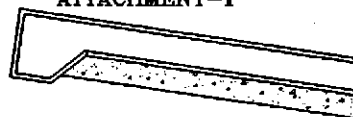
*Ephraim Evans Survey
Abstract No. 212*

GRAPHIC SCALE



GRAPHIC SCALE
1"=40'

"ATTACHMENT-1"



SHEET 12
SHEET 25

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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.rr.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: 04/18/13	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.

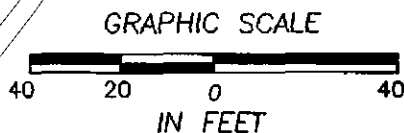
ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

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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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: 04/18/13	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.

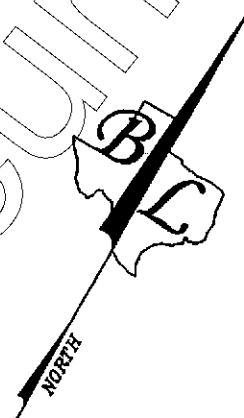
ALLEN GROUP II, LLC.
26.65 ACRES
DOC. NO. 2007016507
O.P.R.W.C.T.

SUBJECT TO
DEVELOPMENT RIGHTS

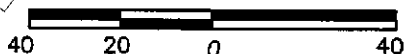
SHEET 14
SHEET 15

SHEET 13
SHEET 14

*Ephraim Evans Survey
Abstract No. 212*



GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

SHEET 14
SHEET 23

SUBJECT TO
DEVELOPMENT RIGHTS

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

OFFICE: 512.574.9722 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: 04/18/13	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

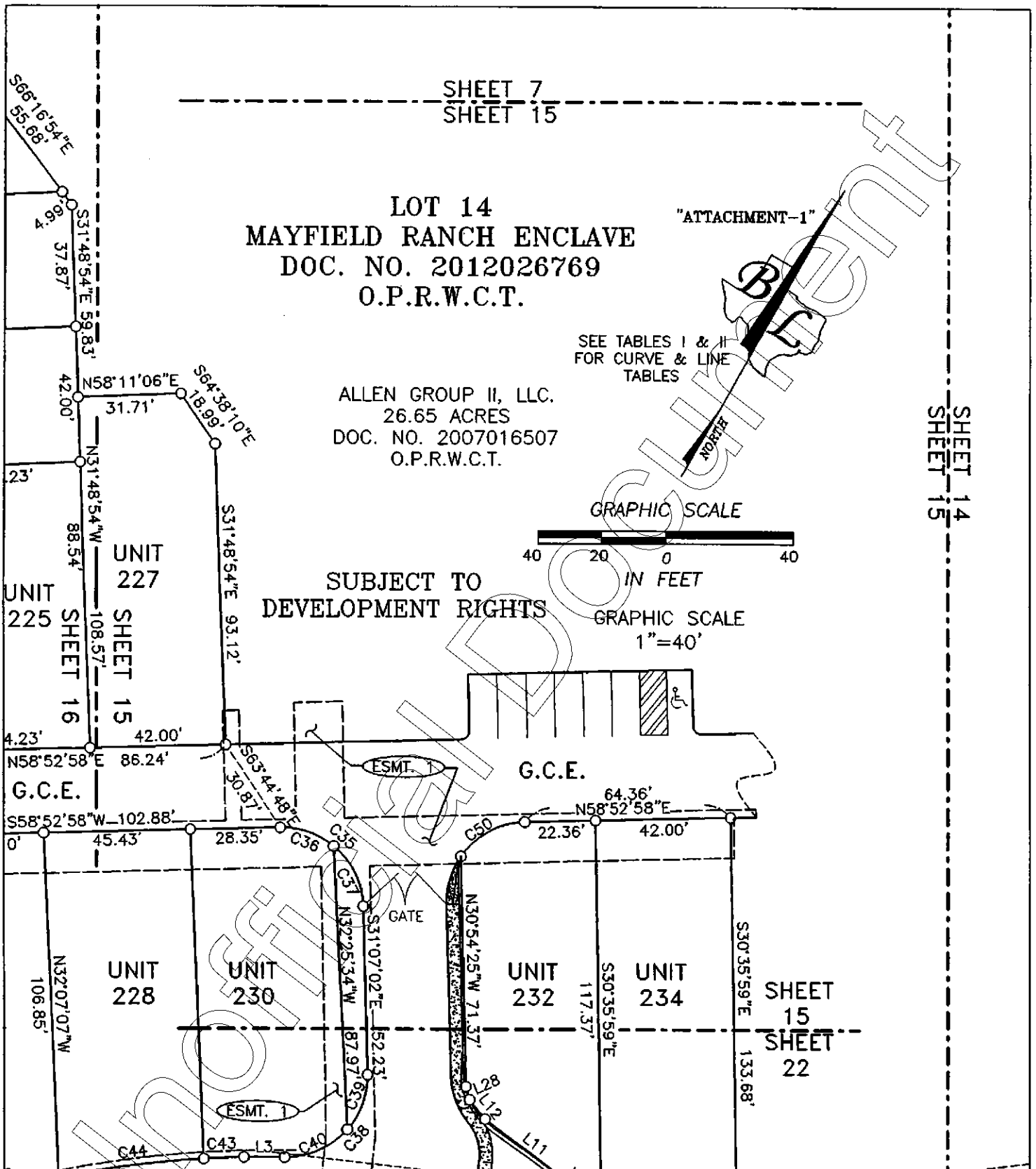
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IN FEET

GRAPHIC SCALE

1"=40'

SUBJECT TO
DEVELOPMENT RIGHTS



SHEET 14
SHEET 15

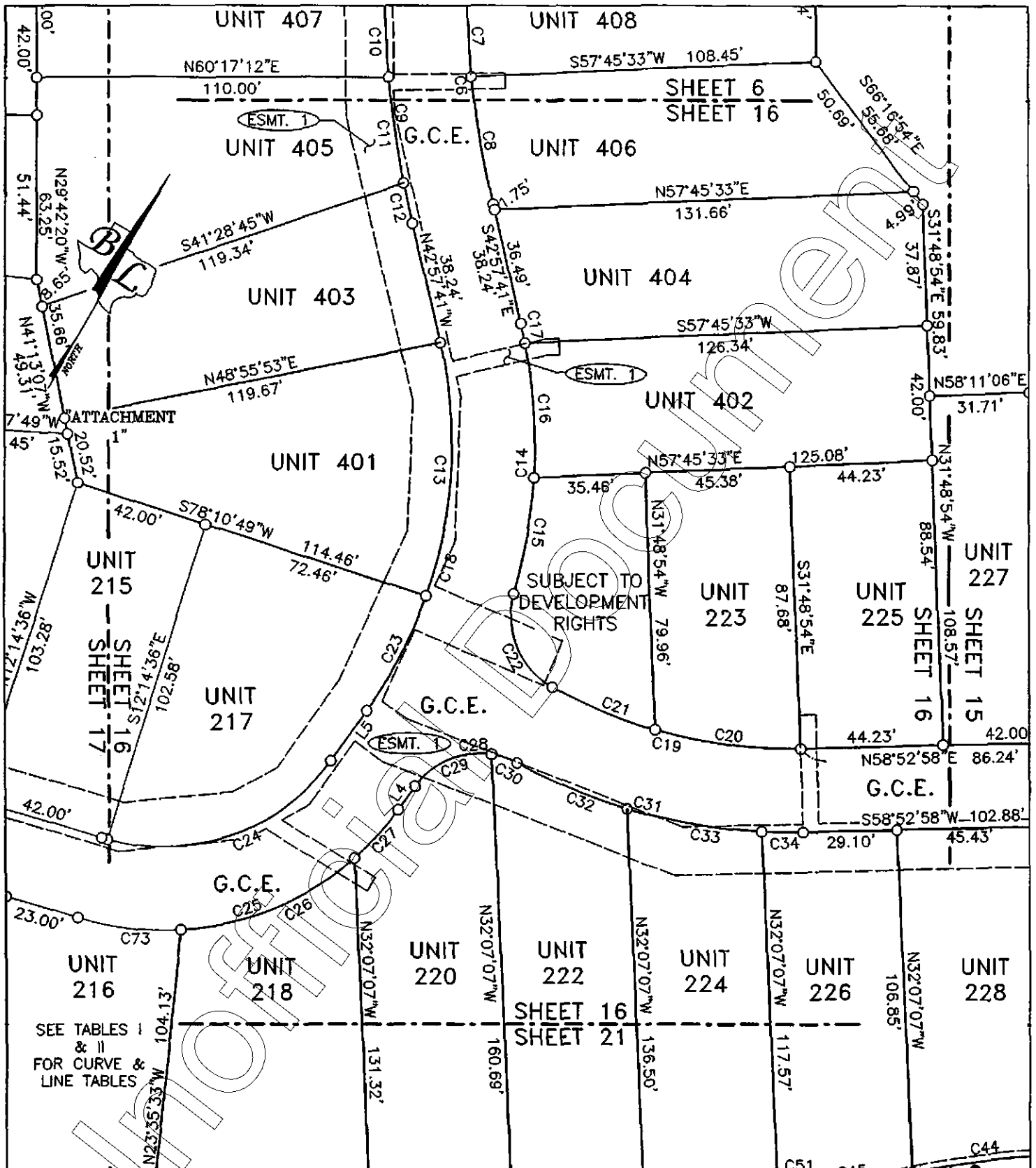
SHEET 15
SHEET 22

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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OFFICE: 512.374.9722 FAX: 512.873.9743
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: 04/18/13	Checked By: JSL
	Drawn By: RLW

SHEET
15 of 26



PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 26.65 ACRES OF LAND OUT OF THE EPHRAIM EVANS
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RECORDS OF WILLIAMSON COUNTY, TEXAS

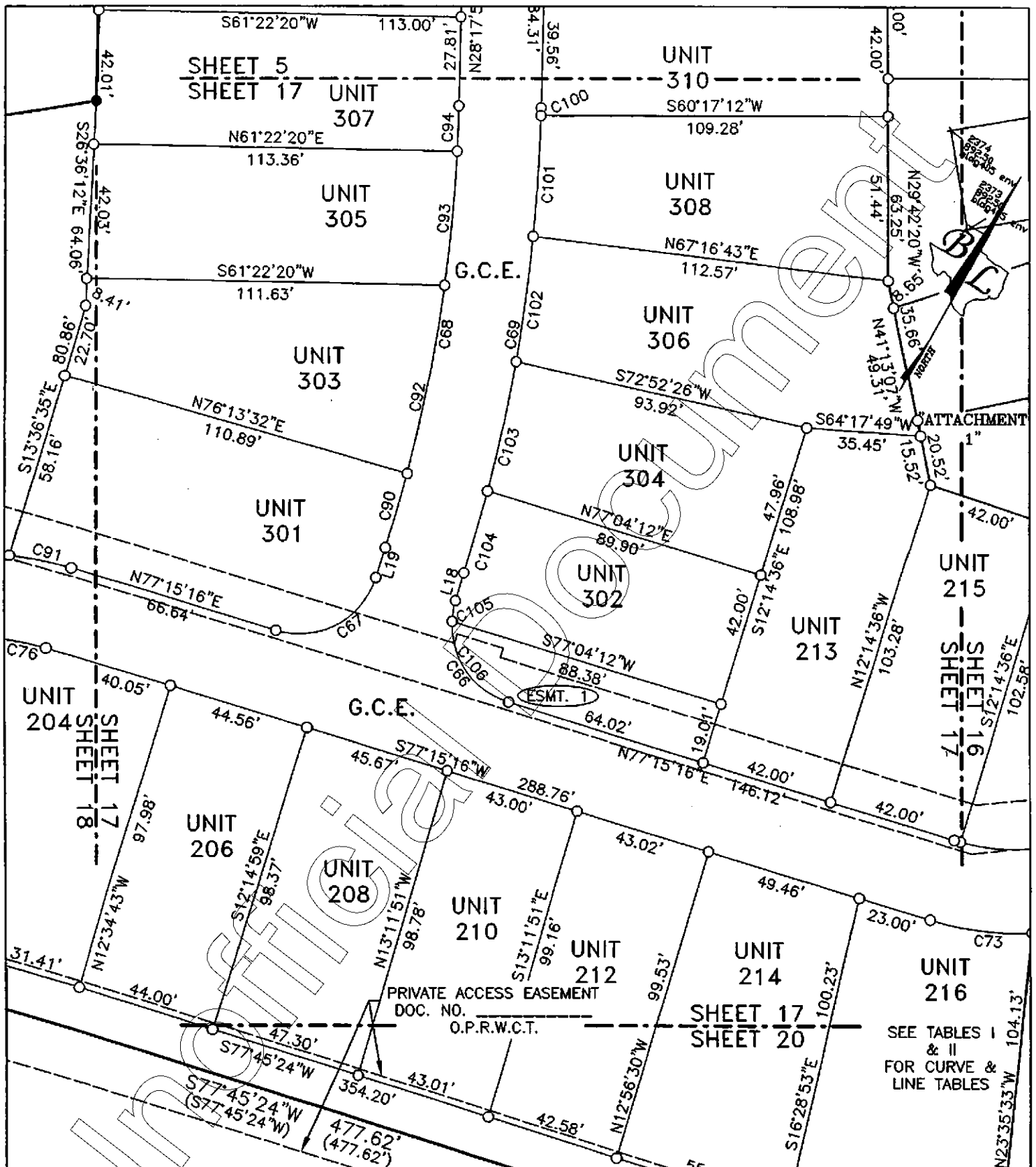
BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES

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AUSTIN, TEXAS 78757

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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: 04/18/13	Checked By: JSL
	Drawn By: RLW

SHEET
16 of 26



PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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SURVEY, ABSTRACT NUMBER 212 IN WILLIAMSON COUNTY,
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PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austlin.rr.com

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Job No.	Snapshot: 5y-Condo Regime		
Scale (Hor.):	Scale (Vert.):		
Date: 04/18/13	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.

UNIT 106
UNIT 104
UNIT 102
UNIT 203
UNIT 201
UNIT 205
UNIT 202
UNIT 204

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

G.C.E.
GATE W/ KNOX BOX

ESMT. 1
ESMT. 2

GRAPHIC SCALE
40 20 0 40
IN FEET
GRAPHIC SCALE
1"=40'

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

NOT PART OF THIS
REGIME

SHEET 17
SHEET 18
SHEET 19

BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.
NOT PART OF THIS
REGIME

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.

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

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.

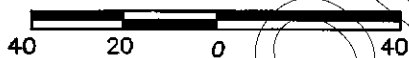
BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

NOT PART OF THIS
REGIME

*Ephraim Evans Survey
Abstract No. 212*

SEE TABLES I & II
FOR CURVE & LINE
TABLES

GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

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RECORDS OF WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78757

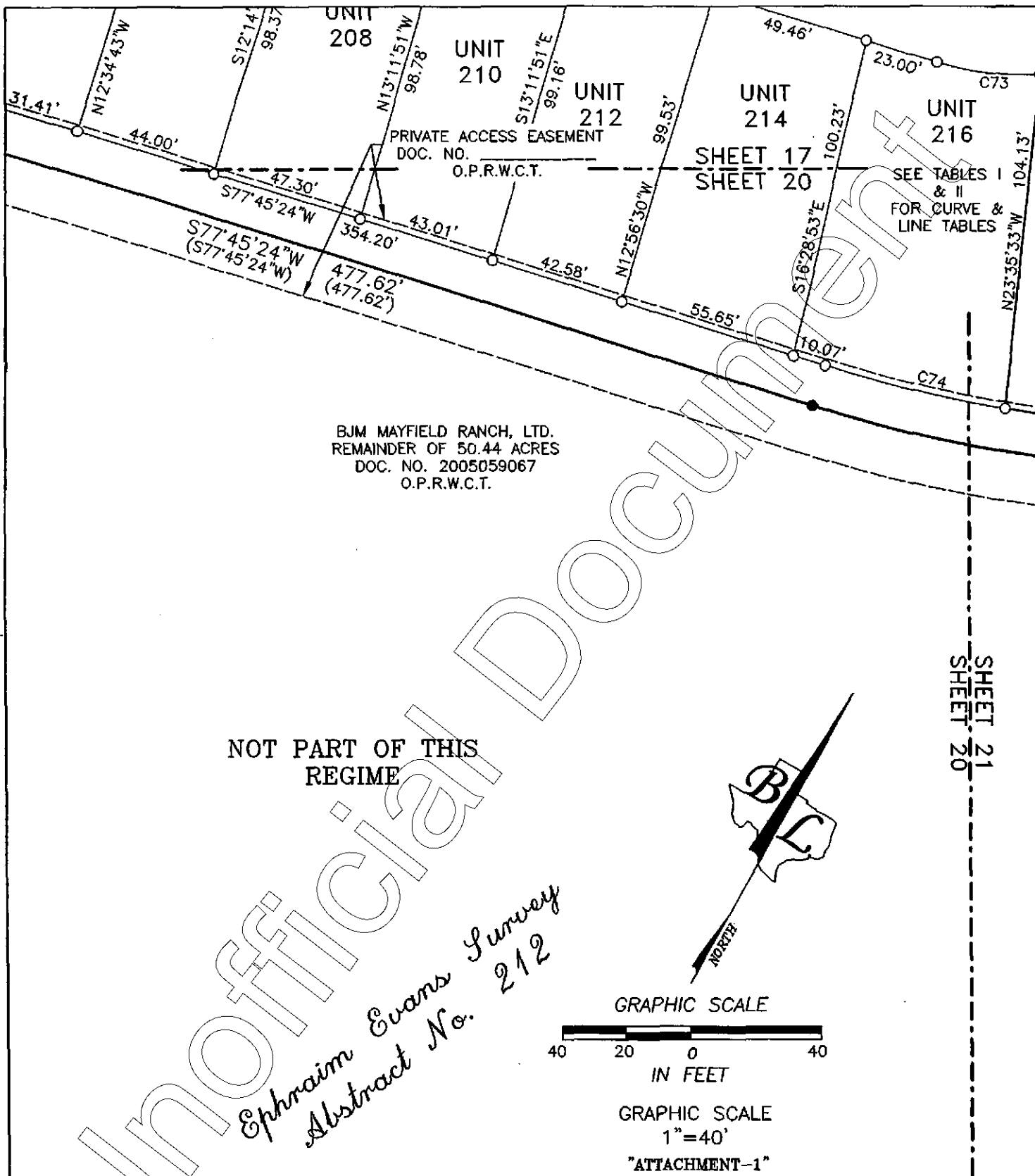
OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

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Job No.	Scale (Hor.):
Scale (Vert.):	Date: 04/18/13
Checked By: JSL	Drawn By: RLW

SHEET 18
SHEET 19

SHEET
19 of 26

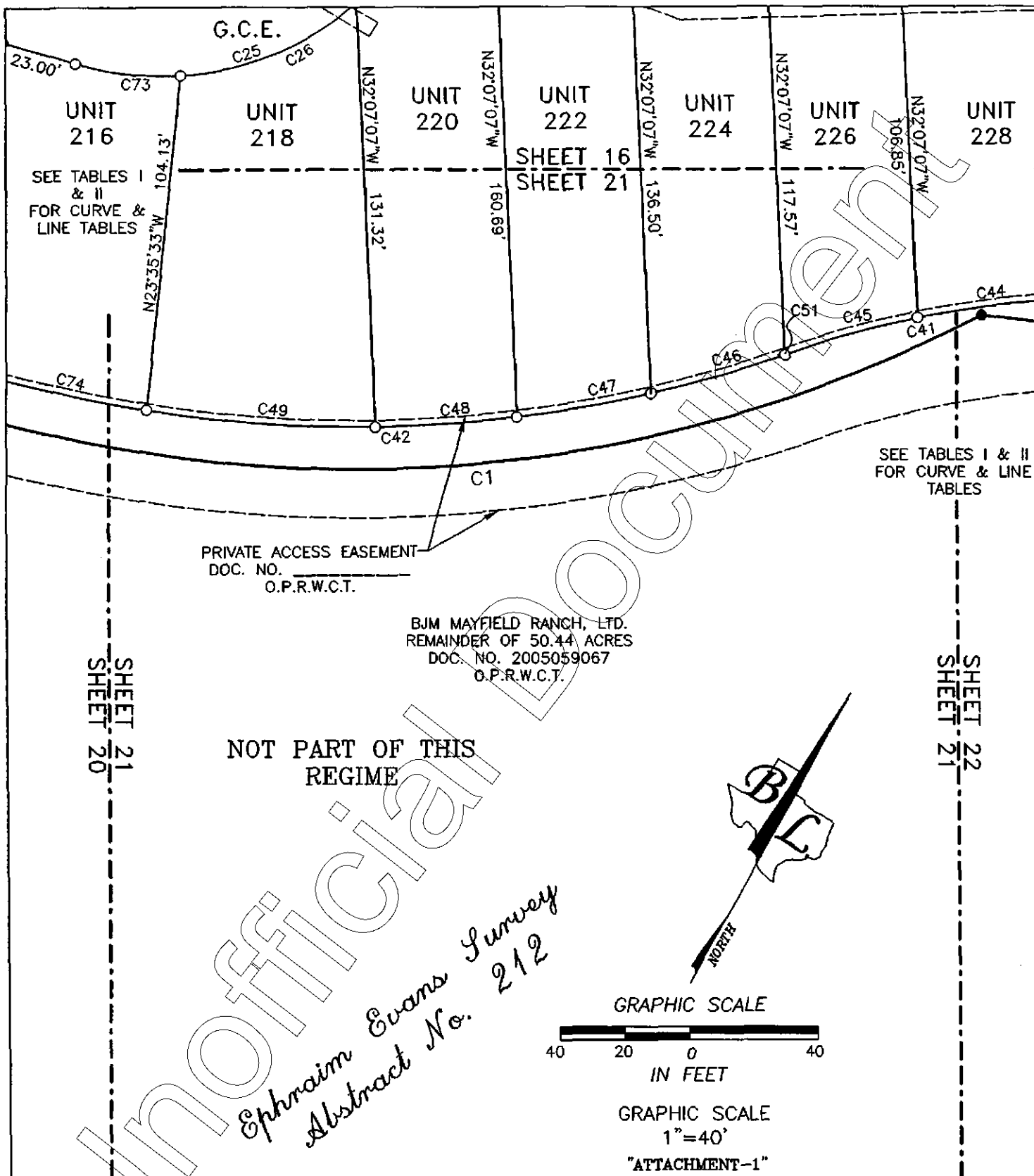


PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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Scale (Hor.):	Scale (Vert.):
Date: 04/18/13	Checked By: JSL Drawn By: RLW

SHEET
20 of 26

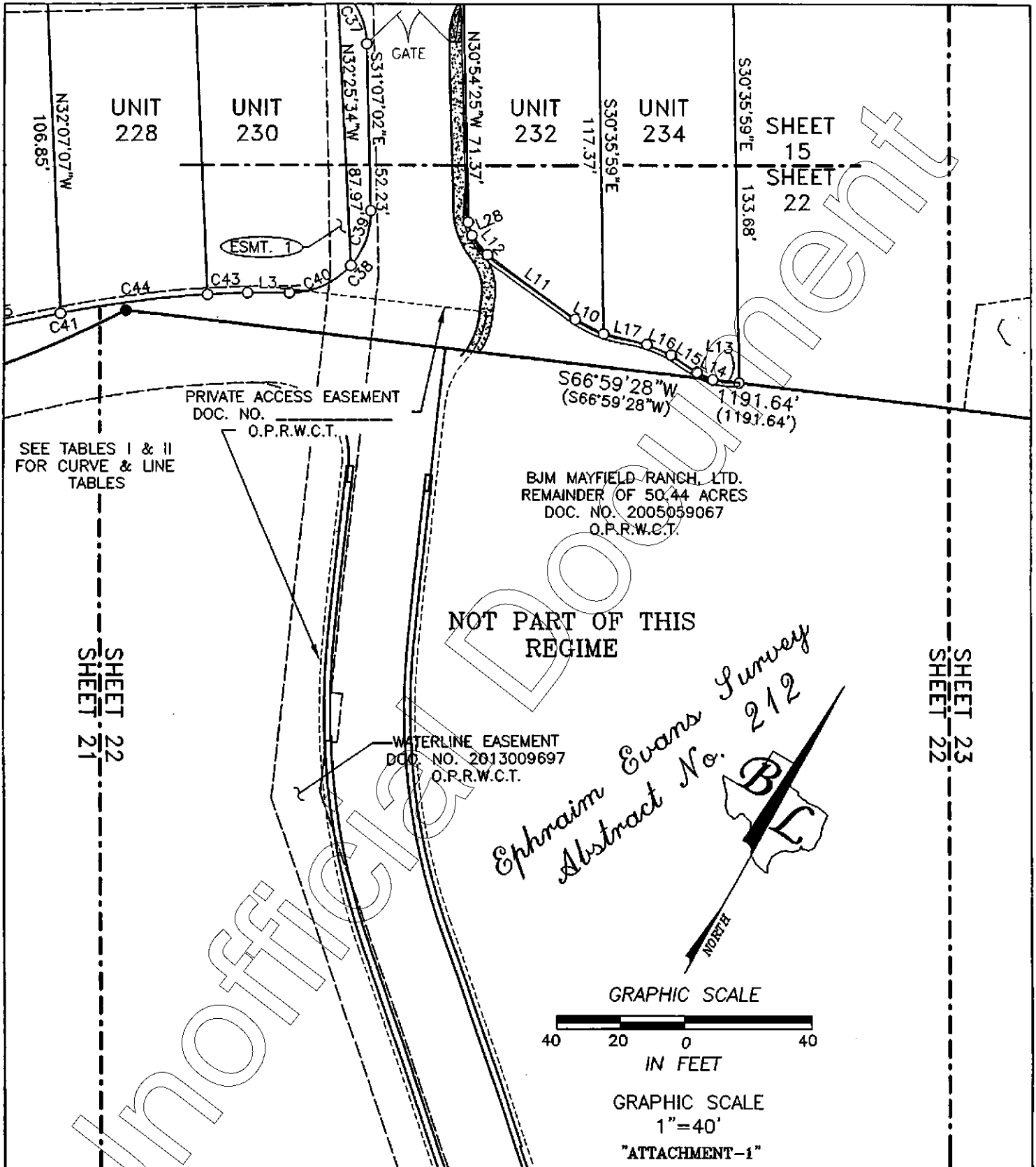


PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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File: S:\Mayfield\Preserve at Mayfield Ranch\Draw\Preserve at Mayfield Ranch CONDO BASE	
Job No.	Snapshot: Sy-Condo Regime
Scale (Hor.):	Scale (Vert.):
Date: 04/18/13	Checked By: JSL
	Drawn By: RLW

SHEET
21 of 26



PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 28.65 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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ron-baseline@ausfin.rr.com

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Scale (Hor.):	Scale (Vert.):
Date: 04/18/13	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.

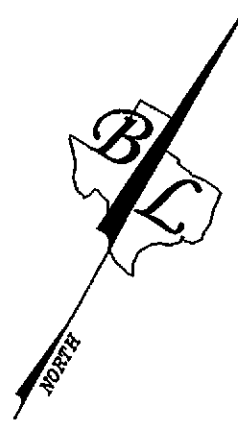
BJM MAYFIELD RANCH, LTD.
REMAINDER OF 50.44 ACRES
DOC. NO. 2005059067
O.P.R.W.C.T.

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

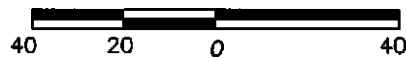
NOT PART OF THIS
REGIME

SHEET 23
SHEET 22

SHEET 24
SHEET 23



GRAPHIC SCALE



IN FEET

GRAPHIC SCALE

1"=40'

"ATTACHMENT-1"

PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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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: 04/18/13

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

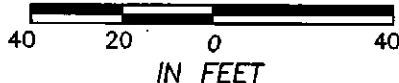
ULTIMATE 1% ANNUAL CHANCE
FLOODPLAIN

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



GRAPHIC SCALE
1"=40'

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Job No. Snapshot: Sy-Condo Regime
Scale (Hor.): Scale (Vert.):
Date: 04/18/13 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.
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DOC. NO. 2007016507
O.P.R.W.C.T.

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

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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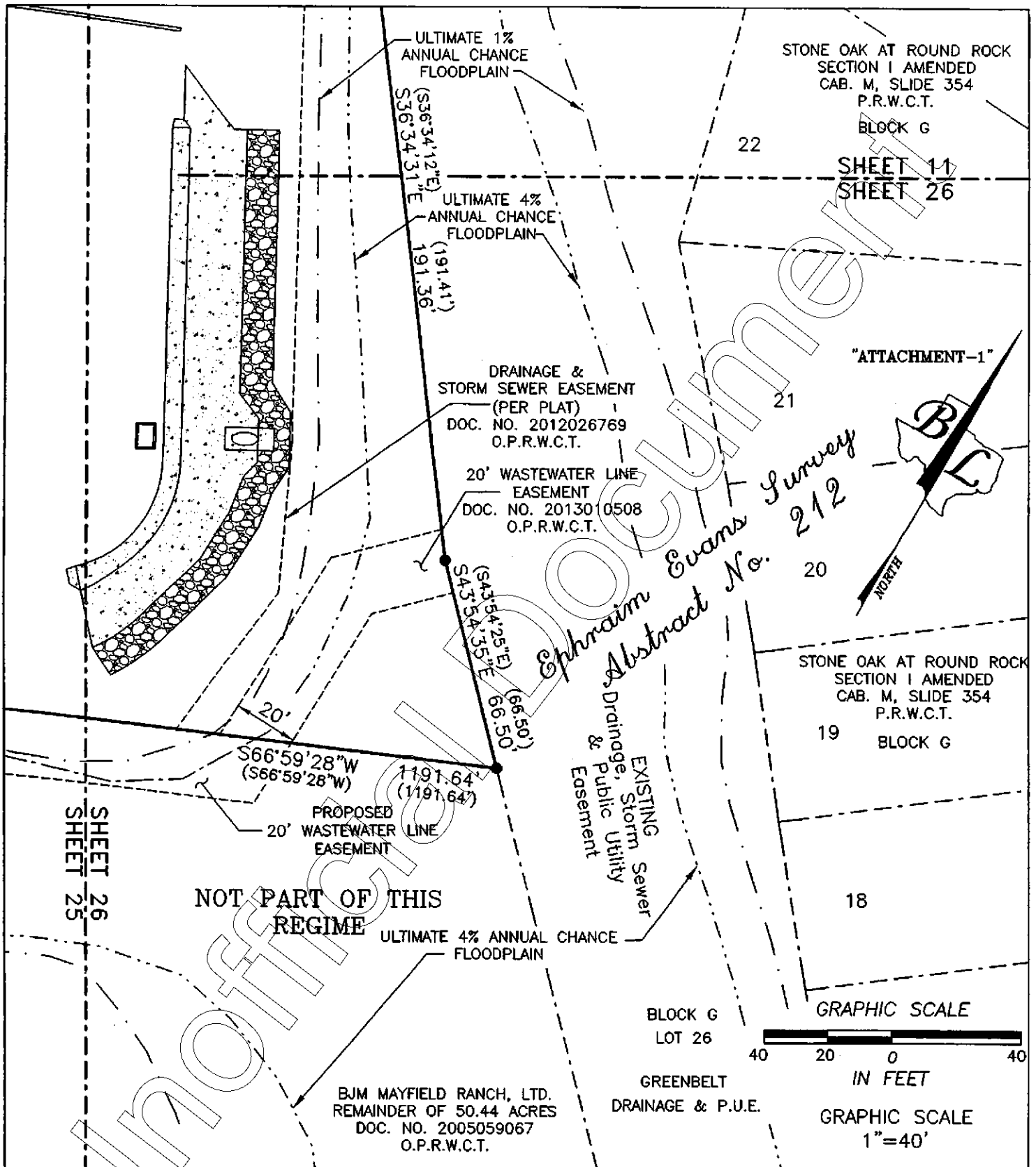
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SHEET
25 of 26



PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
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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.txrr.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: 04/18/13	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'	80.46'	70°55'38"	N41°47'27"E	75.42'
C25	91.00'	112.65'	70°55'38"	N41°47'27"E	105.59'
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'	259.38'	36°24'45"	N59°33'02"E	255.04'
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'	23.38'	53°35'12"	S32°05'22"W	22.54'

"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
2012026789 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.rr.com

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

Job No. Snapshot: Sy-Condo Regime

Scale (Hor.): Scale (Vert.):

Date: 04/18/13 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'
C52	85.00'	44.12'	29°44'21"	S62°08'17"W	43.63'
C53	111.00'	58.09'	29°59'09"	S62°15'41"W	57.43'
C54	55.89'	53.15'	54°29'15"	S20°01'29"W	51.17'
C55	81.89'	84.99'	59°27'41"	S17°32'16"W	81.22'
C56	25.00'	41.46'	95°01'50"	S54°44'04"E	36.87'
C57	25.00'	36.64'	83°58'03"	N35°46'23"E	33.45'
C58	25.00'	37.80'	86°37'12"	S64°26'30"E	34.30'
C59	25.00'	35.36'	81°02'06"	N19°23'09"E	32.48'
C60	328.84'	51.40'	8°57'20"	S55°25'32"W	51.35'
C61	25.00'	16.28'	37°18'57"	N69°36'21"E	16.00'
C62	126.00'	24.47'	11°07'38"	N26°41'43"W	24.43'
C63	100.00'	19.42'	11°07'38"	N26°41'43"W	19.39'
C64	125.00'	24.28'	11°07'38"	S26°41'43"E	24.24'
C65	100.00'	19.42'	11°07'38"	S26°41'43"E	19.39'
C66	25.00'	39.49'	90°30'09"	S57°29'40"E	35.51'
C67	25.00'	39.05'	89°29'51"	N32°30'20"E	35.20'
C68	500.00'	140.12'	16°03'23"	N20°16'17"W	139.66'
C69	526.00'	147.40'	16°03'23"	N20°16'17"W	146.92'
C70	88.00'	136.00'	88°32'44"	S15°58'23"W	122.86'
C71	62.00'	83.76'	77°24'05"	S10°24'04"W	77.53'
C72	2.50'	4.41'	101°08'39"	N80°19'34"W	3.86'
C73	91.00'	32.62'	20°32'17"	N66°59'07"E	32.45'
C74	408.14'	58.08'	8°09'11"	N73°40'49"E	58.03'
C75	85.00'	27.41'	18°28'26"	S56°30'20"W	27.29'
C76	85.00'	16.71'	11°15'55"	S71°22'30"W	16.69'
C77	1032.00'	34.38'	1°54'32"	N39°00'27"W	34.38'
C78	1032.00'	18.12'	1°00'22"	N37°33'00"W	18.12'
C79	100.00'	1.39'	0°47'44"	N21°31'46"W	1.39'
C81	100.00'	11.45'	6°33'46"	S24°24'47"E	11.45'
C82	100.00'	7.97'	4°33'52"	S29°58'36"E	7.96'
C83	100.00'	18.03'	10°19'54"	N27°05'36"W	18.01'
C84	328.84'	31.41'	5°28'25"	S74°59'06"W	31.40'
C85	81.89'	50.83'	35°33'47"	S05°35'19"W	50.02'
C86	25.00'	18.44'	42°15'36"	N14°55'09"E	18.02'
C87	25.00'	18.20'	41°42'27"	N56°54'11"E	17.80'
C88	81.89'	34.16'	23°53'54"	S35°19'10"W	33.91'
C89	111.00'	39.47'	20°22'25"	S57°27'19"W	39.26'
C90	733.03'	24.07'	1°52'53"	N13°25'14"W	24.07'
C91	111.00'	18.62'	9°36'44"	S72°26'54"W	18.60'
C92	530.97'	59.72'	6°26'38"	N18°30'15"W	59.69'
C93	500.00'	42.13'	4°49'42"	N24°15'31"W	42.12'
C94	500.00'	14.20'	1°37'37"	N27°29'10"W	14.20'
C95	88.00'	19.61'	12°45'55"	S21°55'01"E	19.57'
C96	88.00'	29.71'	19°20'37"	S05°51'45"E	29.57'
C97	88.00'	31.34'	20°24'10"	S14°00'39"W	31.17'
C98	88.00'	34.02'	22°08'58"	S35°17'13"W	33.81'
C99	88.00'	21.32'	13°53'03"	S53°18'14"W	21.27'
C100	526.00'	2.45'	0°16'02"	N28°09'58"W	2.45'

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

Job No. Snapshot: Sy-Condo Regime

Scale (Hor.): Scale (Vert.):

Date: 04/18/13 Checked By: JSL Drawn By: RLW

SHEET
TABLE I

TABLE I-CURVES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	526.00'	37.83'	4°07'13"	N25°58'20"W	37.82'
C102	526.00'	39.46'	4°17'55"	N21°45'46"W	39.45'
C103	526.00'	41.22'	4°29'25"	N17°22'06"W	41.21'
C104	526.00'	26.44'	2°52'48"	N13°41'00"W	26.44'
C105	25.00'	6.56'	15°01'43"	S19°45'27"E	6.54'
C106	25.00'	32.93'	75°28'25"	S65°00'32"E	30.60'

"ATTACHMENT 1"

**PRESERVE AT MAYFIELD RANCH CONDOMINIUMS
BEING 28.65 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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Scale (Hor.):

Scale (Vert.):

Date: 04/18/13

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'
L18	N12°14'36"W	9.07'
L19	N12°14'36"W	9.74'
L20	N68°52'06"E	26.00'
L21	N14°30'25"W	18.75'
L22	S32°15'32"E	8.02'
L23	S32°15'32"E	7.92'
L24	S29°45'15"E	17.88'
L25	N60°14'45"E	38.80'
L26	S29°45'15"E	5.00'
L27	N60°14'45"E	15.37'
L28	N45°33'36"W	4.27'

"ATTACHMENT 1"

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**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



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

(A Residential Condominium in Williamson County, Texas)

ADDING UNITS

**101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 208, 210, 212, 213, 214, 215, 216,
217, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 317, 319, 321**

**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, and amended by that certain First Amendment to Declaration of Condominium
Regime for the Preserve at Mayfield Ranch Condominiums, recorded as Document No. 2013018165, in
the Official Public Records of Williamson County, Texas.**