



AFTER RECORDING RETURN TO:

**ROBERT D. BURTON, ESQ.
WINSTEAD PC
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AUSTIN, TEXAS 78701
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**FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM REGIME
FOR GEORGETOWN HEIGHTS
CONDOMINIUMS**

(A Residential Condominium in Williamson County, Texas)

· ADDING UNITS 411, 413, 417, 419, 423, 425, 429, 431, 435, 437, 441, 443, 447, 449, 453, 455, 459,
461, 465, 467, 500, 501, 502, 503, 506, 507, 508, 509, 513 AND 515

DECLARANT: WB GEORGETOWN LLC, a Texas limited liability company

Cross reference to that certain Declaration of Condominium Regime for Georgetown Heights Condominiums recorded under Document No. 2022127784, Official Public Records of Williamson County, Texas, as amended.

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
GEORGETOWN HEIGHTS CONDOMINIUMS**

This First Amendment to Declaration of Condominium Regime for Georgetown Heights Condominiums (the "**Amendment**") is made by **WB GEORGETOWN LLC**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS

A. Georgetown Heights Condominiums, a residential condominium community (the "**Regime**"), located in Williamson County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Georgetown Heights Condominiums, recorded under Document No. 2022127784, Official Public Records of Williamson County, Texas (the "**Declaration**").

B. Pursuant to *Provisions A.3.2 and A.3.8(iv)* of Appendix "A" to the Declaration, during the Development Period, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any Mortgagee to create Units, General Common Elements and Limited Common Elements within the Property, in the exercise of statutory Development Rights.

C. 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 Development Period is still in effect.

D. The Declarant desires to amend the Declaration for the purposes of creating Units 411, 413, 417, 419, 423, 425, 429, 431, 435, 437, 441, 443, 447, 449, 453, 455, 459, 461, 465, 467, 500, 501, 502, 503, 506, 507, 508, 509, 513 and 515, as provided herein.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Creation of Units 411, 413, 417, 419, 423, 425, 429, 431, 435, 437, 441, 443, 447, 449, 453, 455, 459, 461, 465, 467, 500, 501, 502, 503, 506, 507, 508, 509, 513 and 515. In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.2 and A.3.8* of Appendix "A" to the Declaration, Declarant hereby creates Units 411, 413, 417, 419, 423, 425, 429, 431, 435, 437, 441, 443, 447, 449, 453, 455, 459, 461, 465, 467, 500, 501, 502, 503, 506, 507, 508, 509, 513 and 515, all as shown on the New Plat and Plans (collectively, the "**New Units**"). The New Units are hereby classified as Units which **MUST BE BUILT**. The total number of Units in the Regime after giving effect to this Amendment is forty-eight (48) Units.

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
GEORGETOWN HEIGHTS CONDOMINIUMS

The total number of additional Units which Declarant has reserved the right to create by amendment is equal to two (2).

2. **Replacement Attachment "1"**. Attachment "1" to the Declaration is hereby deleted in its entirety and the Plat and Plans attached hereto as Exhibit "A" (the "New Plat and Plans") are substituted in their place. The New Plat and Plans: (i) assign an identifying number to all Units and the New Units; and (ii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Common Interest Allocation**. Attachment 3 to the Declaration, the Common Interest Allocations and Votes, is hereby amended to provide that the Common Interest Allocation and percentage of liability for Common Expenses for each Unit is 1/48. Each Unit is allocated one (1) vote. **THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.**

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.

[Signature Page Follows]

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
GEORGETOWN HEIGHTS CONDOMINIUMS

EXHIBIT A

ATTACHMENT "1"

[CONDOMINIUM PLATS AND PLANS]

The plats and plans, attached hereto as Attachment "1" contains the information required by the Texas Uniform Condominium Act.

Printed Name: John Barnard

RPLS or License No. 5749

SEE NEXT PAGE FOR ORIGINAL CERTIFICATION

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
GEORGETOWN HEIGHTS CONDOMINIUMS

GEORGETOWN HEIGHTS CONDOMINIUMS PHASE 2

CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

NOTES:

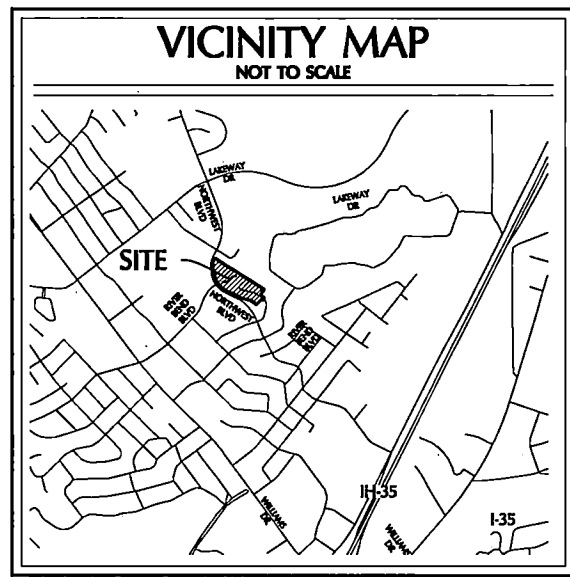
1. ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR GEORGETOWN HEIGHTS CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLAT AND PLANS OF THE REGIME.
2. OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
3. THE UNITS, LIMITED COMMON ELEMENTS, AND GENERAL COMMON ELEMENTS ARE SUBJECT TO ALL SPECIAL DECLARANT RIGHTS SET FORTH IN SECTION 82.003(d)(22) OF THE TEXAS PROPERTY CODE AND CERTAIN ADDITIONAL RIGHTS AND RESERVATIONS IN FAVOR OF THE DECLARANT AS SET FORTH IN THE DECLARATION
4. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES. UNITS ARE U.S. SURVEY FEET.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 10, BLOCK A; 1 THROUGH 12 AND 14 THROUGH 16, BLOCK B; FINAL PLAT FOR RIVER BEND AT NORTHWEST SUBDIVISION, A SUBDIVISION OF RECORD LOCATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2018057335, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

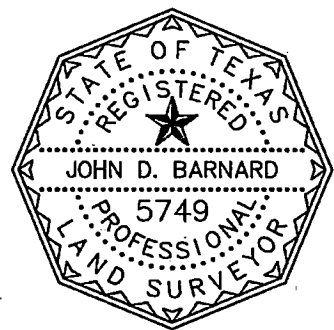
THE ATTACHED PLAT AND PLANS CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE

I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.



11/18/2022

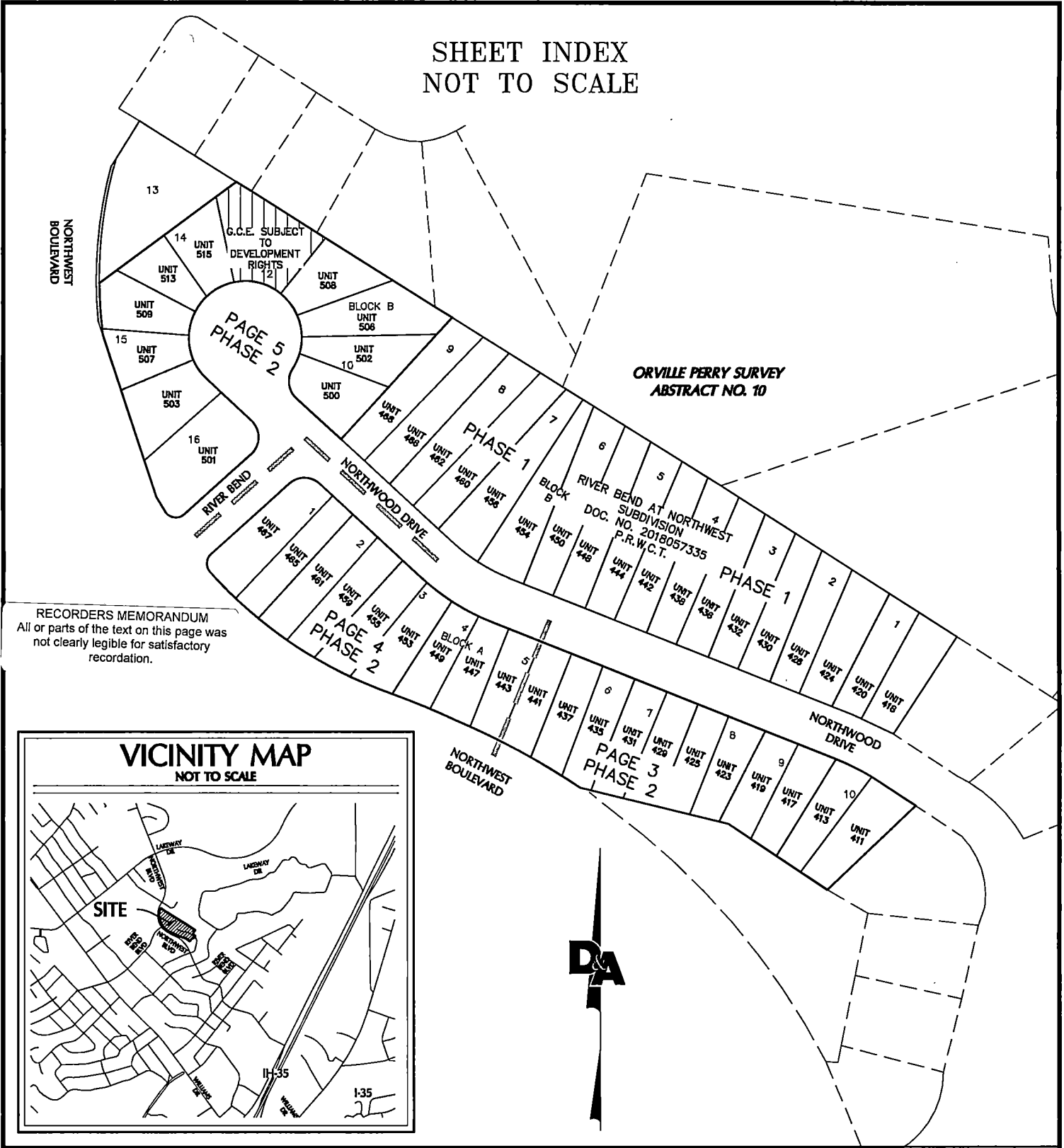
JOHN BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM



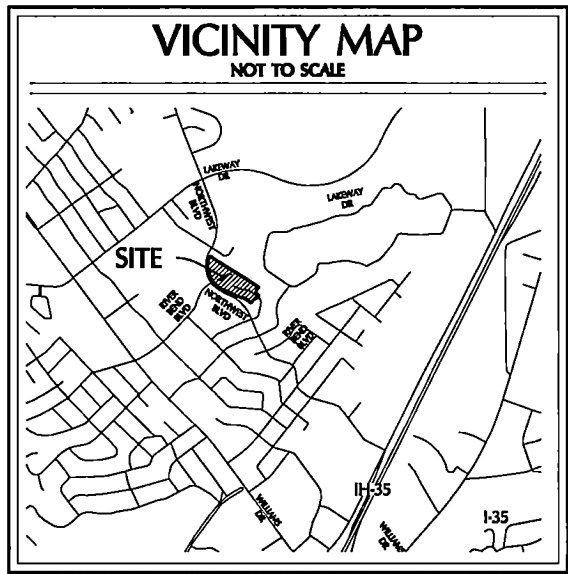
RECORDERS MEMORANDUM
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<h1 style="margin: 0;">DOUCET</h1> <p style="margin: 0;">Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10105800</p>	Date: 11/18/2022
	Scale: N/A
	Drawn by: SWP
	Reviewer: JB
	Project: 2413-001
	Sheet: 1 OF 6
	Field Book: N/A
Party Chief: ADM	
Survey Date: 11/03/2022	

SHEET INDEX
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**GEORGETOWN HEIGHTS
CONDOMINIUM PLAT
PHASE 2**

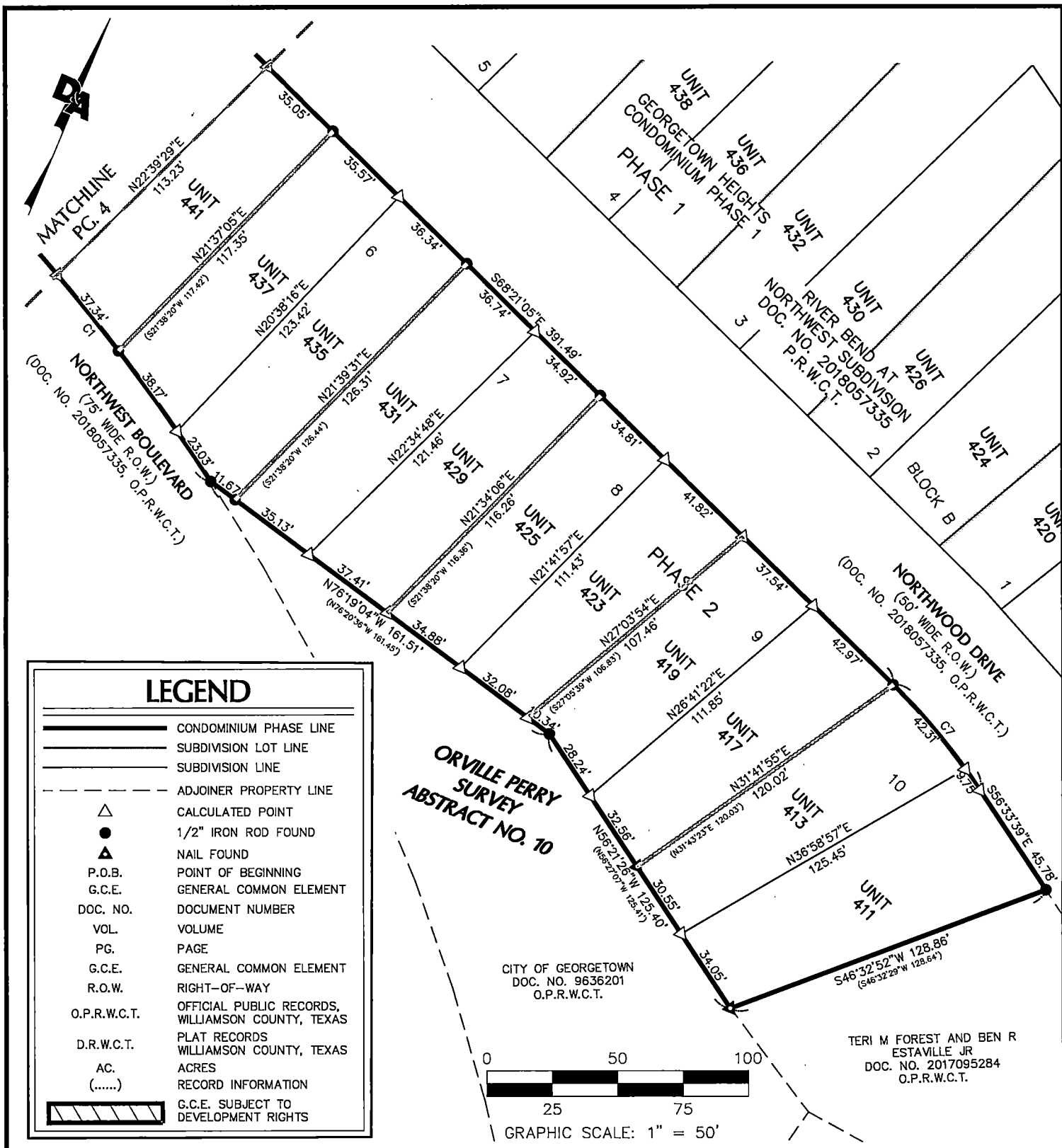
CITY OF GEORGETOWN,
WILLIAMSON COUNTY, TEXAS



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LEGEND	
	CONDOMINIUM PHASE LINE
	SUBDIVISION LOT LINE
	SUBDIVISION LINE
	ADJOINER PROPERTY LINE
	CALCULATED POINT
	1/2" IRON ROD FOUND
	NAIL FOUND
P.O.B.	POINT OF BEGINNING
G.C.E.	GENERAL COMMON ELEMENT
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
G.C.E.	GENERAL COMMON ELEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
AC.	ACRES
(.....)	RECORD INFORMATION
	G.C.E. SUBJECT TO DEVELOPMENT RIGHTS

**GEORGETOWN HEIGHTS
CONDOMINIUM PLAT
PHASE 2**

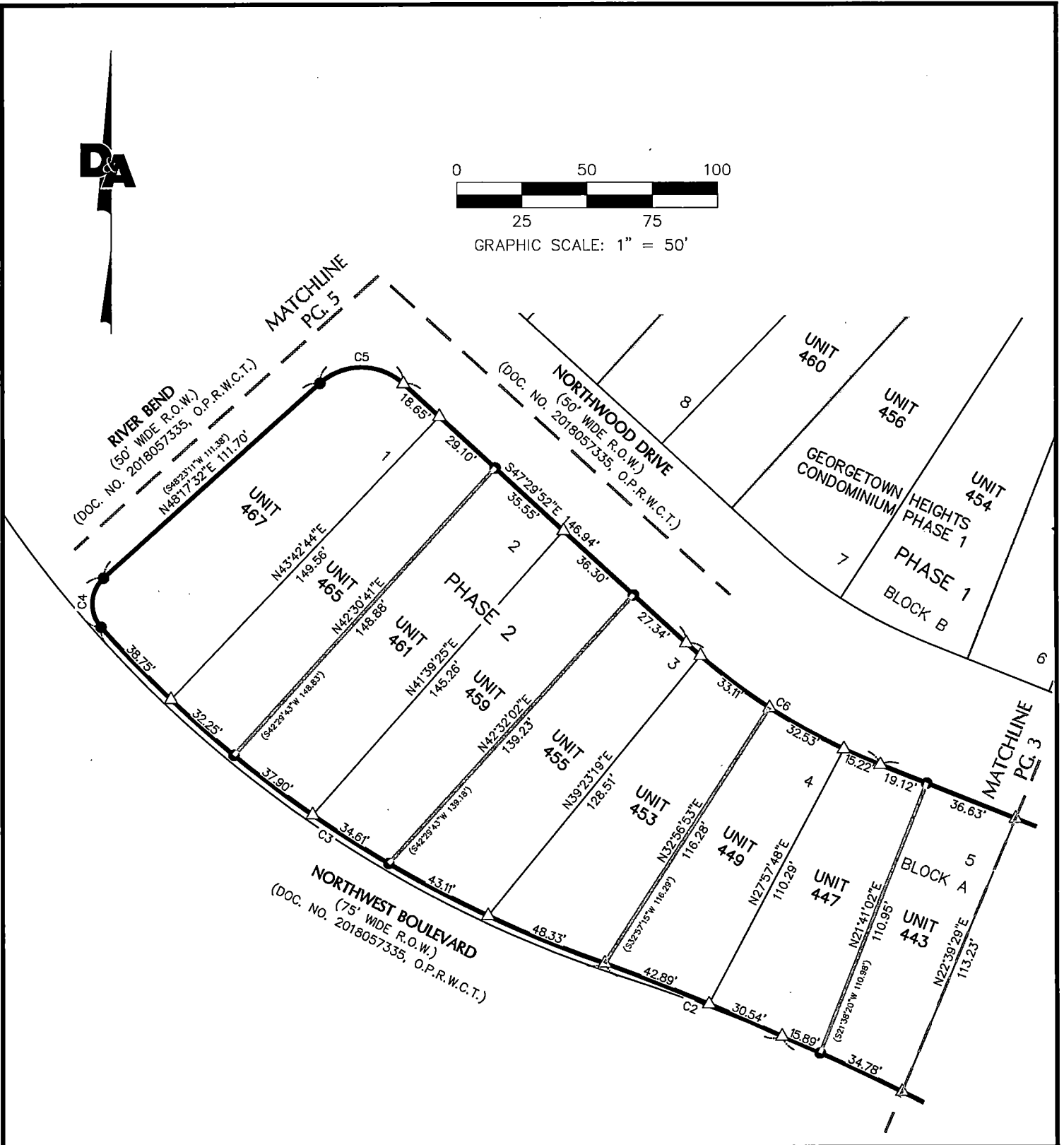
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**GEORGETOWN HEIGHTS
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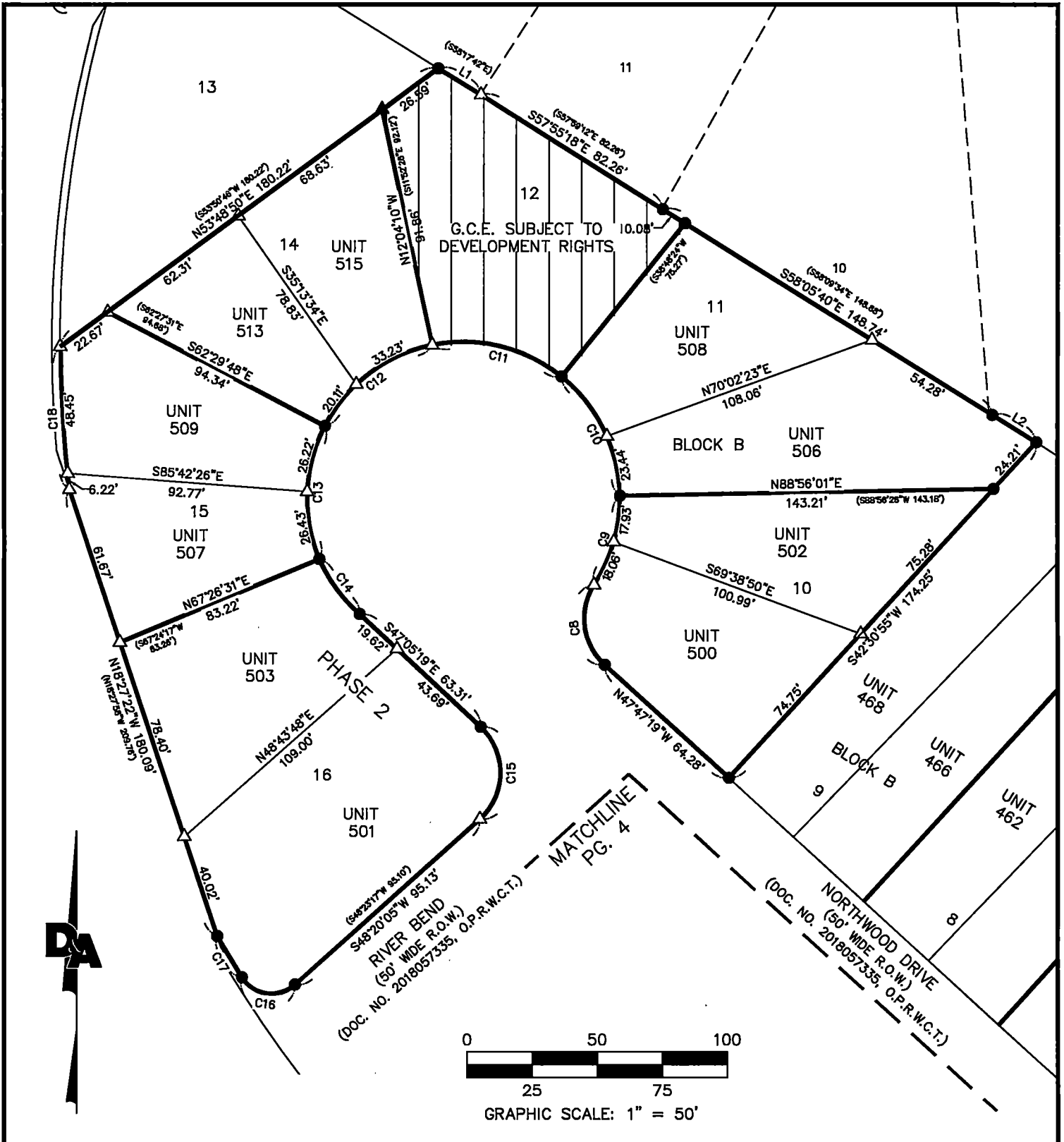
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**GEORGETOWN HEIGHTS
CONDOMINIUM PLAT
PHASE 2**

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°47'39"E	19.25'
L2	S58°11'43"E	19.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	149.21'	785.00'	10°53'26"	N61°36'20"W	148.99'
C2	73.43'	788.00'	5°20'21"	N67°30'38"W	73.40'
C3	234.92'	462.00'	29°08'03"	N56°25'02"W	232.40'
C4	20.87'	13.50'	88°33'15"	N03°17'16"E	18.85'
C5	35.22'	24.00'	84°04'28"	S89°42'57"E	32.14'
C6	88.13'	242.00'	20°51'55"	S57°56'33"E	87.64'
C7	52.06'	250.00'	11°55'56"	S62°25'18"E	51.97'
C8	33.67'	24.00'	80°23'29"	N07°35'57"W	30.98'
C9	35.98'	60.00'	34°21'37"	N16°14'16"E	35.45'
C10	52.41'	60.00'	50°02'44"	N26°06'13"W	50.76'
C11	52.81'	60.00'	50°25'45"	N76°17'37"W	51.12'
C12	53.34'	60.00'	50°56'01"	S53°00'38"W	51.60'
C13	52.65'	60.00'	50°16'26"	S02°26'35"W	50.97'
C14	26.36'	60.00'	25°10'27"	S36°25'36"E	26.15'
C15	39.78'	24.00'	94°57'22"	S00°23'22"W	35.38'
C16	23.52'	13.50'	99°50'06"	N82°12'00"W	20.66'
C17	18.35'	462.00'	2°16'32"	N31°08'42"W	18.35'
C18	54.67'	462.00'	6°46'50"	N03°35'27"W	54.64'

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Winstead
401 Congress Ave
Suite 2100
Austin, TX 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023017285

COND Fee: \$74.00
03/06/2023 03:06 PM CFIRESTONE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas