

COUNTY CLERK

UPDATED REPLACEMENT EXHIBITS (October 2024)  
Spring Rose Office Condominiums, a Condominium Regime

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS           §  
  §           KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF HARRIS       §

This Updated Replacement Exhibits is executed and recorded by ADCS, LP, a Texas limited partnership (the "Declarant") pursuant to the Declaration of Condominium for Spring Rose Office Condominiums, recorded in the Office of the County Clerk of Harris County, Texas under Volume 219, Page 402 of the Condominium Records of Harris County, Texas, and Real Property Clerk's File No. 2022-444447 (the "Declaration") as follows:

1. Updated Replacement Exhibits. Pursuant to Article IX, Section 9.1, the Declaration is hereby amended to remove Exhibits B and C to the Declaration and replace and supersede them with the Updated Replacement Exhibits B and C attached hereto and made a part hereof. The effect of such replacement is to change the number and size of the Units in Buildings 18930, 18934, and 18944, as set out in the Updated Replacement Exhibits B and C attached hereto. In the event of any conflict between the descriptions of the Units set forth herein or in the Declaration, the descriptions set forth herein shall control. This replacement was contemplated by and is authorized by such Article IX, Section 9.1 of the Declaration.

2. Defined Term. The Defined Term "Unit" set forth in Article I, Section 1.1.w is hereby deleted in its entirety and is replaced with the following, as if originally a part thereof, this being a ministerial change that the Declarant is authorized to make:

t. Units - The 38 condominium units designated on Exhibit "B" attached hereto, the boundaries of which shall be the interior surfaces of the perimeter walls, perimeter floors, ceilings, windows and window frames, doors and door frames that provide access to and egress from Common Areas, and which shall include the portions of the Buildings and the air space within such boundaries as shown on said Exhibit "B", excepting Common Elements. Included within the boundaries of each Unit, without limitation, shall be any finishing materials applied or affixed to the interior surfaces of the interior walls, floors or ceilings (such as, but without limitation, paint, wallpaper, wall or floor coverings and carpet); interior walls and doors separating rooms within a Unit and all utility pipes, lines, systems, fixtures or appliances servicing only that Unit (whether or not within the boundaries of that Unit) including, without limitation, hot water heaters, chilled and

heated water pipes, air handlers, fan coil units and all visible and exposed plumbing fixtures, lines and pipes within the boundaries of a Unit.

3. Binding Effect. Capitalized terms used and not otherwise defined herein shall have the meaning set forth in the Declaration. This instrument is binding upon the condominium, the Association, and all owners of Units, their heirs, successors and assigns, and runs with the Condominium and Property.

Dated effective Oct 1, 2024

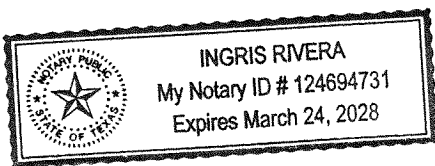
ADCS, LP, a Texas limited partnership, by its general partner:

HMWS Management, LLC, a Texas limited partnership

By: [Signature]  
Name: Haithem Chammour  
Title: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 1st day of October, 2024, by Haithem Chammour of HMWS Management, LLC, general partner of ADCS, LP, a Texas limited partnership, in said capacity and on behalf of said limited partnership.



Ingris Rivera  
NOTARY PUBLIC, State of Texas

## **Updated Replacement Exhibit B**

### **Description of Unit(s)**

The attached description contains the information required by the Texas Uniform Condominium Act.

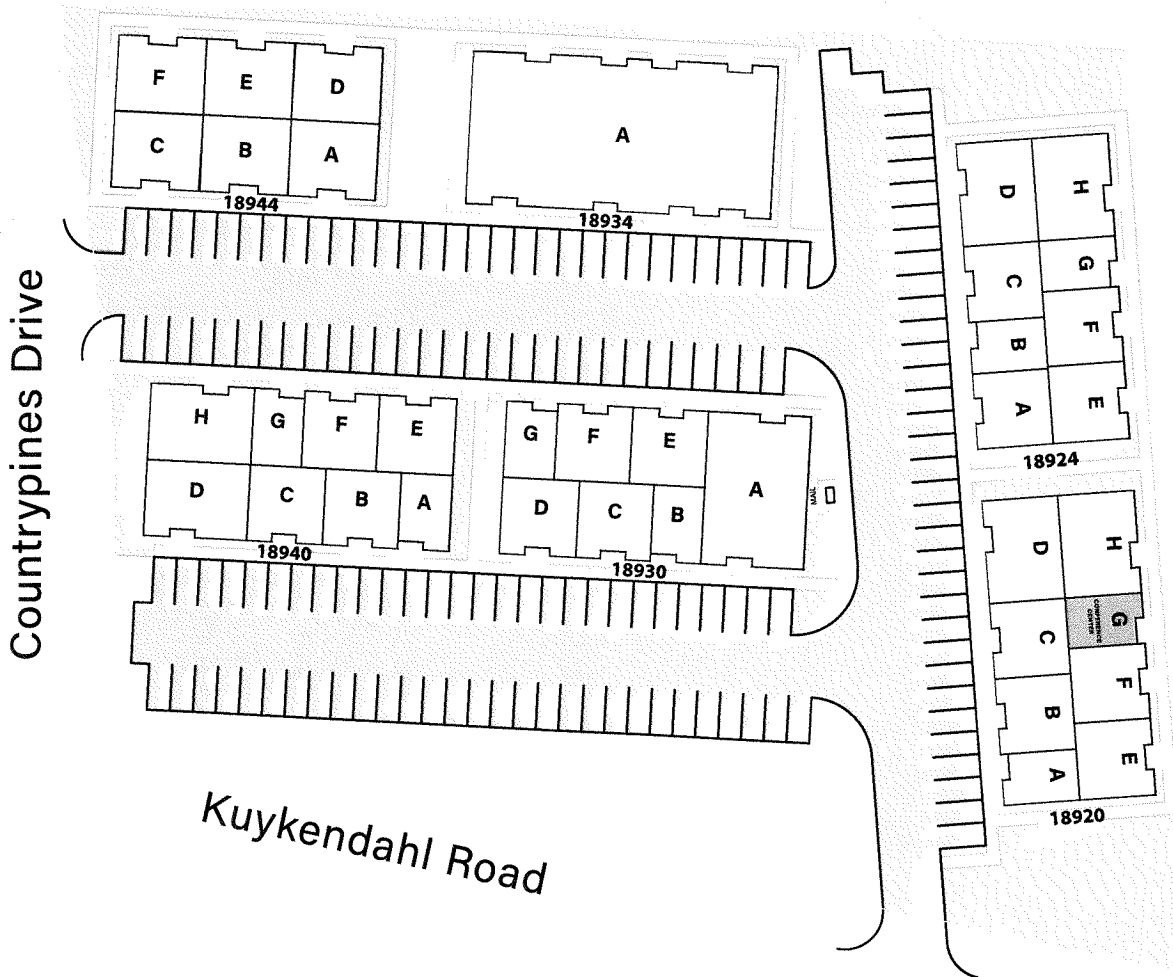


# EXHIBIT B

# SPRING ROSE

OFFICE CONDOMINIUMS

An ADCS, L.P. Development



[www.the-offices.com](http://www.the-offices.com)

OFFICE OF  
TENESHIA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 220445

SPRING ROSE OFFICE CONDOMINIUMS A  
CONDOMINIUM REGIME UPDATED REPLACEMENT  
EXHIBITS OCTOBER 2024

THIS IS PAGE 1 OF 2 PAGES

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## **Updated Replacement Exhibit C**

### **Percentage of Ownership Interest of Unit(s)**

The attached schedule of percentages contains the information required by the Texas Uniform Condominium Act.

**EXHIBIT "C"**  
**The Offices of Spring Rose**  
**Percentage**  
**of Ownership Interest**  
**Rev. 9/13/24**

**BUILDING 18920**

<u>Unit #</u>	<u>Area (in Square feet)</u>	<u>Percentage Interest</u>
A	609	1.4121%
B	891	2.0659%
C	891	2.0659%
D	1202	2.7871%
E	904	2.0961%
F	891	2.0659%
H	1202	2.7871%
<u>G</u>	Common Area	<u>                    </u>
8 units	6,590.00	15.28%

**BUILDING 18924**

<u>Unit #</u>	<u>Area (in Square feet)</u>	<u>Percentage Interest</u>
A	904	2.0961%
B	595	1.3796%
C	891	2.0659%
D	1202	2.7871%
E	904	2.0961%
F	891	2.0659%
G	595	1.3796%
<u>H</u>	<u>1202</u>	<u>2.7871%</u>
8 units	7185.00	16.66 %

### **BUILDING 18930**

<u>Unit #</u>	<u>Area (in Square feet)</u>	<u>Percentage Interest</u>
A	2404	5.5741%
B	595	1.3796%
C	891	2.0659%
D	904	2.0961%
E	891	2.0659%
F	891	2.0659%
<u>G</u>	<u>609</u>	<u>1.4121%</u>
7 Units	7,185.00	16.66%

### **BUILDING 18934**

<u>Unit #</u>	<u>Area (in Square feet)</u>	<u>Percentage Interest</u>
<u>A</u>	<u>8503</u>	<u>19.72%</u>
1 Units	8503	19.72%

### **BUILDING 18940**

<u>Unit #</u>	<u>Area (in Square feet)</u>	<u>Percentage Interest</u>
A	609	1.4121%
B	891	2.0659%
C	891	2.0659%
D	1202	2.7871%
E	904	2.0961%
F	891	2.0659%
G	595	1.3796%
<u>H</u>	<u>1202</u>	<u>2.7871%</u>
8 Units	7,185.00	16.66%

**BUILDING 18944**

<u>Unit #</u>	<u>Area (in Square feet)</u>	<u>Percentage Interest</u>
A	1080	2.5042%
B	1080	2.5042%
C	1080	2.5042%
D	1080	2.5042%
E	1080	2.5042%
F	<u>1080</u>	<u>2.5042%</u>
6 Units	6,480.00	15.0250%
Total # of units	38 43,128 SqFt.	100%

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

OCT 08 2024

FILE NO.



OFFICE OF  
TENESHIA HUDSPETH  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 220446

SPRING ROSE OFFICE CONDOMINIUMS A  
CONDOMINIUM REGIME UPDATED REPLACEMENT  
EXHIBITS OCTOBER 2024

THIS IS PAGE 2 OF 2 PAGES

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RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.